



# 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

0924-39

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	ARSENAULT RAEANN MARIE 3935 POTOSI RD PENSACOLA, FL 32504 3935 POTOSI RD 01-2603-356 LT 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51	Certificate #	2022 / 225
		Date certificate issued	06/01/2022

## 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)
# 2022/225	06/01/2022	1,490.49	74.52	1,565.01
→ Part 2: Total*				1,565.01

## 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)
# 2023/208	06/01/2023	1,521.41	6.25	94.14	1,621.80
Part 3: Total*					1,621.80

## 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)	3,186.81
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,443.88
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)	5,005.69

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	60,367.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/04/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

**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: 2400120

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 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
01-2603-356	2022/225	06-01-2022	LT 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	151S291500004006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	012603356	2023	\$50,000	\$180,907	\$230,907	\$120,735
<b>Owners:</b>	ARSENAULT RAEANN MARIE	2022	\$35,000	\$163,667	\$198,667	\$117,219
<b>Mail:</b>	3935 POTOSI RD PENSACOLA, FL 32504	2021	\$35,000	\$128,863	\$163,863	\$113,805
<b>Situs:</b>	3935 POTOSI RD 32504	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
07/2002	5557	1876	\$100	QC		<b>Legal Description</b>	
01/1976	1032	264	\$42,900	WD		LT 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51	
01/1974	812	952	\$38,400	WD		<b>Extra Features</b>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

**Parcel Information**

**Section Map Id:**  
15-1S-29-2

**Approx. Acreage:**  
0.2578

**Zoned:**   
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA

**Evacuation & Flood Information** [View Florida Department of Environmental Protection\(DEP\) Data](#)  
[Open Report](#)

**Launch Interactive Map**

**Buildings**

Address: 3935 POTOSI RD, Year Built: 1974, Effective Year: 1974, PA Building ID#: 40351

Structural Elements

DECOR/MILLWORK-ABOVE 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-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

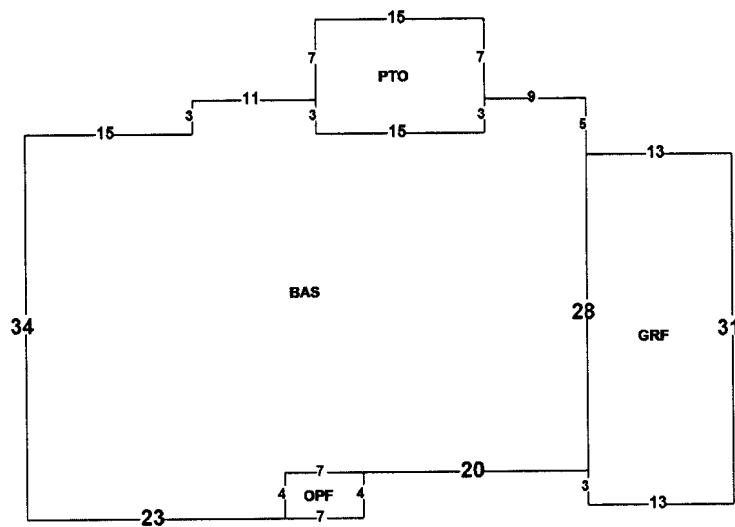
Areas - 2233 Total SF

BASE AREA - 1652

GARAGE FIN - 403

OPEN PORCH FIN - 28

PATIO - 150



Images



2/13/2024 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:04/24/2024 (tc.7339)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 00225**, issued the **1st day of June, A.D., 2022** 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 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51**

**SECTION 15, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 012603356 (0924-39)**

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

**RAEANN MARIE ARSENAULT**

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 **4th day of September 2024**.

Dated this 26th day of April 2024.

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



**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 #: 01-2603-356 CERTIFICATE #: 2022-225

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: May 14, 2004 to and including May 14, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: May 18, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 18, 2024

Tax Account #: **01-2603-356**

1. The Grantee(s) of the last deed(s) of record is/are: **RAEANN MARIE ARSENAULT**
- 2.

**By Virtue of Quit Claim Deed recorded January 11, 2005, Official Records Book 5557 Page 1879.**

**Abstractor's Note: We find no Death Certificate on Marilyn S. Barden who was included on prior deed recorded 9/2/1976 - OR 1032/264 or proof of continuous marriage to John A. Barden so we have included her and her estate for notification.**

3. The land covered by this Report is: **See Attached Exhibit "A"**
4. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Lien in favor of The City of Pensacola recorded 12/30/2015 OR 7456/1193.**
  - b. **Lien in favor of The City of Pensacola recorded 03/01/2017 OR 7673/1034.**
  - c. **Lien in favor of The City of Pensacola recorded 04/15/2008 OR 6314/423**
  - d. **Lien in favor of The City of Pensacola recorded 12/03/2008 OR 6410/1834**
  - e. **Judgment in favor of Escambia County recorded 07/19/2001 OR 4740/624**

5. Taxes:

**Taxes for the year(s) 2022-2023 are delinquent.**

**Tax Account #: 01-2603-356**

**Assessed Value: \$120,735.00**

**Exemptions: HOMESTEAD**

6. 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 title search 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 & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

<b>TAX DEED SALE DATE:</b>	<u>SEPT 4, 2024</u>
<b>TAX ACCOUNT #:</b>	<u>01-2603-356</u>
<b>CERTIFICATE #:</b>	<u>2022-225</u>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**RAEANN MARIE ARSENAULT**  
**3935 POTOSI ROAD**  
**PENSACOLA, FL 32504**

**ESTATE OF MARILYN S. BARDEN**  
**3935 POTOSI ROAD**  
**PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of May, 2024.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**May 18, 2024**

**Tax Account #:01-2603-356**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51**

**SECTION 15, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-2603-356(0924-39)**

Rollin D. Davis, Jr.  
OF SHELL FLEMING DAVIS & MENGE  
218 FLOOR SEVILLE TOWER  
PENSACOLA, FLORIDA

S.F.D. & M. File No. D 1547

## WARRANTY DEED

State of Florida,ESCAMBIA County

4.00 REG. FEE  
ST. STAMP  
SURTAX  
TOTAL

3935 Potosi Road, Pensacola, Florida 32507  
Grantee's Address

1032 PAGE 264

Know All Men by These Presents: That Kenneth Noel Anderson and Sally B. Anderson, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to John A. Barden and Marilyn S. Barden,

husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lot 4, Block F, Sotogrande, Unit 3, according to plat of said subdivision recorded in Plat Book 8 at Page 51 of the public records of Escambia County, Florida.

Subject to a mortgage to Molton, Allen & Williams, Incorporated, dated June 25, 1974, and filed June 25, 1974, in Official Record Book 812 at Page 953 of the public records of Escambia County, Florida, in the sum of \$38,400.00, which sum John A. Barden and Marilyn S. Barden, husband and wife, expressly assume and agree to pay; and also hereby assume and agree to pay all the obligations of Kenneth Noel Anderson under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said grantee S. their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee S. their heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand S. and seal S. this 23rd day of August, 19 76.

Signed, sealed and delivered in the presence of:

1. Elaine E. Cupp  
2. Elaine E. Cupp

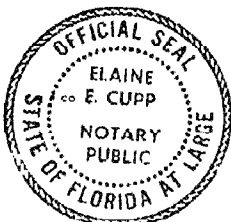
Kenneth Noel Anderson (SEAL)  
KENNETH NOEL ANDERSON (SEAL)  
Sally B. Anderson (SEAL)  
SALLY B. ANDERSON (SEAL)

State of FLORIDA  
County of ESCAMBIA

Before the subscriber personally appeared Kenneth Noel Anderson  
and Sally B. Anderson

his wife, known to me to be the individual S. described by said name S. in and who executed the foregoing instrument and acknowledged that the y executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of August, 19 76.



Elaine E. Cupp Notary Public  
My Commission expires Aug 21, 1978

CLERK FILE NO.

SEP 2 4 23 PM '76  
FILED  
THURSDAY  
SEP 2 1976  
CLERK OF  
ESCAMBIA  
COUNTY  
FLORIDA

759316

OR BK 5557 PG1876  
Escambia County, Florida  
INSTRUMENT 2005-322374

DEED REC STATUS: PD & ESC CO  
01/11/05 ERNIE LEE MAGAHA, CLERK \$ 0.70

RCD Jan 11, 2005 03:17 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2005-322374

### QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25th day of July, 2002  
by first party, John Andrew Barden  
whose post office address is 3379 Durney Drive, Cantonment, Florida 32533  
to second party, Raeann Marie Arsenault  
whose post office address is 3935 Potosi Road, Pensacola, Florida 32504

WITNESSETH, That the said first party, for good consideration and for the sum of  
Dollars (\$ 1.00 ) paid by the said second party, the receipt whereof is hereby  
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title,  
interest and claim which the said first party has in and to the following described parcel of land, and improvements  
and appurtenances thereto in the County of Escambia, State of Florida to wit:  
Lot 4, Block F, Sotogrande, Unit 3, according to plat of said subdivision  
recorded in Plat Book 8 at Page 51 of the public records of Escambia County,  
Florida. Together with all structures now and hereafter on said land.  
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first  
above written, signed, sealed and delivered in presence of:

Signature of Witness

JOHN STRAUB

Print name of Witness

Jennifer V. West

Signature of Witness

Jennifer V. West

Print name of Witness

State of FLORIDA

County of ESCAMBIA

On July 25, 2002

appeared JOHN ANDREW BARDEN AND RAEANN MARIE ARSENAULT

before me, CAROLYN J. JOHNSON  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Signature of First Party

John Andrew Barden

Print name of First Party

Raeann Marie Arsenault

Signature of First Party

Raeann Marie Arsenault

Print name of First Party

Affiant Known X Produced ID  
Type of ID Military / FDL



CAROLYN J. JOHNSON  
Notary Public-State of FL  
Comm. Exp. July 12, 2005  
Comm. No. DD 27504

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,** :  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,** :

**vs.** :

**RAEANN MARIE ARSENAULT,**  
**Respondent(s).** : **Case # 15-247**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on August 18, 2015, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 3935 Potosi Road, Pensacola, Escambia County, Florida, legally described as:

LT 4 BLK F SOTOGRADE UNIT # 3 OR 5557 P 1876 PB 8 P 51 TAX ACCT #012603356

2. The following described condition exists on the property: there is overgrown vegetation and miscellaneous rubbish (discarded lawn mowers, tires, rope, tarps, vehicle parts, clothing, and trash on the premises of this residence and the condition constitutes excessive weed growth and an unlawful accumulation of rubbish and/or garbage.

3. The date this condition was first observed was May 13, 2015; re-inspection made on August 18, 2015, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
X the posting of a notice on the property and at City Hall for ten (10) days beginning  
\_ certified mail, return receipt requested,

on August 6, 2015, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 2:00 p.m. on August 18, 2015, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):  
14-3-3 & 4-3-18 of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
308.1 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before September 1, 2015, by (a) mowing and maintaining the grass & weeds in the yard at a height of no more than twelve inches (12") above the ground and (b) properly disposing of all of the accumulated rubbish and/or garbage on the property. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, September 1, 2015, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.


5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on August 24, 2015, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

 [SEAL]  
Louis F. Ray, Jr.  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

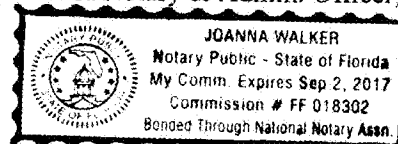
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

24 The execution of the foregoing order was acknowledged before me on August 24, 2015, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001

Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,  
a Florida municipal corporation,  
by its Code Enforcement Office (4186-5500)**  
Petitioner, :

vs. :

**RAEANN MARIE ARSENAULT,**  
Respondent(s). : Case # 16-280

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 20, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 3935 Potosi Road, Pensacola, Escambia County, Florida, legally described as:

LT 4 BLK F SOTOGRADE UNIT #3 OR 5557 P 1876 PB 8 P 51 TAX ACCT. #012603356.

2. The following described condition exists on the property: there is overgrown vegetation on the property of this occupied residence and the condition constitutes excessive weed growth.

3. The date this condition was first observed on July 12, 2016; re-inspection made on September 20, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
X the posting of a notice on the property and at City Hall for ten (10) days beginning  
   certified mail, return receipt requested,

on September 9, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on September 20, 2016, at which hearing the respondent(s) did not appear.

**B. CONCLUSIONS OF LAW:**



1. The respondent(s) and the property are in violation of Section(s):  
4-3-18 of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before October 4, 2016, by cutting and/or trimming all grass and/or weeds in the yards of this premises to a height of no more than 12 inches above the ground. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, October 4, 2016, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

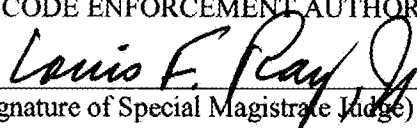
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on September 22, 2016, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

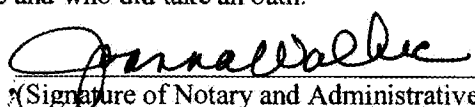
  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

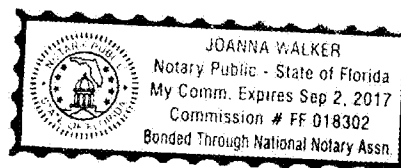
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on September 22, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001

  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 04/15/2008 at 12:54 PM OR Book 6314 Page 423,  
Instrument #2008028570, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

**CODE ENFORCEMENT BOARD  
CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,  
a Florida municipal corporation,

Petitioner,

vs.

RAEANN ARSENAULT,

Respondent(s).)

CASE NO. 07-221

**ORDER ASSESSING FINE/IMPOSING LIEN**

Proof having been submitted to the Board at its meeting on December 4, 2007 that the respondent has failed to bring the following described property:

2021 E. Bobe Street a/k/a:

E 9 FT OF LT 5 ALL LTS 6 7 BLK 38 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 4645 P 38 CA 31

into compliance with the Code of the City of Pensacola, Escambia County, Florida, within the time set by the Board in its Code Violation Order dated November 27, 2007, requiring compliance before December 4, 2007, it is hereby

FURTHER ORDERED that:

1. **There is hereby assessed against the respondent(s)** payable to the petitioner daily, a first-day fine in the amount of Two Hundred Fifty and no/100 Dollars (\$250.00) because the violation existed on December 4, 2007, and a fine in the amount of Two Hundred Fifty and no/100 Dollars (\$250.00) per day for each and every day thereafter the violation continues to exist.

2. If the violation(s) or the condition(s) causing the violation(s) was (were) found by the Board to present a serious threat to the public health, safety or welfare, or to be irreparable or irreversible in nature, **there is also hereby assessed against the respondent(s)**, payable to the petitioner, an additional fine in the amount of (N/A) Dollars (\$N/A) for the reasonable costs of repairs incurred by the petitioner.

3. Also **there is hereby assessed against the respondent(s)**, payable to the petitioner, (N/A) Dollars (\$N/A) of its costs incurred in prosecuting this case before the Board.

4. It is the responsibility of the respondent(s) to contact the Inspection Services Department to arrange for re-inspection of the property to verify compliance when achieved.

5. If the aforesaid violation(s) is (are) corrected and, thereafter, a Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist; and, in that situation, another hearing is not necessary for the issuance of an order assessing fine/imposing lien.

6. Pursuant to Section 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any previous or subsequent order may be recorded in the public records of Escambia County, Florida, and once recorded CONSTITUTES NOTICE to any subsequent purchasers, successors in interest, or assigns, and the findings and conclusions are binding upon them, and also CONSTITUTES A LIEN in favor of the City of Pensacola, Florida, P.O. Box 12910, Pensacola, Florida 32521-001 against the above-described property and upon all other non-exempt real or personal property owned by the respondent(s). After three (3) months from the recording of such lien, the Board may, without further hearing or notice to the respondent(s), request the City Council to FORECLOSE on the lien. The City is entitled to collect from the respondent(s) all costs incurred in the recording and/or satisfying of the lien for any and all amounts due and/or becoming due hereunder.

7. The fine directive previously entered by the Board on (N/A), is hereby rescinded.

ENTERED this 11th day of December, 2007, at Pensacola, Florida.

[BOARD SEAL]



PENSACOLA CODE ENFORCEMENT BOARD

  
(Signature of Chairperson)

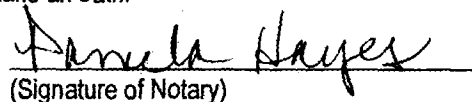
Post Office Box 12910  
Pensacola, FL 32521-0001

Danny Grundhoefer  
(Printed Name)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me this 11th day of December, 2007, by Daniel Grundhoefer, Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did not take an oath.

Prepared by:  
Louis F. Ray, Jr., Esq.  
Florida Bar No. 097641  
Attorney at Law  
P. O. Box 591  
118 W. Cervantes Street  
Pensacola, FL 32593-0591

  
(Signature of Notary)

(Notary Stamp)



Recorded in Public Records 12/30/2008 at 02:42 PM OR Book 6410 Page 1834,  
Instrument #2008094776, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

ARSENAULT, RAEANN M.  
2021 E. Bobe Street

E 9' of Lot 5, all Lots 6-7, Block 38, Lakeview S/D

in the total amount of \$184.82 (One Hundred Eighty-Four & 82/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 25th day of November, 2008. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

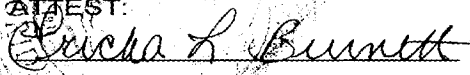
DATED this 25th day of November, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

BY:

ALVIN G. COBY  
CITY MANAGER

ATTEST:

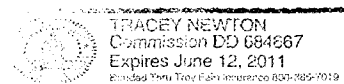
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of  
December, 2008, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC



DR BK 4740 PG0624  
Escambia County, Florida  
INSTRUMENT 2001-863725

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
190 GOVERNMENTAL CENTER  
PENSACOLA, FLORIDA

CASE NO: 01-24350-CIA

ESCAMBIA COUNTY

VS

ANIMAL CONTROL CITATION NO:0237

ARSENAULT, RAYANN  
DEFENDANT

DATE OF BIRTH: 05/18/1967

2021 E BOBE PENS FL 32503  
ADDRESS

RCD Jul 19, 2001 08:46 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-863725

FILED & RECORDED  
2001 JUL 17 P 2 32  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$ 50.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$ 60.00, which the Court has determined to be the defendants liability for civil infraction under animal control law per F.S. 828.27, and related costs.

It is further ordered and adjudged that, in accordance with section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED This 17 day of July 2001

JUDGE

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this Judgment.

Defendant's signature

I do hereby certify that copy of hereof has been furnished defendant by delivery on 17 day of July, 2001

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

By: Kathy Benoit  
Deputy Clerk

BY: Kathy Benoit D.C.  
DATE: 7/17/2001

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 012603356 Certificate Number: 000225 of 2022**

**Payor: RAEANN MARIE ARSENAULT 3935 POTOSI RD PENSACOLA, FL 32504      Date  
 6/12/2024**

Clerk's Check #            6609301531  
 Tax Collector Check #    1

Clerk's Total	\$490.20
Tax Collector's Total	\$5,387.37
Postage	\$22.20
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$5,916.77

*Reduced*  
**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: *[Signature]*  
 Deputy Clerk

*\$5328.79*

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**