



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0925.20

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	RISSMAN VENA A 5370 PRIETO DRIVE PENSACOLA, FL 32506 5370 PRIETO DR 08-3625-610 LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541	Certificate #	2023 / 3753
		Date certificate issued	06/01/2023

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3753	06/01/2023	1,809.94	90.50	1,900.44
# 2024/3917	06/01/2024	1,856.82	123.40	1,980.22
→ Part 2: Total*				3,880.66

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,880.66
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,731.27
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	5,986.93

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 21st, 2025

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ 12.50

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	78,576.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500052

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-3625-610	2023/3753	06-01-2023	LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

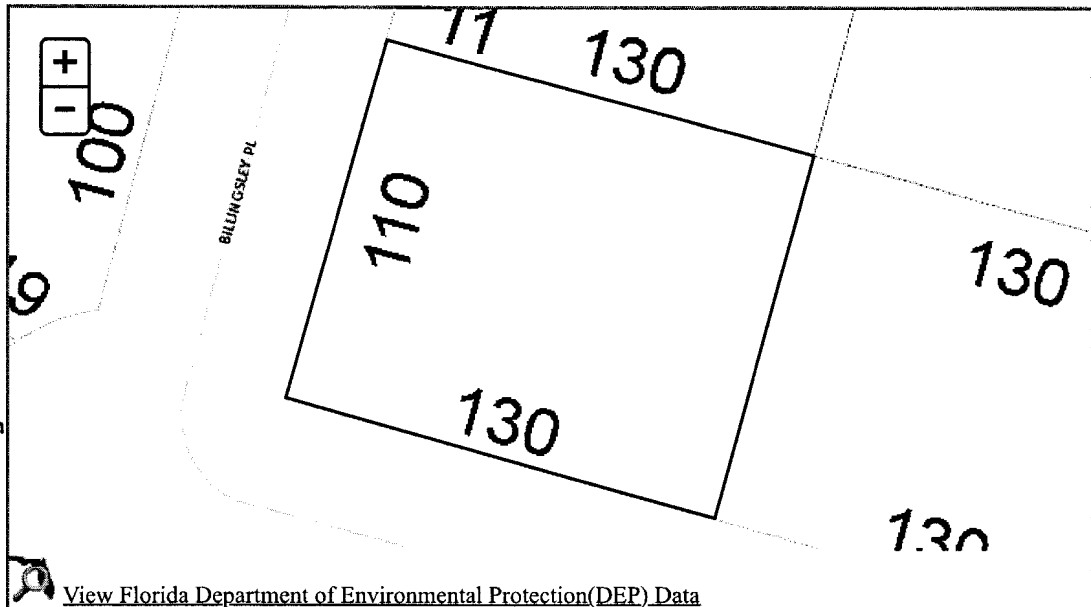
General Information Parcel ID: 562S301300310002 Account: 083625610 Owners: RISSMAN VENA A Mail: 5370 PRIETO DRIVE PENSACOLA, FL 32506 Situs: 5370 PRIETO DR 32506 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$30,000</td> <td>\$188,644</td> <td>\$218,644</td> <td>\$157,153</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$187,974</td> <td>\$217,974</td> <td>\$152,576</td> </tr> <tr> <td>2022</td> <td>\$24,000</td> <td>\$167,854</td> <td>\$191,854</td> <td>\$148,133</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage </div>		Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$188,644	\$218,644	\$157,153	2023	\$30,000	\$187,974	\$217,974	\$152,576	2022	\$24,000	\$167,854	\$191,854	\$148,133																																				
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>02/25/2019</td> <td>8051</td> <td>541</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>06/28/2017</td> <td>7735</td> <td>1198</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>08/01/2016</td> <td>7571</td> <td>1290</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>05/1998</td> <td>4263</td> <td>538</td> <td>\$90,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/1988</td> <td>2559</td> <td>631</td> <td>\$89,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1975</td> <td>939</td> <td>611</td> <td>\$48,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1969</td> <td>430</td> <td>696</td> <td>\$4,400</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	02/25/2019	8051	541	\$100	QC	N		06/28/2017	7735	1198	\$100	QC	N		08/01/2016	7571	1290	\$100	CJ	N		05/1998	4263	538	\$90,000	WD	N		06/1988	2559	631	\$89,000	WD	N		01/1975	939	611	\$48,000	WD	N		01/1969	430	696	\$4,400	WD	N		2024 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541 Extra Features PATIO	
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Parcel Information		Launch Interactive Map																																																									

Section
Map Id:
53-25-30-1

Approx.
Acreage:
0.3198

Zoned:
MDR

Evacuation
& Flood
Information
[Open
Report](#)



Buildings

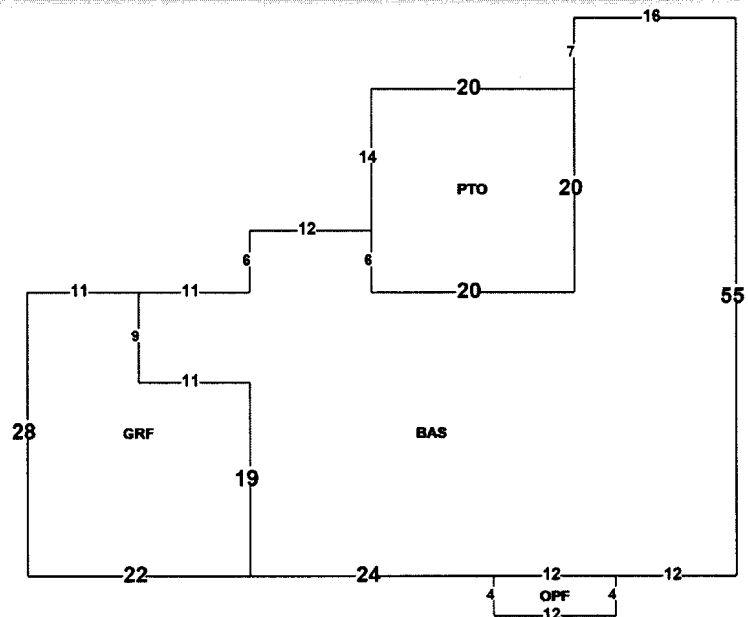
Address: 5370 PRIETO DR, Improvement Type: SINGLE FAMILY, Year Built: 1969, Effective Year: 1969, PA Building ID#: 90139

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2912 Total SF

BASE AREA - 1947
GARAGE FIN - 517
OPEN PORCH FIN - 48
PATIO - 400



Images



5/17/2012 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/25/2025 (tc.2799)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03753**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083625610 (0925-20)

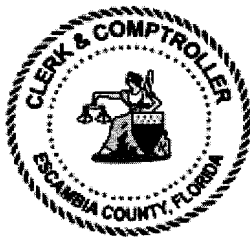
The assessment of the said property under the said certificate issued was in the name of

VENA A RISSMAN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-3625-610 CERTIFICATE #: 2023-3753

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 18, 2005 to and including June 18, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: June 19, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 19, 2025

Tax Account #: **08-3625-610**

1. The Grantee(s) of the last deed(s) of record is/are: **VENA A RISSMAN**

By Virtue of Quit Claim Deed recorded 2/25/2019 in OR 8051/541

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 9/26/2023 OR 9046/1015**
- b. **Judgment in favor of Navy Federal Credit Union recorded 7/10/2023 OR 9004/1570**
- c. **Judgment in favor of Certified Roofing Solutions LLC recorded 11/4/2022 OR 8885/1311 together with Amended Judgment recorded 12/1/2022 OR 8897/1432 and Second Amended Judgment recorded 12/27/2022 OR 8908/1070**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 08-3625-610

Assessed Value: \$157,153.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 08-3625-610

CERTIFICATE #: 2023-3753

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

VENA A RISSMAN
5370 PRIETO DRIVE
PENSACOLA, FL 32506

VENA A RISSMAN
4524 YORKSHIRE AVENUE
PENSACOLA, FL 32506

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

NAVY FEDERAL CREDIT UNION
PO BOX 3340
MERRIFIELD, VA 22119-3340

CERTIFIED ROOFING SOLUTIONS LLC
727 N MAGNOLIA AVENUE
OCALA, FL 34475

Certified and delivered to Escambia County Tax Collector, this 19th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 19, 2025

Tax Account #:08-3625-610

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3625-610(0925-20)

Recorded in Public Records 2/25/2019 11:32 AM OR Book 8051 Page 541,
Instrument #2019016756, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By

Name: RUSSELL M. RISSMAN
Address: 519 N. 65TH AVE
PENSACOLA
State: FL Zip Code: 32506

After Recording Return To

Name: _____
Address: _____
State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ZERO Dollars / GIFT (\$ 0.00) in hand paid to SANDRA RISSMAN, and RUSSELL M RISSMAN residing at 519 N. 65TH AVE, County of ESCAMBIA, City of PENSACOLA, State of FL (hereinafter known as the "Grantor(s)") hereby quitclaims to VENA A. RISSMAN, a _____, residing at 5370 PRIETO DR, County of ESCAMBIA, City of PENSACOLA, State of FL (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in ESCAMBIA COUNTY County, Florida to-wit:

LT 31 BLK B TWIN OAKS UNIT 2 PB
6P 96 OR 7571 P 1290 OR 7735 P 1198

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



BK: 8051 PG: 542 Last Page

Sandra G. Rissman
Grantor's Signature
SANDRA G. RISSMAN
Grantor's Name
519 N. 65TH AVE
Address
PENSACOLA, FL 32506
City, State & Zip

Russell M. Rissman
Grantor's Signature
RUSSELL M. RISSMAN
Grantor's Name
519 N. 65TH AVE
Address
PENSACOLA, FL 32506
City, State & Zip

In Witness Whereof,

Laurie G. Tridico
Witness's Signature
Laurie G. Tridico
Witness's Name
820 Apple St.
Address
NOBSCO, LA 70079
City, State & Zip

Jeremy Denny
Witness's Signature
Jeremy Denny
Witness's Name
5560 W. Hwy 9998²⁹
Address
Pensacola, FL 32506
City, State & Zip

STATE OF FLORIDA)

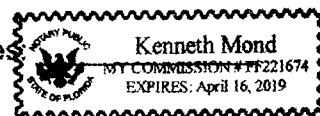
COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Rissman + Russell Rissman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of February, 2019.

[Signature]
Notary Public

My Commission Expires



Page 2 of 2

Recorded in Public Records 9/26/2023 8:40 AM OR Book 9046 Page 1015,
Instrument #2023078167, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
Savannah Shelby,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541

Customer: Vena A Rissman

Account Number: 200123-45389

Amount of Lien: \$240.16, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

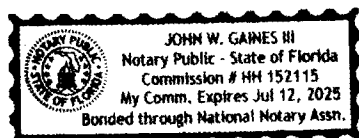
Dated: 09/19/2023

EMERALD COAST UTILITIES AUTHORITY

BY: Savannah Shelby

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19 day of September, 2023, by Savannah Shelby of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



John W. Gaines III
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 7/10/2023 2:25 PM OR Book 9004 Page 1570,
Instrument #2023054014, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 176084026 E-Filed 06/26/2023 09:36:00 AM

IN THE COUNTY COURT OF THE
1ST JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2023-CC-002485

NAVY FEDERAL CREDIT UNION
a Federal Credit Union,

Plaintiff,

vs.

VENA A. RISSMAN,
an individual,

Defendant.

_____ /

FINAL JUDGMENT
Reserving Jurisdiction as to Attorney Fees and Costs

THIS ACTION came before the Court upon Plaintiff's filing of a Motion for the Entry of Final Judgment. The Court has both reviewed the Court File and is otherwise duly advised and the premises, and based on the evidence, it is

HEREBY ADJUDGED:

1. The Court adjudges Count I in favor of Plaintiff and against Defendant.
2. Plaintiff shall recover from Defendant damages in the amount of \$19,514.66, and the Court **reserves jurisdiction** to determine attorney's fees, if any, and costs, for a Final Judgment amount of **\$19,514.66**, FOR WHICH LET EXECUTION ISSUE.
3. Plaintiff shall mail to Defendant a conforming copy of this Final Judgment.
4. The Court shall reserve jurisdiction to enforce any additional applications related to this Final Judgment, including any applications for supplemental relief.

BK: 9004 PG: 1571 Last Page

5. Defendant, as the judgment debtor, shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's counsel, within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant, as the judgment debtor, to complete Form 1.977, including all required attachments, and serve it on Plaintiff's counsel.

DONE AND ORDERED in Chambers, Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE CHARLES YOUNG in 2023 CC 002485
on 06/23/2023 13:54:17 gp7ifo6N

Recorded in Public Records 11/4/2022 3:06 PM OR Book 8885 Page 1311,
Instrument #2022108494, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 160212721 E-Filed 10/28/2022 04:04:22 PM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF ESCAMBIA, FLORIDA
CIVIL DIVISION**

CERTIFIED ROOFING SOLUTIONS)
LLC, a Florida limited liability)
company,)

Plaintiff,)

vs.)

VENA RISSMAN, an individual,)

Defendant.)

Case No.: 2021-CA-002952

FINAL JUDGMENT AGAINST DEFENDANT, VENA RISSMAN

THIS ACTION came before the Court for hearing on September 13, 2022, upon Plaintiff, CERTIFIED ROOFING SOLUTIONS LLC's Combined Motions for Summary Judgment and for Final Default Judgment (collectively as "Motion for Summary Judgment") Against Defendant, VENA RISSMAN. The Court having reviewed the Motion for Summary Judgment and the pleadings, having heard argument of counsel and the Defendant, and otherwise being fully advised in the premises, adjudicates as follows:

FINDINGS:

1. Plaintiff has established that there exist no genuine issue dispute as to any material fact and that the Plaintiff is entitled to judgment as a matter of law pursuant to Rule 1.510(a), Fla. R. Civ. P.
2. Plaintiff has proven the Complaint -- specifically Plaintiff has established its right to judgment as a matter of law with respect to Count I for breach of contract ("Count I") and Count II for foreclosure of a construction claim of lien under § 713, Fla. Stat. ("Count II"), against Defendant, VENA RISSMAN.

BK: 8885 PG: 1312

3. Plaintiff holds and has proven a valid and enforceable claim of lien recorded on November 4, 2020 in the Official Records of Escambia County, Florida at Book No. 8397, Page 656, and Instrument No. 2020093186 (the "Claim of Lien") against the real property owned by Defendant with a street address located at 5370 Prieto Drive, Pensacola, Florida 32506 ("Property").
4. As such, a final judgment is hereby awarded in favor of Plaintiff and against Defendant as to both Count I and Count II as set forth in Plaintiff's Complaint.
5. Accordingly, Plaintiff is hereby the prevailing party in this action.

It is therefore **ORDERED AND ADJUDGED** as follows:

- A. Plaintiff, CERTIFIED ROOFING SOLUTIONS LLC's Motion for Summary Judgment is hereby GRANTED.
- B. Final Judgment is hereby entered in favor of Plaintiff and against Defendant as to Count I and Count II as set forth in Plaintiff's Complaint.
- C. Plaintiff is hereby found to be the prevailing party in this action.
- D. Plaintiff shall recover from Defendant the amounts of \$11,740.00 in principal, \$843.17 in costs, and \$4,423.56 in pre-judgment interest (calculated at the contractual rate of 18% per annum from August 10, 2020 through September 13, 2022, for a total sum due of \$17,006.73, which sum shall bear interest at the applicable statutory rate of 4.34%, as set forth in § 55.03, Fla. Stat., for all of which let execution issue.
- E. The post-judgment interest rate herein shall be adjusted annually on January 1 of each successive year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer of the State of Florida until the judgment is paid.
- F. The Court hereby retains jurisdiction to determine Plaintiff's entitlement to reasonable attorney's fees and the amount of such attorney's fees.

G. If the total sums set forth above in the amount of \$17,006.73 (as well as all additional sums from any subsequent Fees Determination, plus any costs accrued subsequent to this final judgment) are not paid within ninety (90) days from the date of this Final Judgment, then the Clerk of this Court shall sell the Property at public sale on **the 28th day of December 2022, at 11:00 AM CST** at 190 W. Government Street, Pensacola, Florida 32502 in accordance with § 45.031, Fla. Stat., free and clear and discharged of any and all other claims, liens, encumbrances, rights, titles, equities, estates, and interests of Defendant, and all persons or entities claiming by, through, or under said Defendant.

H. The public sale of the Property shall be an electronic sale conducted online at the following URL address:

www.escambia.realforeclose.com

I. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the Property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid up to the total sum of this final judgment with interest and costs accruing subsequent to this judgment, or for such part of it as is necessary to pay the bid in full. If the high bidder at the sale is not Plaintiff, the high bidder shall deposit into the Clerk's registry, in addition to the bid amount, an amount sufficient to pay documentary stamps and the Clerk's registry fee of 3% on the first \$500.00 and 1.5% on the remaining balance of the bid amount. If the high bidder at the public sale is an entity other than Plaintiff and it fails to deposit the required amounts in the Court registry by 2:00 PM on the sale date, the Clerk shall re-advertise the sale and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the final judgment.

J. The Claim of Lien of Plaintiff against the Property owned by Defendant is prior, paramount, and superior to all rights, claims, trusts, encumbrances, titles, estates, and

equities of the Defendant, and all persons or entities claiming by, through, or under the Defendant, and the Property shall be sold free and clear of any claims of the Defendant.

K. Out of the proceeds arising from the sale of the Property to be sold, the Clerk shall reimburse any costs advanced by Plaintiff, and shall pay to Plaintiff's counsel the attorney's fees as allowed in this final judgment; out of the remainder of the proceeds as far as they shall apply, there shall be paid to Plaintiff the sums above provided, together with any other costs of this suit advanced by Plaintiff; and if the Property shall sell for more than enough to pay Plaintiff the above-mentioned sums with interest, the Clerk shall report the surplus to this Court and shall await further order of the Court before disbursing any of such surplus; in the event the amount realized at the sale is insufficient to pay for the total of the several amounts by this final judgment ordered to be paid, the Clerk shall report the deficiency to the Court for such further orders as the Court shall deem proper.

L. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF ANY OTHER THIRD-PARTY NOT A PARTY TO THIS ACTION IS A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, THAT PARTY OR THOSE PARTIES MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF THAT PARTY OR THOSE PARTIES FAIL TO FILE A CLAIM, THAT PARTY OR THOSE PARTIES WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

M. On issuing the certificate of sale, Defendant, and all persons or entities claiming by, through, under, or against said Defendant since the recording of the Claim of Lien shall be foreclosed of all claims, liens, encumbrances, rights, titles, equities, estates, and interests

BK: 8885 PG: 1315

in the Property, and upon the filing of the certificate of title, the purchaser at the foreclosure sale shall be let into possession.

N. The current Address for Plaintiff is:

727 N. Magnolia Avenue
Ocala, Florida 34475

The current/last known addresses of Defendant are:

5370 Prieto Drive
Pensacola, Florida 32506

And/or

4524 Yorkshire Avenue
Pensacola, Florida 32506

O. Defendant shall complete under oath the Fla. R. Civ. P. Form 1.977 (Fact Information

Sheet) attached to Defendant's conformed copy of the final judgment, including all required attachments, and serve it on the Plaintiff's/judgment creditor's attorney, Attorney Karber, at the address referenced below, no later than 45 days after the date of this Final Judgment, unless the judgment is satisfied or post-judgment discovery is stayed.

P. Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977(a) (Fact Information Sheet -- Individual), including all required attachments, and serve it on Plaintiff's attorney within 45 days from the date of this Final Judgment unless the Final Judgment is satisfied, or post-judgment discovery is stayed. Defendant should NOT file the completed Form 1.977(a) with the Court.

Karber, P.A.
c/o Zachary A. Karber, Esquire
1404 S. Moody Avenue, Suite C
Tampa, Florida 33629

Q. The Court retains jurisdiction to enter further orders that are proper to compel Defendant/Judgment Debtor to complete and serve on Plaintiff's/judgment creditor's attorney all post-judgment discovery (including but not limited to completion of Form


BK: 8885 PG: 1316 Last Page

1.977(a), writs of possession, deficiency judgment(s), and/or submission of all required attachments) and to submit to depositions in aid of execution; and to enter any other or additional orders that may be necessary or appropriate.

R. On or within thirty (30) days of the date of this final judgment, Plaintiff shall file a motion setting forth both its basis for entitlement to attorney's fees and a breakdown of the amount of said attorney's fees.

S. If the Parties reach a settlement upon the above adjudicated sums, and execute a settlement agreement thereof, the Defendants shall file and submit such settlement agreement to the Court for processing on or before at least one full business day prior to the proposed judicial sale of the Property.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida.


Signed by CIRCUIT COURT JUDGE THOMAS H. WILLIAMS in 2021 CA 003892
on 10/12/2020 15:22:01 PM EDT

THOMAS H. WILLIAMS
CIRCUIT COURT JUDGE

With Copies to:

Plaintiff via its counsel of record:

Karber PA
c/o Zachary A. Karber, Esquire
1404 S. Moody Ave, Suite C
Tampa, Florida 33629

Defendant:

VENA RISSMAN
5370 Prieto Drive
Pensacola, Florida 32506

And to:

Defendant:

VENA RISSMAN
4524 Yorkshire Avenue
Pensacola, Florida 32506

Filing # 161680920 E-Filed 11/21/2022 05:26:18 PM

Case No.: 2021-CA-002952

BK: 8897 PG: 1433

Count II for foreclosure of a construction claim of lien under § 713, Fla. Stat. ("Count II"), against Defendant, VENA RISSMAN.

3. Plaintiff holds and has proven a valid and enforceable claim of lien recorded on November 4, 2020 in the Official Records of Escambia County, Florida at Book No. 8397, Page 656, and Instrument No. 2020093186 (the "Claim of Lien") against the real property owned by Defendant with a street address located at 5370 Prieto Drive, Pensacola, Florida 32506 ("Property") with the following street address and legal description:

**5360 PRIETO DRIVE
PENSACOLA, FLORIDA 32506
PARCEL ID: 562S301300310002
LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541**

4. As such, on October 12, 2022, this Court granted a Final Judgment in favor of Plaintiff and against Defendant as to both Count I and Count II as set forth in Plaintiff's Complaint.
5. Pursuant to the Final Judgment, this Court awarded Plaintiff the right to recover from Defendant the Principal Balance of \$11,740.00, \$843.17 in costs, plus \$4,423.56 in pre-judgment interest for the total sum due of \$17,006.73 ("Initial Judgment Amount").
6. Also pursuant to the Final Judgment, the Court retained jurisdiction to determine Plaintiff's entitlement to reasonable attorney's fees and the amounts of such attorney's fees, as well as costs incurred.
7. On or about November 15, 2022, this Court granted Plaintiff's Motion for Fees and awarded Plaintiff the right to recover from Defendant the reasonable attorney's fees and costs incurred by Plaintiff during the prosecution of this case in the amount of \$6,921.50 ("Fees") and \$258.50 ("Costs"), respectively, for a total amount of \$7,180.00, with said Fees and Costs being taxed and attached onto the Initial Judgment Amount.
8. As such, Plaintiff, as the prevailing party in this action, is entitled to an amended final judgment in an amount encompassing both the Initial Judgment Amount and both the Fees

BK: 8897 PG: 1434

and Costs incurred by Plaintiff, for the total amount of \$24,186.73 ("Amended Final Judgment Amount").

9. Accordingly, Plaintiff is hereby the prevailing party in this action.

It is therefore **ORDERED AND ADJUDGED** as follows:

- A. An Amended Final Judgment is hereby awarded in favor of Plaintiff, CERTIFIED ROOFING SOLUTIONS LLC, and against Defendant, VENA RISSMAN, for Counts I and II of Plaintiff's Complaint in the full amount of the Amended Final Judgment Amount of \$24,186.73 which sum shall bear interest at the applicable statutory rate of 4.75%, as set forth in § 55.03, Fla. Stat., for all of which let execution issue.
- B. Plaintiff is hereby found to be the prevailing party in this action.
- C. Plaintiff shall recover from Defendant the Amended Final Judgment Amount of \$24,186.73 which sum shall bear interest at the applicable statutory rate of 4.34%, as set forth in § 55.03, Fla. Stat., for all of which let execution issue.
- D. The post-judgment interest rate herein shall be adjusted annually on January 1 of each successive year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer of the State of Florida until the judgment is paid.
- E. The Court hereby retains jurisdiction indefinitely and/or as needed to enforce this Amended Final Judgment.

BK: 8897 PG: 1435

F. If the total sums set forth above in the amount of \$24,186.73 (as well as all additional sums from any subsequent Fees Determination, plus any costs accrued subsequent to this final judgment) are not paid within ninety (90) days from the date of this Final Judgment, then the Clerk of this Court shall sell the Property at public sale on the **28TH DAY OF DECEMBER 2022, AT 11:00 AM CST** at 190 W. Government Street, Pensacola, Florida 32502 in accordance with § 45.031, Fla. Stat., free and clear and discharged of any and all other claims, liens, encumbrances, rights, titles, equities, estates, and interests of Defendant, and all persons or entities claiming by, through, or under said Defendant.

G. The public sale of the Property shall be an **electronic sale** conducted online at the following URL address:

www.escambia.realforeclose.com

H. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the Property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid up to the total sum of this final judgment with interest and costs accruing subsequent to this judgment, or for such part of it as is necessary to pay the bid in full. If the high bidder at the sale is not Plaintiff, the high bidder shall deposit into the Clerk's registry, in addition to the bid amount, an amount sufficient to pay documentary stamps and the Clerk's registry fee of 3% on the first \$500.00 and 1.5% on the remaining balance of the bid amount. If the high bidder at the public sale is an entity other than Plaintiff and it fails to deposit the required amounts in the Court registry by 2:00 PM on the sale date, the Clerk shall re-advertise the sale and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the final judgment.

- I. The Claim of Lien of Plaintiff against the Property owned by Defendant is prior, paramount, and superior to all rights, claims, trusts, encumbrances, titles, estates, and equities of the Defendant, and all persons or entities claiming by, through, or under the Defendant, and the Property shall be sold free and clear of any claims of the Defendant.
- J. Out of the proceeds arising from the sale of the Property to be sold, the Clerk shall reimburse any costs advanced by Plaintiff, and shall pay to Plaintiff's counsel the attorney's fees as allowed in this final judgment; out of the remainder of the proceeds as far as they shall apply, there shall be paid to Plaintiff the sums above provided, together with any other costs of this suit advanced by Plaintiff; and if the Property shall sell for more than enough to pay Plaintiff the above-mentioned sums with interest, the Clerk shall report the surplus to this Court and shall await further order of the Court before disbursing any of such surplus; in the event the amount realized at the sale is insufficient to pay for the total of the several amounts by this final judgment ordered to be paid, the Clerk shall report the deficiency to the Court for such further orders as the Court shall deem proper.
- K. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF ANY OTHER THIRD-PARTY NOT A PARTY TO THIS ACTION IS A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, THAT PARTY OR THOSE PARTIES MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF THAT PARTY OR THOSE PARTIES FAIL TO FILE A CLAIM, THAT PARTY OR THOSE PARTIES WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

BK: 8897 PG: 1437

L. On issuing the certificate of sale, Defendant, and all persons or entities claiming by, through, under, or against said Defendant since the recording of the Claim of Lien shall be foreclosed of all claims, liens, encumbrances, rights, titles, equities, estates, and interests in the Property, and upon the filing of the certificate of title, the purchaser at the foreclosure sale shall be let into possession.

M. The current Address for Plaintiff is:

727 N. Magnolia Avenue
Ocala, Florida 34475

The current/last known addresses of Defendant are:

5370 Prieto Drive
Pensacola, Florida 32506

And/or

4524 Yorkshire Avenue
Pensacola, Florida 32506


N. Defendant shall complete under oath the Fla. R. Civ. P. Form 1.977 (Fact Information Sheet) attached to Defendant's conformed copy of the final judgment, including all required attachments, and serve it on the Plaintiff's/judgment creditor's attorney, Attorney Karber, at the address referenced below, no later than 45 days after the date of this Final Judgment, unless the judgment is satisfied or post-judgment discovery is stayed.

O. Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977(a) (Fact Information Sheet — Individual), including all required attachments, and serve it on Plaintiff's attorney within 45 days from the date of this Final Judgment unless the Final Judgment is satisfied, or post-judgment discovery is stayed. Defendant should NOT file the completed Form 1.977(a) with the Court.

Karber, P.A.
c/o Zachary A. Karber, Esquire
1404 S. Moody Avenue, Suite C
Tampa, Florida 33629

- P.** The Court retains jurisdiction to enter further orders that are proper to compel Defendant/Judgment Debtor to complete and serve on Plaintiff's/judgment creditor's attorney all post-judgment discovery (including but not limited to completion of Form 1.977(a), writs of possession, deficiency judgment(s), and/or submission of all required attachments) and to submit to depositions in aid of execution; and to enter any other or additional orders that may be necessary or appropriate.
- Q.** On or within thirty (30) days of the date of this final judgment, Plaintiff shall file a motion setting forth both its basis for entitlement to attorney's fees and a breakdown of the amount of said attorney's fees.
- R.** If the Parties reach a settlement upon the above adjudicated sums, and execute a settlement agreement thereof, the Defendants shall file and submit such settlement agreement to the Court for processing on or before at least one full business day prior to the proposed judicial sale of the Property.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida.


eSigned by CIRCUIT COURT JUDGE THOMAS WILLIAMS in 2021 CA 002952
on 11/21/2022 13:07:28 PST

THOMAS H. WILLIAMS
Circuit Court Judge

With Copies to:

Plaintiff via its counsel of record:

Karber PA
c/o Zachary A. Karber, Esquire
1404 S. Moody Ave, Suite C
Tampa, Florida 33629

Defendant:

VENA RISSMAN
5370 Prieto Drive
Pensacola, Florida 32506

And to:

Defendant:

VENA RISSMAN
4524 Yorkshire Avenue
Pensacola, Florida 32506

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Defendant.

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BK: 8908 PG: 1071

2. Plaintiff has proven the Complaint -- specifically Plaintiff has established its right to judgment as a matter of law with respect to Count I for breach of contract ("Count I") and Count II for foreclosure of a construction claim of lien under § 713, Fla. Stat. ("Count II"), against Defendant, VENA RISSMAN.
3. Plaintiff holds and has proven a valid and enforceable claim of lien recorded on November 4, 2020 in the Official Records of Escambia County, Florida at Book No. 8397, Page 656, and Instrument No. 2020093186 (the "Claim of Lien") against the real property owned by Defendant with a street address located at 5370 Prieto Drive, Pensacola, Florida 32506 ("Property") with the following street address and legal description:

**5370 PRIETO DRIVE
PENSACOLA, FLORIDA 32506
PARCEL ID: 562S301300310002
LT 31 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 8051 P 541**

4. As such, on October 12, 2022, this Court granted a Final Judgment in favor of Plaintiff and against Defendant as to both Count I and Count II as set forth in Plaintiff's Complaint.
5. Pursuant to the Final Judgment, this Court awarded Plaintiff the right to recover from Defendant the Principal Balance of \$11,740.00, \$843.17 in costs, plus \$4,423.56 in pre-judgment interest for the total sum due of \$17,006.73 ("Initial Judgment Amount").
6. Also pursuant to the Final Judgment, the Court retained jurisdiction to determine Plaintiff's entitlement to reasonable attorney's fees and the amounts of such attorney's fees, as well as costs incurred.
7. On or about November 15, 2022, this Court granted Plaintiff's Motion for Fees and awarded Plaintiff the right to recover from Defendant the reasonable attorney's fees and costs incurred by Plaintiff during the prosecution of this case in the amount of \$6,921.50 ("Fees") and \$258.50 ("Costs"), respectively, for a total amount of \$7,180.00, with said Fees and Costs being taxed and attached onto the Initial Judgment Amount.

8. As such, Plaintiff, as the prevailing party in this action, is entitled to a second amended final judgment in an amount encompassing both the Initial Judgment Amount and both the Fees and Costs incurred by Plaintiff, for the total amount of \$24,186.73 ("Second Amended Final Judgment Amount").
9. Accordingly, Plaintiff is hereby the prevailing party in this action.

It is therefore **ORDERED AND ADJUDGED** as follows:

- A. A Second Amended Final Judgment is hereby awarded in favor of Plaintiff, CERTIFIED ROOFING SOLUTIONS LLC, and against Defendant, VENA RISSMAN, for Counts I and II of Plaintiff's Complaint in the full amount of the Second Amended Final Judgment Amount of \$24,186.73 which sum shall bear interest at the applicable statutory rate of 4.75%, as set forth in § 55.03, Fla. Stat., for all of which let execution issue.
- B. Plaintiff is hereby found to be the prevailing party in this action.
- C. Plaintiff shall recover from Defendant the Second Amended Final Judgment Amount of \$24,186.73 which sum shall bear interest at the applicable statutory rate of 4.34%, as set forth in § 55.03, Fla. Stat., for all of which let execution issue.
- D. The post-judgment interest rate herein shall be adjusted annually on January 1 of each successive year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer of the State of Florida until the judgment is paid.
- E. The Court hereby retains jurisdiction indefinitely and/or as needed to enforce this Second Amended Final Judgment.

BK: 8908 PG: 1073

F. If the total sums set forth above in the amount of \$24,186.73 (as well as all additional sums from any subsequent Fees Determination, plus any costs accrued subsequent to this final judgment) are not paid within ninety (90) days from the date of this Final Judgment, then the Clerk of this Court shall sell the Property at public sale on the **28TH DAY OF DECEMBER 2022, AT 11:00 AM CST** at 190 W. Government Street, Pensacola, Florida 32502 in accordance with § 45.031, Fla. Stat., free and clear and discharged of any and all other claims, liens, encumbrances, rights, titles, equities, estates, and interests of Defendant, and all persons or entities claiming by, through, or under said Defendant.

G. The public sale of the Property shall be an **electronic sale** conducted online at the following URL address:

www.escambia.realforeclose.com

H. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the Property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid up to the total sum of this final judgment with interest and costs accruing subsequent to this judgment, or for such part of it as is necessary to pay the bid in full. If the high bidder at the sale is not Plaintiff, the high bidder shall deposit into the Clerk's registry, in addition to the bid amount, an amount sufficient to pay documentary stamps and the Clerk's registry fee of 3% on the first \$500.00 and 1.5% on the remaining balance of the bid amount. If the high bidder at the public sale is an entity other than Plaintiff and it fails to deposit the required amounts in the Court registry by 2:00 PM on the sale date, the Clerk shall re-advertise the sale and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the final judgment.

- I. The Claim of Lien of Plaintiff against the Property owned by Defendant is prior, paramount, and superior to all rights, claims, trusts, encumbrances, titles, estates, and equities of the Defendant, and all persons or entities claiming by, through, or under the Defendant, and the Property shall be sold free and clear of any claims of the Defendant.
- J. Out of the proceeds arising from the sale of the Property to be sold, the Clerk shall reimburse any costs advanced by Plaintiff, and shall pay to Plaintiff's counsel the attorney's fees as allowed in this final judgment; out of the remainder of the proceeds as far as they shall apply, there shall be paid to Plaintiff the sums above provided, together with any other costs of this suit advanced by Plaintiff; and if the Property shall sell for more than enough to pay Plaintiff the above-mentioned sums with interest, the Clerk shall report the surplus to this Court and shall await further order of the Court before disbursing any of such surplus; in the event the amount realized at the sale is insufficient to pay for the total of the several amounts by this final judgment ordered to be paid, the Clerk shall report the deficiency to the Court for such further orders as the Court shall deem proper.
- K. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF ANY OTHER THIRD-PARTY NOT A PARTY TO THIS ACTION IS A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, THAT PARTY OR THOSE PARTIES MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF THAT PARTY OR THOSE PARTIES FAIL TO FILE A CLAIM, THAT PARTY OR THOSE PARTIES WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

BK: 8908 PG: 1075

L. On issuing the certificate of sale, Defendant, and all persons or entities claiming by, through, under, or against said Defendant since the recording of the Claim of Lien shall be foreclosed of all claims, liens, encumbrances, rights, titles, equities, estates, and interests in the Property, and upon the filing of the certificate of title, the purchaser at the foreclosure sale shall be let into possession.

M. The current Address for Plaintiff is:

727 N. Magnolia Avenue
Ocala, Florida 34475

The current/last known addresses of Defendant are:

5370 Prieto Drive
Pensacola, Florida 32506

And/or

4524 Yorkshire Avenue
Pensacola, Florida 32506


N. Defendant shall complete under oath the Fla. R. Civ. P. Form 1.977 (Fact Information Sheet) attached to Defendant's conformed copy of the final judgment, including all required attachments, and serve it on the Plaintiff's/judgment creditor's attorney, Attorney Karber, at the address referenced below, no later than 45 days after the date of this Final Judgment, unless the judgment is satisfied or post-judgment discovery is stayed.

O. Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977(a) (Fact Information Sheet — Individual), including all required attachments, and serve it on Plaintiff's attorney within 45 days from the date of this Final Judgment unless the Final Judgment is satisfied, or post-judgment discovery is stayed. Defendant should NOT file the completed Form 1.977(a) with the Court.

Karber, P.A.
c/o Zachary A. Karber, Esquire
1404 S. Moody Avenue, Suite C
Tampa, Florida 33629

- P.** The Court retains jurisdiction to enter further orders that are proper to compel Defendant/Judgment Debtor to complete and serve on Plaintiff's/judgment creditor's attorney all post-judgment discovery (including but not limited to completion of Form 1.977(a), writs of possession, deficiency judgment(s), and/or submission of all required attachments) and to submit to depositions in aid of execution; and to enter any other or additional orders that may be necessary or appropriate.
- Q.** On or within thirty (30) days of the date of this final judgment, Plaintiff shall file a motion setting forth both its basis for entitlement to attorney's fees and a breakdown of the amount of said attorney's fees.
- R.** If the Parties reach a settlement upon the above adjudicated sums, and execute a settlement agreement thereof, the Defendants shall file and submit such settlement agreement to the Court for processing on or before at least one full business day prior to the proposed judicial sale of the Property.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida.


eSigned by CIRCUIT COURT JUDGE THOMAS H. WILLIAMS in 2021 CA 002952
on 12/14/2022 12:46:07 zzP1rhWC

THOMAS H. WILLIAMS
Circuit Court Judge

With Copies to:

Plaintiff via its counsel of record:
Karber PA
c/o Zachary A. Karber, Esquire
1404 S. Moody Ave, Suite C
Tampa, Florida 33629

Defendant:
VENA RISSMAN
5370 Prieto Drive
Pensacola, Florida 32506

And to:

Defendant:
VENA RISSMAN
4524 Yorkshire Avenue
Pensacola, Florida 32506