

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY, FLORIDA**

MARION COUNTY, a political  
Subdivision of the State of Florida,

Petitioner,

vs.

CASE NO. 2024-CA-1910

DOROTHY ANTHONY and related  
Mortgagee, RITHM Capital; MAHIN  
APARVIZ; ELIDE JOSEPH; ACTDT BROWN,  
LLC, and GEORGE ALBRIGHT, as MARION  
COUNTY TAX COLLECTOR; and JIMMIE COWAN, as  
MARION COUNTY PROPERTY APPRAISER;  
and all unknown spouses of the above, if  
any; their heirs, devisees, assigns, grantees,  
creditors, lessees, executors, administrators,  
mortgagees, judgment creditors, trustees,  
lien holders, persons in possession, success-  
ors in interest, or any and all other persons  
having or claiming to have any right, title,  
or interest by, through, under or against the  
above-named Defendants, or otherwise  
claiming any right, title, or interest in the  
real property interests described in this  
action,

PARCEL NOS.: 10 AR, 30 AL, 17 AR,  
and 42 AL

Defendants.

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**STIPULATED ORDER OF TAKING and FINAL JUDGMENT as to PARCEL NO. 10 AR  
(with Disbursement Instructions to the Clerk)**

THIS CAUSE came on for consideration by the Court upon a stipulated agreement for Final Judgment between the Petitioner, MARION COUNTY, FLORIDA, and Respondents, DOROTHY ANTHONY, GEORGE ALBRIGHT as MARION COUNTY TAX COLLECTOR; JIMMY COWAN, as MARION COUNTY PROPERTY APPRAISER, and the MARION COUNTY CLERK OF COURT (the “Parties”); it appearing to the Court that the Parties were

authorized to enter into such agreement; the court finding that the taking is necessary for a public purpose, and It appearing that proper notice was first given to Respondent, and to all persons having or claiming any equity, lien, title or other interest in or to **Parcel 10 AR**, “Subject Property,” as more fully described in the attached **Exhibit “A”**; and the Court finding that the compensation to be paid by the Petitioner is full, just, and reasonable for all Parties concerned; the Court being fully advised in the premises; and the Court finding that all parties have consented to the terms of this **Stipulated Order of Taking and Final Judgment**, it is therefore,

ORDERED AND ADJUDGED:

1. That the Court has jurisdiction of this action, of the Subject Property and of the parties in this cause pursuant to Chapters 73 and 74 of the Florida Statutes.

2. That DOROTHY ANTHONY is the fee simple owner of the Subject Property and that the pleadings in this cause are sufficient as to the Subject Property and that Petitioner is properly exercising its delegated authority, and that the condemnation of the Subject Property is for a valid public purpose and necessary for that purpose. A legal description of Subject Property is attached hereto as Exhibit "A."

3. Pursuant to a Joint Motion for Entry of Stipulated Order of Taking and Final Judgment entered into by the Parties, Respondent DOROTHY ANTHONY shall have and recover from Petitioner the sum of \$530,000.00 (\$465,000.00 for Respondent less pro-rated taxes and mortgage payoff as provided herein, i.e., the “Settlement Funds” and \$65,000.00 for attorney fees to Joseph Hanratty) in full payment of any and all claims of any nature arising as a result of Petitioner’s taking of Parcel No. 10 AR, including, without limitation, compensation for land value, improvements, damages if any, attorney fees and costs, fees for non-monetary compensation (if any), and expert fees and costs broken out as follows:

(a) Four hundred thousand sixty-four thousand, eight hundred sixty-four and 91/100 dollars (\$464,864.31), less mortgage payoff specified in paragraph 5.(c), to Respondent DOROTHY ANTHONY for land value, improvements, damages, moving/ relocation expenses, and all other claims, excluding attorneys' fees and costs;

(b) Sixty-five thousand dollars (65,000.00) as reimbursement for reasonable attorney's fees for the benefit achieved, as stipulated by the Parties, for the services of Joseph Hanratty, Esq.

NOTE: There are no expert witness fees and costs.

4. Upon entry and within twenty (20) days of this Stipulated Order of Taking and Final Judgment, the Petitioner shall deposit the total sum of FIVE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$530,000.00) into the Registry of the Court.

5. By the Parties' agreement, that upon deposit of the above sum, within three (3) working days thereafter, without further Order of this Court, the Clerk of the Court shall issue the following sums to the following Parties:

a. The Clerk shall issue and mail the sum of ONE HUNDRED THIRTY-FIVE and 69/100 DOLLARS (\$135.69) to GEORGE ALBRIGHT, as MARION COUNTY TAX COLLECTOR, Division of Current Real Estate Tax, P.O. Box 970, Ocala, FL 34478-0970 for pro-rated property taxes; and

b. The Clerk shall issue and mail the sum of Four hundred thousand sixty-four thousand, eight hundred sixty-four and 91/100 dollars (\$464,864.31) made payable to the Law Office of Joseph M. Hanratty, PLLC Trust Account, c/o Joseph M. Hanratty, Esquire, to the address of 500 NE 8<sup>th</sup> Avenue, Ocala, FL 34470.

c. Upon receipt of the funds referenced in paragraph 5.b. above, Joseph M. Hanratty, PA shall be responsible for payment of disbursements to Respondent DOROTHY ANTHONY.

Attorney Hanratty shall also be responsible for the payoff of the Mortgage of RITHM Capital, in the amount of \$\_\_\_\_\_ from the proceeds due to DOROTHY ANTHONY.

6. DOROTHY ANTHONY or her representative with power of attorney shall enter into the Lease Agreement attached hereto as Exhibit “\_\_\_” with rent-free extended possession until May 6, 2025 for removal of personal property therefrom. DOROTHY ANTHONY agrees that any fixtures or improvements remaining in the area of taking after the Petitioner takes possession are presumed abandoned and are subject to removal by Petitioner after May 6, 2025, without further notice.

7. DOROTHY ANTHONY will terminate all utility accounts associated with Parcel No. 10 AR by contacting the utility provider and terminating all service on or before May 6, 2025. DOROTHY ANTHONY shall not incur any expense or obligation that would attach to Parcel No. 10 AR during the period of extended possession.

8. DOROTHY ANTHONY or her representative with power of attorney shall execute the Right of Entry for Petitioner to conduct Asbestos Testing (attached hereto as Exhibit “\_\_\_”, and, in addition thereto, shall allow Petitioner, or its contractors, under reasonable circumstances, during business hours on Monday through Friday (and with advance notice of at least \_\_\_ days), to perform any further site analysis or evaluation consistent with Petitioner’s necessity to complete a future demolition of the onsite structures.

9. That upon Petitioner’s deposit of the sum herein above specified into the Registry of the Court, title and interest to the real property identified as Parcel No. 10 AR and described in Exhibit “A” shall vest in Petitioner and the all Petition shall have all rights of possession to Parcel No. 10 AR (subject to the terms of the Lease Agreement set forth in paragraph 6., above.

10. No additional sums are due and payable to: (a) Respondent DOROTHY ANTHONY; and (b) Respondent's attorney, as a result of the taking of Parcel No. 10 AR.

11. This Court reserves jurisdiction to enforce the terms of this Stipulated Order of Taking and Final Judgment.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida, this \_\_\_\_ day of February, 2025.

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Honorable Lisa Herndon  
CIRCUIT COURT JUDGE

**Copies Furnished to:**

**Matthew G. Minter, Esq.**  
Attorney for Marion County, Florida

**Joseph M. Hanratty, Esq.**  
Attorney for DOROTHY ANTHONY

**Vanessa Thomas, Esq.**  
Attorney for Marion County Tax Collector  
and Marion County Property Appraiser

**EXHIBIT "A"**  
**Legal Description**

PIN 8001-0122-12

**Project Parcel No. 10 AR**

Property Interest: Fee Simple – *Whole Take*.

Legal Description of Take: *Lot 12, Block 122 MARION OAKS UNIT ONE, as per plat thereof recorded in Plat Book O, Pages 1 through 18, Public Records of Marion County, Florida.*