



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

0725-61

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	ARSENAULT RAEANN M 3935 POTOSI RD PENSACOLA, FL 32504 2021 E BOBE ST 14-3675-000 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	Certificate #	2022 / 7172
		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)
# 2022/7172	06/01/2022	3,613.62	180.68	3,794.30
→Part 2: Total*				3,794.30

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)
# 2023/7343	06/01/2023	3,835.82	6.25	237.34	4,079.41
Part 3: Total*					4,079.41

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)	7,873.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,057.12
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)	12,305.83

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: Escambia, Florida
Date April 25th, 2024
Signature, Tax Collector or Designee

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

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</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: 2400669

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
14-3675-000	2022/7172	06-01-2022	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

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
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

Parcel ID:

000S009040005038

Account:

143675000

Owners:

ARSENAULT RAEANN M

Mail:

3935 POTOSI RD
PENSACOLA, FL 32504

Situs:

2021 E BOBE ST 32503

Use Code:

SINGLE FAMILY RESID

Taxing Authority:

PENSACOLA CITY LIMITS

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year

Land

Imprv

Total

Cap Val

2023

\$174,448

\$87,406

\$261,854

\$216,426

2022

\$130,983

\$77,993

\$208,976

\$196,751

2021

\$130,983

\$64,286

\$195,269

\$178,865

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date

Book

Page

Value

Type

Official Records
(New Window)

12/2000

4645

38

\$78,900

WD

10/1998

4340

1156

\$74,500

WD

11/1996

4076

1767

\$100

WD

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2023 Certified Roll Exemptions

None

Legal Description

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

Extra Features


None

Parcel Information

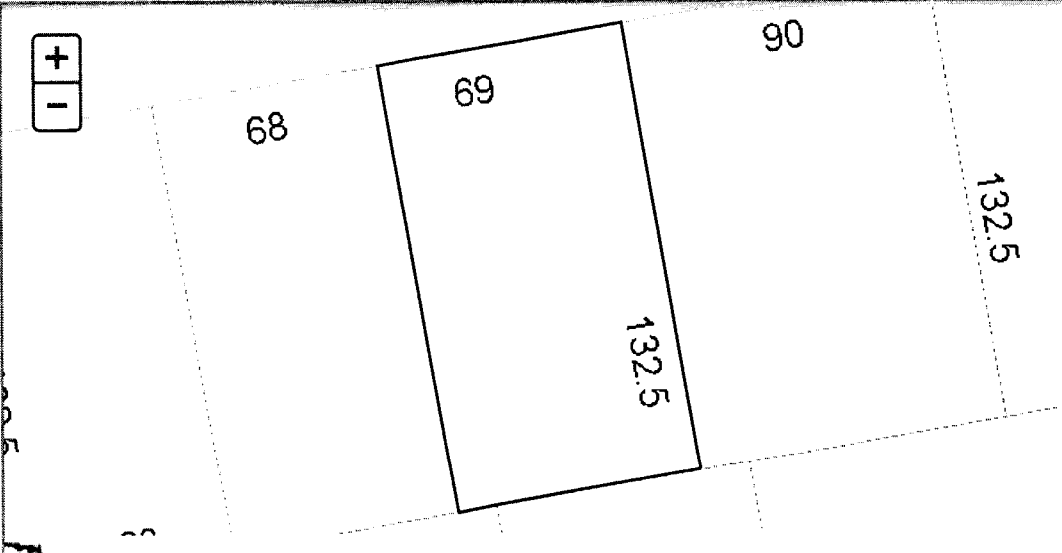
Launch Interactive Map


Section
Map Id:
CA031

Approx.
Acreage:
0.2219

Zoned: 

R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA
R-1AAA



 [View Florida Department of Environmental Protection\(DEP\) Data](#)

Evacuation
& Flood
Information
[Open](#)
[Report](#)

Buildings

Address: 2021 E BOBE ST, Year Built: 1943, Effective Year: 1965, PA Building ID#: 23726

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



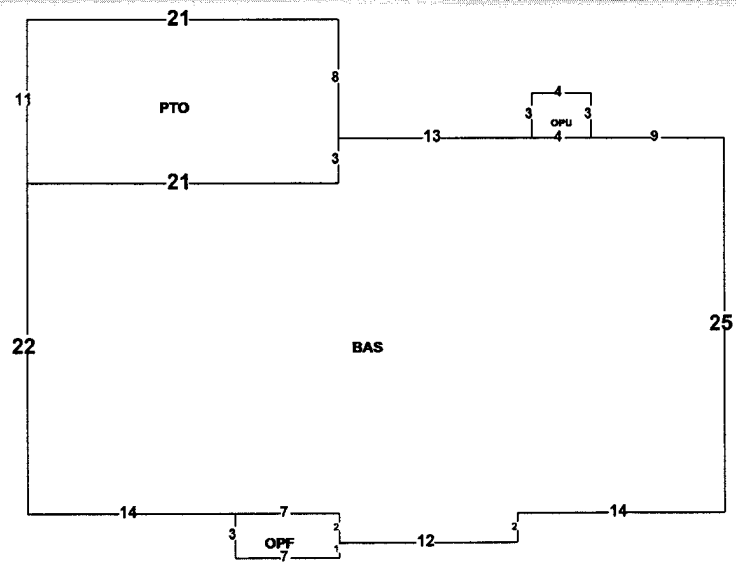
Areas - 1400 Total SF

BASE AREA - 1136

OPEN PORCH FIN - 21

OPEN PORCH UNF - 12

PATIO - 231



Images



10/24/2019 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: 05/06/2024 (tc.4627)

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: 143675000 Certificate Number: 007172 of 2022**

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

Clerk's Check # 6609301487
 Tax Collector Check # 1

Clerk's Total	\$558.60
Tax Collector's Total	\$15,080.89
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$15,766.49

\$12847.93

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

**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>**

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 07172**, 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:

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

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 143675000 (0725-61)

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

RAEANN M 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 July, which is the **2nd day of July 2025**.

Dated this 12th day of June 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 #: 14-3675-000 CERTIFICATE #: 2022-7172

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: March 18, 2005 to and including March 18, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: March 21, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 21, 2025

Tax Account #: **14-3675-000**

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

By Virtue of Warranty Deed recorded 12/29/2000 in OR 4645/38

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. **Code Enforcement Lien in favor of City of Pensacola recorded 4/15/2008 – OR 6314/423**
- b. **Code Enforcement Lien in favor of City of Pensacola recorded 12/30/2008 – OR 6410/1834**
- c. **Code Enforcement Lien in favor of City of Pensacola recorded 12/30/2015 – OR 7456/1193**
- d. **Code Enforcement Lien in favor of City of Pensacola recorded 3/1/2017 – OR 7673/1034**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 14-3675-000

Assessed Value: \$238,068.00

Exemptions: NONE

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 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

TAX DEED SALE DATE: JUL 2, 2025
TAX ACCOUNT #: 14-3675-000
CERTIFICATE #: 2022-7172

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

RAEANN M ARSENAULT
3935 POTOSI RD
PENSACOLA, FL 32504

RAEANN M ARSENAULT
2021 E BOBE ST
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 21st day of March 2025.

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

March 21, 2025

Tax Account #:14-3675-000

**LEGAL DESCRIPTION
EXHIBIT "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

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-3675-000(0725-61)

1050
552:30

This Warranty Deed

OR BK 4645 P80038
Escambia County, Florida
INSTRUMENT 2000-801433

Made this 27th day of December A.D. 2000
by Beverly K. Polson, an unmarried woman
Louise Buie, an unmarried woman

DEED REC STAMPS PD & ESC CO \$ 52.30
12/27/00 LEE WORTH, CLERK
By: *[Signature]*

hereinafter called the grantor, to
Raeann M. Arsenault, an unmarried woman

whose post office address is:
2021 East Bobe Street
Pensacola, Florida 32503
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

The East 9.00 feet of Lot 5, and All of Lots 6 and 7, in Block 38 of the LAKEVIEW TRACT in the City of Pensacola, as described and designated upon a certain Map entitled "Map of Lakeview", Pensacola, Florida, dated June 1, 1909 and filed in the Office of the Clerk of the Circuit Court of Escambia County, Florida on July 15, 1909.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 00-0S-00-9040-005-038

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Catherine P. Fugate
Name: CATHERINE P. FUGATE

Beverly K. Polson
Name & Address: Beverly K. Polson LS

Wendy White
Name: WENDY WHITE

Louise Buie
Name & Address: Louise Buie LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 27th day of December, 2000 by

Beverly K. Polson, an unmarried woman Louise Buie, an unmarried woman
who is personally known to me or who has produced _____ as identification.

DRIVERS LICENSE

Wendy White
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Wendy White
RECORD & RETURN TO:
SECURITY FIRST TITLE PARTNERS OF PENSACOLA
1335 Creighton Road
Pensacola, Florida 32504
File No: PES00545



Wendy R. White
Commission # 00894817
Expires Dec. 15, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

OR BK 4645 PG0039
Escambia County, Florida
INSTRUMENT 2000-801433

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinance 99-24, in accordance with Section 1-20.180(5) of this Ordinance, the Escambia County Health Department (ECDH) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECDH must be presented at closing of property sale or transfer of title.

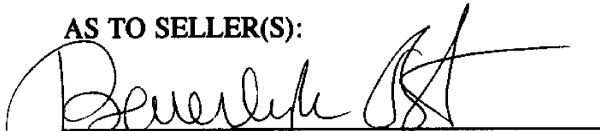
Legal Address of Property: 2021 East Bobe Street, Pensacola, Florida 32503

Buyer/Seller are aware that the property is on a (X) Sewer System or () Septic Tank

Approval Letter Attached Hereto ()
Approval Letter Not Required - Property North of Well Line Road ()
Approval Letter Not Required - Property is Unimproved ()
Approval Letter Not Required - Property Acquired by Foreclosure ()


This form completed by: SECURITY FIRST TITLE PARTNERS
1335 Creighton Road
Pensacola, FL 32504

AS TO SELLER(S):

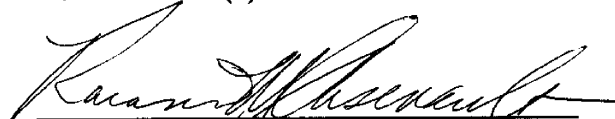

Beverly K. Polson

RCD Dec 29, 2000 02:51 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-801433


Louise Buie

AS TO BUYER(S):


Raeann M. Arsenault

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.

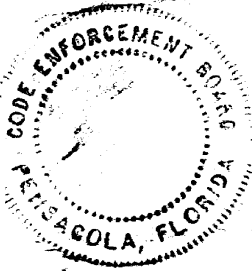
5. If the aforesaid violation(s) is (are) corrected and, thereafter, a Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to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



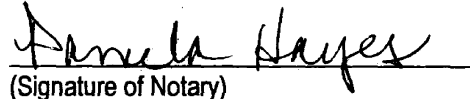
(Signature of Chairperson)
Post Office Box 12910
Pensacola, FL 32521-0001

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.

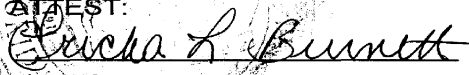
DATED this 25th day of November, 2008.

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



Recorded in Public Records 12/30/2015 at 12:10 PM OR Book 7456 Page 1193,
Instrument #2015098214, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**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 ENCUMBRANCE 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

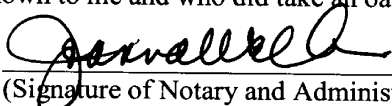

[SEAL]
Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

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

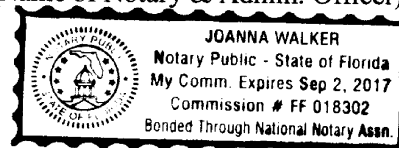
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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


(Signature of Notary and Administrative Officer)

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



Recorded in Public Records 3/1/2017 12:42 PM OR Book 7673 Page 1034,
Instrument #2017014802, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**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

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

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

Joanna Walker
(Signature of Notary and Administrative Officer)

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

