



# 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

0326.5D

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Jul 29, 2025
Property description	MANUEL ARTHUR J JR 2790 NW 194 TERR MIAMI GARDENS, FL 33056 212 DOGWOOD DR 07-0616-000  BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 (Full legal attached.)	Certificate #	2023 / 3031
		Date certificate issued	06/01/2023

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3031	06/01/2023	264.93	103.32	368.25
→ Part 2: Total*				368.25

## 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)
# 2025/3357	06/01/2025	147.98	6.25	7.40	161.63
# 2024/3239	06/01/2024	254.03	6.25	52.61	312.89
Part 3: Total*					474.52

## 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)	842.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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. <b>Total Paid (Lines 1-6)</b>	<b>1,217.77</b>

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 31st, 2025

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.	<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500646

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AVK REAL ESTATE LLC  
66 WEST FLAGLER STREET  
SUITE 900  
MIAMI, FL 33130,

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
07-0616-000	2023/3031	06-01-2023	BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155

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  
AVK REAL ESTATE LLC  
66 WEST FLAGLER STREET  
SUITE 900  
MIAMI, FL 33130

07-29-2025  
Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

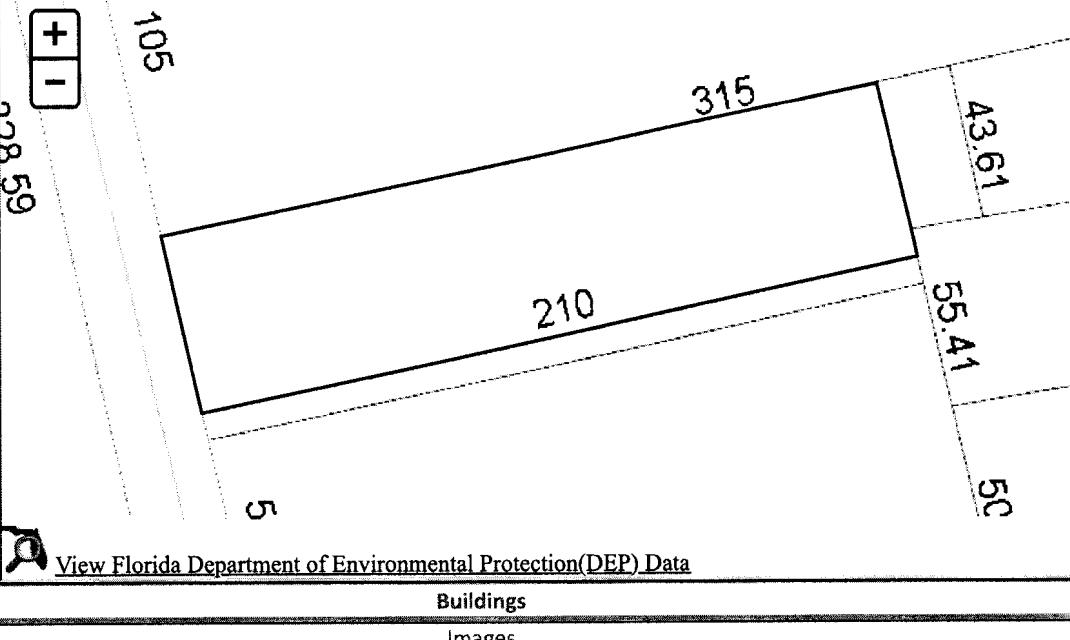
<b>General Information</b> <p>Parcel ID: 342S300380027038</p> <p>Account: 070616000</p> <p>Owners: MANUEL ARTHUR J JR</p> <p>Mail: 2790 NW 194 TERR MIAMI GARDENS, FL 33056</p> <p>Situs: 212 DOGWOOD DR 32505</p> <p>Use Code: VACANT RESIDENTIAL </p> <p>Taxing Authority: COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td>2025</td><td>\$7,867</td><td>\$0</td><td>\$7,867</td><td>\$7,867</td></tr> <tr> <td>2024</td><td>\$7,867</td><td>\$0</td><td>\$7,867</td><td>\$6,161</td></tr> <tr> <td>2023</td><td>\$5,601</td><td>\$0</td><td>\$5,601</td><td>\$5,601</td></tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2025	\$7,867	\$0	\$7,867	\$7,867	2024	\$7,867	\$0	\$7,867	\$6,161	2023	\$5,601	\$0	\$5,601	\$5,601
Year	Land	Imprv	Total	Cap Val																	
2025	\$7,867	\$0	\$7,867	\$7,867																	
2024	\$7,867	\$0	\$7,867	\$6,161																	
2023	\$5,601	\$0	\$5,601	\$5,601																	
<b>Disclaimer</b>																					
<b>Tax Estimator</b>																					
<b>Change of Address</b>																					
<b>File for Exemption(s) Online</b>																					
<b>Report Storm Damage</b>																					
<b>2025 Certified Roll Exemptions</b> None																					
<b>Legal Description</b> BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB...																					
<b>Extra Features</b> None																					
<b>Parcel Information</b>	<a href="#">Launch Interactive Map</a>																				

Section  
Map Id:  
CA155

Approx.  
Acreage:  
0.2546

Zoned:  
HDMU

Evacuation  
& Flood  
Information  
Open  
Report



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

Buildings

Images



4/11/2024 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:08/11/2025 (tc.6035)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AVK REAL ESTATE LLC** holder of **Tax Certificate No. 03031**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38  
N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 6587 P 1043 CA 155**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070616000 (0326-50)**

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

**ARTHUR J MANUEL JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday in the month of March, which is the 4th day of March 2026.**

Dated this 11th day of August 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-0616-000 CERTIFICATE #: 2023-3031

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

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

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

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

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

Period Searched: December 16, 2005 to and including December 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

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

December 17, 2025  
Tax Account #: **07-0616-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ARTHUR J MANUEL JR**

**By Virtue of Order of Summary Administration recorded 2/8/2024 in OR 9101/1670 together with  
Order Determining Homestead recorded 2/8/2024 in OR 9101/1675**

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. **Memorandum and Notice of Purchase Contract in favor of SB Home Buyers recorded 12/10/2025 – OR 9418/314**
  - b. **Code Enforcement Order in favor of Escambia County recorded 5/8/2012 – OR 6854/1137 together with Order recorded 3/27/2014 – OR 7150/1922**
  - c. **Code Enforcement Order in favor of Escambia County recorded 5/16/2017 – OR 7713/145**
  - d. **Code Enforcement Order in favor of Escambia County recorded 1/11/2023 – OR 8915/683 together with Cost Order recorded 2/14/2024 – OR 9103/1946**
  - e. **Civil Lien in favor of Escambia County Department of Community Corrections recorded 3/20/2012 – OR 6833/1505**
4. Taxes:

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

**Tax Account #: 07-0616-000**

**Assessed Value: \$7,867.00**

**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 Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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

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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** MAR 3, 2026

**TAX ACCOUNT #:** 07-0616-000

**CERTIFICATE #:** 2023-3031

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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**ARTHUR J MANUEL JR**  
2790 NW 194 TERR  
MIAMI GARDENS, FL 33056

**SB HOME BUYERS**  
ARTHUR J MANUEL JR  
212 DOGWOOD DR  
PENSACOLA, FL 32505

**ESCAMBIA COUNTY**  
CODE ENFORCEMENT  
3363 W PARK PL  
PENSACOLA, FL 32505

**ESCAMBIA COUNTY DEPARTMENT**  
OF COMMUNITY CORRECTIONS  
2251 N PALAFOX ST  
PENSACOLA, FL 32501

**ARTHUR J MANUEL**  
PO BOX 3777  
PENSACOLA, FL 32516

**SB HOME BUYERS**  
110 BRICKWELL AVE SUITE 605  
MIAMI, FL 33131, USA

**ALVATROS TITLE COMPANY**  
200 CENTRAL AVE 4TH FLOOR  
ST PETERSBURG, FL 33701

**UNITED STATES CORPORATION AGENTS INC**  
REGISTERED AGENT FOR SB HOME BUYERS LLC  
476 RIVERSIDE AVE  
JACKSONVILLE, FL 32202

**SB HOME BUYERS LLC**  
8403 PINES BLVD UNIT 1094  
PEMBROKE PINES, FL 33024

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 2025.  
**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**

*Michael A. Campbell*

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**

**December 17, 2025**  
**Tax Account #:07-0616-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT TO W LI OF LT 38 N ON W LI 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR 9101 P 1675 CA 155**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-0616-000(0326-50)**

When recorded return to:  
110 Brickwell Ave Suite 605,  
Miami, FL 33131, USA

**MEMORANDUM AND NOTICE OF PURCHASE CONTRACT**

THIS MEMORANDUM AND NOTICE OF PURCHASE CONTRACT (this "Memorandum") is made as of the day of December 9, 20 25 by SB HOME BUYERS ("Buyer") to provide notice of its purchase contract with ARTHUR J MANUEL as "Seller."

1. Buyer and seller entered into that purchase contract and Escrow Instructions as of DECEMBER 6, 20 25 (the "Purchase Contract"), whereby Seller provided Buyer with the right to purchase of the real property legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").
2. This memorandum is being recorded in the official records of Escambia County, FL for the purpose of providing notice of the rights of buyer to purchase the property and is not intended to amend Purchase Contract.
3. A fully executed copy of the Purchase Contract is in the possession of each of the parties hereto and in the possession of ALVATROS TITLE COMPANY, as Escrow Agent, at the following address:

212 Dogwood Dr Pensacola, FL 32505

**LEGAL DESCRIPTION:**

BEG AT SE COR OF LT 4 S 210 FT FOR POB ELY 210 FT SLY 65 FT WLY 210 FT  
TO WLY OF LT 38 N ON WLY 65 FT TO POB PART OF LT 38 PLAT DB 128 P 575 OR  
9101 P 1675 CA 155 APN 34-2S-30-0380-027-038

Title Company: ALVATROS TITLE COMPANY

Address: "200 Central Ave 4th Floor

City/State/Zip: St Petersburg, FL 33701"

Attn: ALVATROS TITLE COMPANY

4. In the event that the Purchase Contract is properly terminated, Escrow Agent is authorized to record a Quit Claim Deed and Notice of Termination of Purchase Contract has been executed by Buyer and delivered to Escrow Agent with the execution of this Memorandum.

**[Signature Page Follows]**

IN WITNESS WHEREOF, this Memorandum has been executed as of the day and year first above written.

**"BUYER"**

[NAME]

## SB HOME BUYERS

By: CRISTIAN FERNANDEZ

Its: Letter of Me

STATE OF FLORIDA )

) SS.

County of Miami - Dade)

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2005 by  
President, as a Cristian of [NAME OF BUYER] on behalf of the company.  
Flinander

Notary Public

My Commission Expires: 4/3/08



Recorded in Public Records 05/08/2012 at 01:15 PM OR Book 6854 Page 1137,  
Instrument #2012035918, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 05/08/2012 at 11:28 AM OR Book 6854 Page 991,  
Instrument #2012035877, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-12-06931  
LOCATION: 212 Dogwood Drive  
PR# 342S30-0380-027-038**

**Arthur J. Manuel  
212 Dogwood Drive  
Pensacola, Florida 32505**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative,

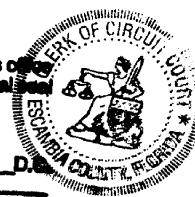
NONE APPEARED, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

\_\_\_\_\_

- 42-196 (d) Overgrowth

Certified to be a true copy  
Of the original on file in this office  
Witness my hand and official seal  
**ERNIE LEE MAGAH**  
Clerk of the Circuit Court  
Escambia County, Florida  
BY \_\_\_\_\_  
DATE 5/8/12



BK: 6854 PG: 1138

BK: 6854 PG: 992

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Article 6 Commercial in residential and non permitted use

LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits

LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: ARTHUR J. MANUEL shall have until MAY 31, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:

BK: 6854 PG: 1139

BK: 6854 PG: 993

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

BK: 6854 PG: 1140

BK: 6854 PG: 994

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$150 .00 per day, commencing June 1, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1100.00 are awarded in favor of Escambia County as the prevailing party against Arthur J. Manuel.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 6854 PG: 1141 Last Page

BK: 6854 PG: 995 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 17 day of MAY, 2012.



\_\_\_\_\_  
Jeffrey T. Sauer  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 03/27/2014 at 01:21 PM OR Book 7150 Page 1922,  
Instrument #2014020871, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Arthur J. Manuel  
P. O. Box 3777  
Penscola, FL 32516

Case No.: CE 10-12-06931  
Location: 212 Dogwood Drive  
PR# 342S300380027038

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 01, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (b) Trash & Debris, 30-203 (n), (o), (p), (t), (u), (x), and (z). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated May 01, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$150.00 per day 6/01/12 - 12/05/13)	\$82,800.00
b. County Abatement Fees	\$ .00
Total	\$82,800.00 which

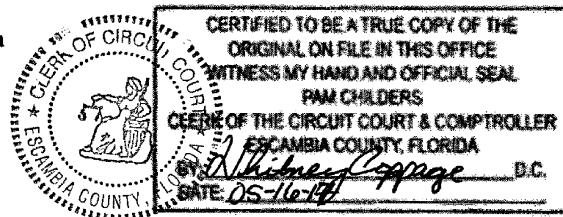
together with the previously imposed costs of \$1,100.00 makes a total of \$83,900.00.

DONE AND ORDERED at Escambia County, Florida, this 17<sup>th</sup> day of March, 2014.

  
\_\_\_\_\_  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 5/16/2017 9:42 AM OR Book 7713 Page 145,  
 Instrument #2017036451, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00

Recorded in Public Records 5/16/2017 9:06 AM OR Book 7713 Page 37,  
 Instrument #2017036424, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$44.00



**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR THE  
 COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#16-08-03237  
 LOCATION: 212 Dogwood Dr  
 PR# 342S300380027038**

**Manuel, Arthur J  
 212 Dogwood Dr  
 Pensacola, FL 32505  
 RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, N/A, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
- 42-196 (d) Overgrowth

BK: 7713 PG: 146

BK: 7713 PG: 38

- 30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Chapter 3 Commercial in residential and non permitted use
- LDC Chapter 2 Article 3 Land Disturbance without permits
- LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- Other 3 - 2.9. no outside storage
- Other 7.04.03 - fence materials prohibited
- Other 4.0.02 - No fence permit
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that RESPONDENT shall have until 5/31, 2017 to correct the violation and to bring the violation into compliance.

BK: 7713 PG: 147

BK: 7713 PG: 39

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Immediately cease burning and refrain from future burning

Remove all refuse and dispose of legally and refrain from future littering

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Obtain necessary permits or cease operations

Acquire proper permits or remove sign(s)

Other Remove Fence and/or Replace with

Other permitted materials after obtaining permit.

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

**BK: 7713 PG: 148****BK: 7713 PG: 40**

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50. 00 per day, commencing 6/1, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,00. 00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

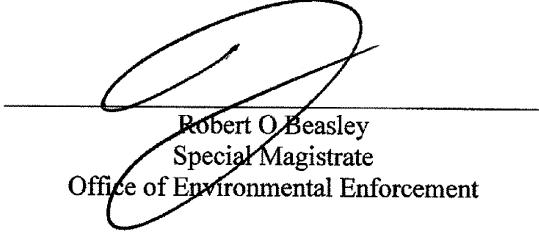
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**BK: 7713 PG: 149 Last Page****BK: 7713 PG: 41 Last Page**

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 9<sup>th</sup> day of May, 2017.



Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 1/11/2023 1:16 PM OR Book 8915 Page 683,  
 Instrument #2023002424, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$35.50

Recorded in Public Records 1/11/2023 12:30 PM OR Book 8915 Page 610,  
 Instrument #2023002402, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR THE  
 COUNTY OF ESCAMBIA, STATE OF FLORIDA

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,  
 VS.

CASE NO: CE22083076N  
 LOCATION: 212 DOGWOOD DR  
 PR#: 342S300380027038

MANUEL, ARTHUR J  
 212 DOGWOOD DR  
 PENSACOLA, FL 32505

**RESPONDENT(S)**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, no one present as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

**Sec. 42-196(a) Nuisance - (A) Nuisance**

**Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle**

**Sec. 42-196(d) Nuisance - (D) Overgrowth**

**Unsafe Structures - 30-203 (N) Siding**

**Unsafe Structures - 30-203 (O) Roof**

**Unsafe Structures - 30-203 (P) Eaves/soffits**

**Unsafe Structures - 30-203 (X) Exterior door in bad repair**



BK: 8915 PG: 684

BK: 8915 PG: 611

**Unsafe Structures - 30-203 (Y) Exterior door hardware**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/9/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **3/10/2023**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

At the request of Escambia County, the Sheriff shall enforce this order by taking

BK: 8915 PG: 685

BK: 8915 PG: 612

reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

**RESPONDENT(S) have the right** to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

**BK: 8915 PG: 686 Last Page****BK: 8915 PG: 613 Last Page**

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** in Escambia County, Florida on this 10th day of January, 2023.



DeWitt D. Clark  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 2/14/2024 8:22 AM OR Book 9103 Page 1946,  
 Instrument #2024011113, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 2/14/2024 7:58 AM OR Book 9103 Page 1918,  
 Instrument #2024011093, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

MANUEL, ARTHUR J  
 212 DOGWOOD DR  
 PENSACOLA, FL 32505

Case No: CE22083076N  
 Location: 212 DOGWOOD DR  
 PR #: 342S300380027038

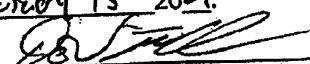
Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

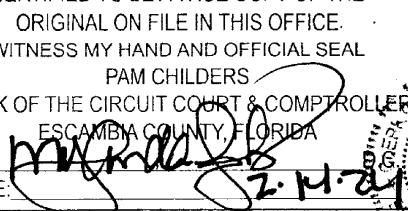
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 1/10/2023.

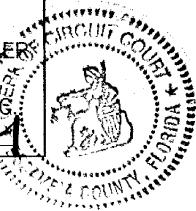
Itemized Cost		
Daily fines	\$13,600.00	\$50.00 Per Day From: <u>03/10/2023</u> To: <u>12/07/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$8,000.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
<b>Total:</b>	<b>\$21,850.00</b>	

DONE AND ORDERED at Escambia County, Florida on February 13, 2024



DeWitt D. Clark  
 Special Magistrate  
 Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE	
ORIGINAL ON FILE IN THIS OFFICE.	
WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS	
CLERK OF THE CIRCUIT COURT & COMPTROLLER	
ESCAMBIA COUNTY, FLORIDA	
BY:	
DATE:	2-14-24



Recorded in Public Records 03/20/2012 at 12:44 PM OR Book 6833 Page 1505,  
 Instrument #2012021440, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff

CASE NO: 2011 CF 004975 A

vs.

DIVISION: N

Arthur James Manuel

Defendant

Case: 2011 CF 004975 A



00024176169

Dkt: CERTLIEN Pg#:

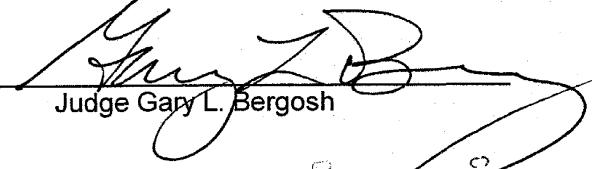
CIVIL LIEN

THIS CAUSE comes before the Court for assessment of GPS monitoring fees. Upon the evidence presented, the Court assesses \$54.00 in monitoring fees arrears. Therefore, the Court determines that \$54.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

**ORDERED AND ADJUDGED** that the above-named Defendant shall pay cost of GPS arrears to the **Department of Community Corrections**, in the amount of \$54.00 which shall accrue interest at the rate of four and seventy-five percent (4.75%) per annum.

**ORDERED FURTHER** that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,  
 the 13 day of March 2012.

  
 Judge Gary L. Bergosh

cc: Community Corrections - Accounting

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  
 BY: Ernie Lee Magaha D.G.

ERNIE LEE MAGAHA  
 CIRCUIT COURT  
 ESCAMBIA COUNTY, FL  
 MARCH 15 P 2:35 PM  
 CIRCUIT CRIMINAL DIVISION  
 FILED & RECORDED