



# 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

0326-21

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 30, 2025
Property description	VARGAS LUIS S 1341 MCKENZIE RD CANTONMENT, FL 32533 1341 MCKENZIE RD 11-1089-180 BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 0 (Full legal attached.)	Certificate #	2023 / 5605
		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)
# 2023/5605	06/01/2023	1,750.94	246.23	1,997.17
<b>→ Part 2: Total*</b>				<b>1,997.17</b>

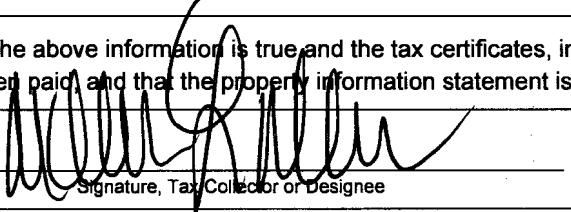
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2025/5915	06/01/2025	1,975.76	6.25	98.79	2,080.80
# 2024/5714	06/01/2024	1,905.39	6.25	159.97	2,071.61
<b>Part 3: Total*</b>					<b>4,152.41</b>

## 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)	6,149.58
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>6,524.58</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:		Escambia, Florida
Signature, Tax Collector or Designee		Date <u>July 2nd, 2025</u>

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 NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85 67/100 FT TO POB OR 7065 P 1629

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500607

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
11-1089-180	2023/5605	06-01-2023	BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85 67/100 FT TO POB OR 7065 P 1629

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  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991

06-30-2025  
Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

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

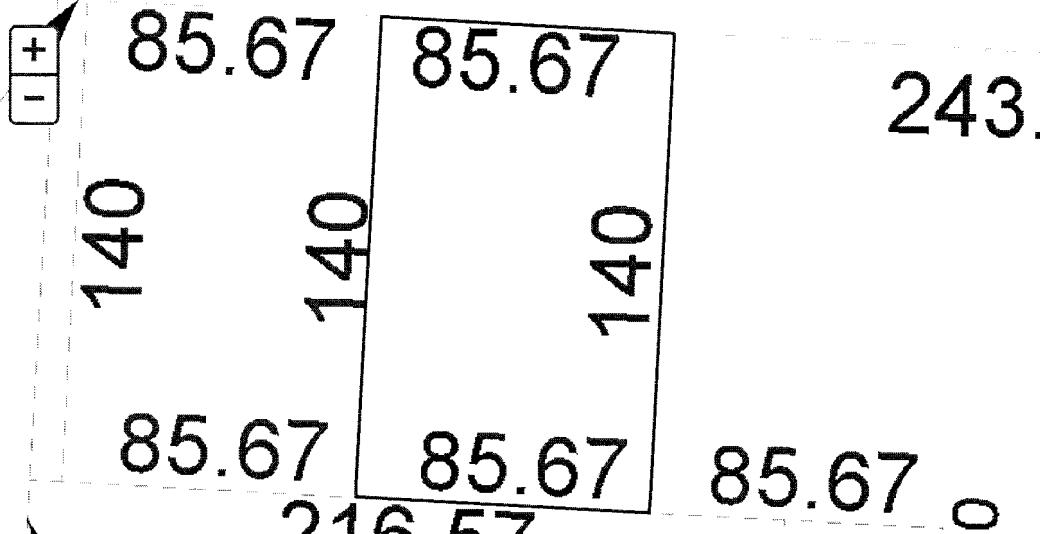
General Information						Assessments					
						Year	Land	Imprv	Total	Cap Val	
Parcel ID:	312N303201002002					2024	\$12,150	\$119,916	\$132,066	\$132,066	
Account:	111089180					2023	\$9,720	\$115,047	\$124,767	\$123,614	
Owners:	VARGAS LUIS S					2022	\$9,720	\$102,657	\$112,377	\$112,377	
Mail:	1341 MCKENZIE RD										
	CANTONMENT, FL 32533										
Situs:	1341 MCKENZIE RD 32533										
Use Code:	SINGLE FAMILY RESID										
Taxing Authority:	COUNTY MSTU										
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
						Disclaimer					
						Tax Estimator					
						Change of Address					
						<a href="#">File for Exemption(s) Online</a>					
						<a href="#">Report Storm Damage</a>					
Sales Data <a href="#">Type List</a>						2024 Certified Roll Exemptions					
						VETERANS					
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	Legal Description				
08/23/2013	7065	1629	\$39,100	WD	N		BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E...				
12/10/2012	6948	1585	\$100	CT	N						
11/19/2012	7010	179	\$50,700	WD	N						
09/25/2007	6227	1082	\$100,000	WD	N						
10/1990	2967	1	\$100	QC	N						
07/1985	2095	583	\$86,000	WD	N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											
Parcel Information						<a href="#">Launch Interactive Map</a>					

Section  
Map Id:  
31-2N-30

Approx.  
Acreage:  
0.2754

Zoned:  
LDR

Evacuation  
& Flood  
Information  
Open  
Report



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

#### Buildings

Address: 1341 MCKENZIE RD, Improvement Type: SINGLE FAMILY, Year Built: 1985, Effective Year: 1985, PA Building ID#: 5242

##### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

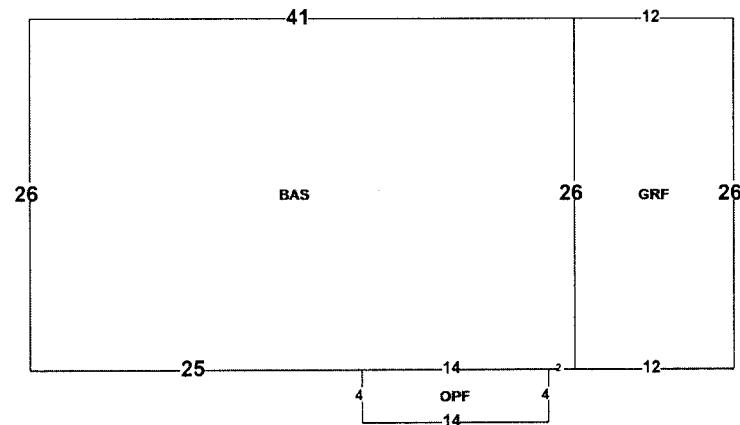
STRUCTURAL FRAME-WOOD FRAME

Areas - 1434 Total SF

BASE AREA - 1066

GARAGE FIN - 312

OPEN PORCH FIN - 56



#### Images



4/29/2024 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: 07/14/2025 (ID: 136366)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025052888 7/15/2025 9:56 AM  
OFF REC BK: 9347 PG: 1868 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT B LLC holder of Tax Certificate No. 05605, 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 NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85 67/100 FT TO POB OR 7065 P 1629

SECTION 31, TOWNSHIP 2 N, RANGE 30 W

TAX ACCOUNT NUMBER 111089180 (0326-21)

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

LUIS S VARGAS

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 15th day of July 2025.

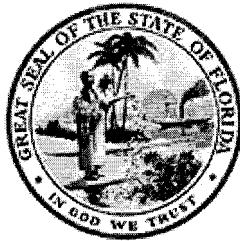
For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
<a href="#">Redeemed From Sale</a>						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 111089180 Certificate Number: 005605 of 2023**

Date Of  
Redemption

Clerk's Check  Clerk's Total

Postage  Tax Deed Court Registry

Payor Name

Notes



# 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 #: 11-1089-180 CERTIFICATE #: 2023-5605

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 17, 2005 to and including December 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 18, 2025

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

December 18, 2025  
Tax Account #: **11-1089-180**

- 1. The Grantee(s) of the last deed(s) of record is/are: LUIS S VARGAS  
By Virtue of Warranty Deed recorded 8/26/2013 in OR 7065/1629**
- 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 Order in favor of Escambia County recorded 12/7/2020 – OR 8417/1835 together with Cost Order record dated 5/15/2025 – OR 9318/654**
  - b. Code Enforcement Order in favor of Escambia County recorded 11/2/2022 – OR 8883/1197 together with Cost Order recorded 3/8/2023 – OR 8941/197**
- 4. Taxes:**

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 11-1089-180**

**Assessed Value: \$133,230.00**

**Exemptions: VETERANS**

- 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 #:** 11-1089-180

**CERTIFICATE #:** 2023-5605

**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.

**LUIS S VARGAS  
1341 MCKENZIE RD  
CANTONMENT, FL 32533**

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

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of December 2025.**

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



**BY: Michael A. Campbell, As Its President**

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

**PROPERTY INFORMATION REPORT**

**December 18, 2025**  
**Tax Account #:11-1089-180**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304  
44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01  
DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01  
DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W  
ALG SD R/W LI 85 67/100 FT TO POB OR 7065 P 1629**

**SECTION 31, TOWNSHIP 2 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-1089-180(0326-21)**

Recorded in Public Records 08/26/2013 at 12:45 PM OR Book 7065 Page 1629,  
Instrument #2013064118, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$273.70

**HUD Case No. 091-424980**

Prepared by and Return to:  
Edith Garcia, an employee of  
First American Title Insurance Company  
810 Scenic Highway  
Pensacola, Florida 32503  
(877)309-7217  
File No.: 1005-3010011

**SPECIAL WARRANTY DEED**

State of Florida

County of Escambia

**THIS SPECIAL WARRANTY DEED** is made on August 23 2013, between

**Secretary of Housing and Urban Development**

having a business address at: 40 Marietta Street Five Points Plaza, Atlanta, GA 30328  
("Grantor"). and

**Luis S. Vargas, a single man**

having a mailing address of: 1341 McKenzie Road, Cantonment, FL 32533  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS  
(\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged,  
has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's  
successors and assigns forever, following described land, situate, lying and being in the County of  
**Escambia**, State of **Florida**, to-wit:

COMMENCE AT THE NW CORNER OF THE SW1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 30  
WEST, ESCAMBIA COUNTY, FLORIDA; THENCE N89°09'35" EAST ALONG THE NORTH LINE OF SAID  
SW1/4 FOR 304.44 FEET; THENCE S01°03'58"EAST FOR 33.00 FEET TO AN IRON PIPE ON THE SOUTH  
R/W LINE OF MCKENZIE ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S01°03'58"EAST  
ALONG SAME COURSE FOR 140.00 FEET TO AN IRON PIPE; THENCE N89°09'35" EAST FOR 85.67 FEET  
TO AN IRON PIPE; THENCE N01°03'58" WEST FOR 140.00 FEET TO AN IRON PIPE ON THE SOUTH R/W  
LINE OF SAID MCKENZIE ROAD; THENCE S89°09'35"WEST ALONG SAID R/W LINE FOR 85.67 FEET TO  
THE POINT OF BEGINNING.

Tax Parcel Identification Number: **312N30-3201-002-002**

Page 1 of 3  
1005 - 3010011

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2012**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents on the date first above written.

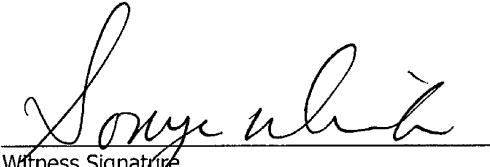
Secretary of Housing and Urban Development

By: Ofori & Associates, REO

  
As HUD's Designated Agent  
By:

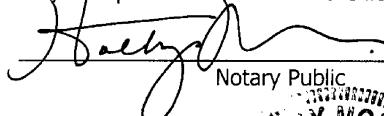
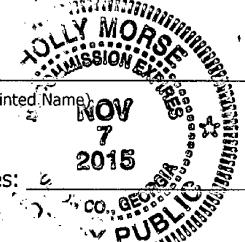
*Signed, sealed and delivered in our presence:*  
  
Witness Signature

Print Name: Ronda Cheatum

  
Witness Signature  
Print Name: Sonya Winborne

State of Georgia  
County of Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on August 23, 2013, by Stephanie Butler, as As HUD's Designated Agent, on behalf of OFORI & ASSOCIATES, INC., for and on behalf of Secretary of Housing and Urban Development, existing under the laws of the State of Georgia, who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public  
  
(Printed Name)  
NOV  
7  
2015  
My Commission expires: \_\_\_\_\_  
(Notarial Seal)

Recorded in Public Records 12/7/2020 12:12 PM OR Book 8417 Page 1835,  
Instrument #2020106033, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 12/7/2020 10:30 AM OR Book 8417 Page 1486,  
Instrument #2020105932, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,  
VS.

CASE NO: CE20052302N  
LOCATION: 1341 MCKENZIE RD  
PR#: 312N303201002002

VARGAS, LUIS S  
1341 MCKENZIE RD  
CANTONMENT, FL 32533

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 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:

**Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**

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

**Sec. 42-196(b) Nuisance - (B) Trash and Debris**

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

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that the **RESPONDENT(S)** shall have until 1/15/2021 to correct the violation and to bring the violation into compliance.

BK: 8417 PG: 1836

BK: 8417 PG: 1487

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.**

**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 you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **1/16/2021**. 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. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** 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. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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

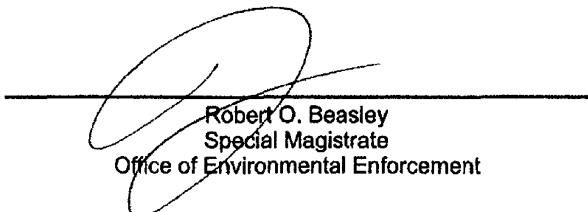
**BK: 8417 PG: 1837 Last Page****BK: 8417 PG: 1488 Last Page**

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.

**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 1st day of December, 2020.



Robert O. Beasley  
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

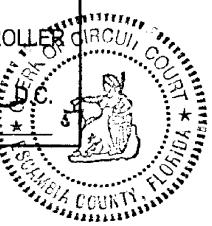
ESCAMBIA COUNTY, FLORIDA

BY:

*Robert O. Beasley*

DATE:

*12-07-2020*



Recorded in Public Records 5/15/2025 4:05 PM OR Book 9318 Page 654,  
 Instrument #2025035828, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 5/15/2025 3:38 PM OR Book 9318 Page 599,  
 Instrument #2025035802, 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.

VARGAS, LUIS S  
 1341 MCKENZIE RD  
 CANTONMENT, FL 32533

Case No: CE20052302N  
 Location: 1341 MCKENZIE RD  
 PR #: 312N303201002002

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.

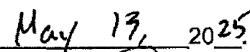
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 12/1/2020.

Itemized Cost

Daily fines	\$29,920.00	\$20.00 Per Day From: <u>01/16/2021</u> To: <u>02/20/2025</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

**Total: \$30,155.00**

DONE AND ORDERED at Escambia County, Florida on May 13, 2025



Robert O. Beasley *DeWitt D. Clark*  
 Special Magistrate  
 Office of Environmental Enforcement



Recorded in Public Records 11/2/2022 9:24 AM OR Book 8883 Page 1197,  
 Instrument #2022107250, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$27.00

Recorded in Public Records 11/2/2022 8:46 AM OR Book 8883 Page 1061,  
 Instrument #2022107199, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$27.00

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

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,

**CASE NO:** CE22062096N  
**LOCATION:** 1103 N 50TH AVE  
**PR#:** 342S301152002017

VS.

**VARGAS, LUIS S**  
 1341 MCKENZIE RD  
 CANTONMENT, FL 32533

**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, Luis Vargas 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:

**LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage**

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

**Sec. 42-196(b) Nuisance - (B) Trash and Debris**

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

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until 12/16/2022 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3



BK: 8883 PG: 1198

BK: 8883 PG: 1062

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

**Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **12/17/2022**. 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 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

**BK: 8883 PG: 1199 Last Page**  
**BK: 8883 PG: 1063 Last Page**

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.**

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

**DONE AND ORDERED** in Escambia County, Florida on this 1st day of November, 2022.



Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

Page 3 Of 3

Recorded in Public Records 3/8/2023 3:07 PM OR Book 8941 Page 197,  
 Instrument #2023018168, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 3/8/2023 2:34 PM OR Book 8941 Page 80,  
 Instrument #2023018131, 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.

Case No: CE22062096N  
 Location: 1103 N 50TH AVE  
 PR #: 342S301152002017

VARGAS, LUIS S  
 1341 MCKENZIE RD  
 CANTONMENT, FL 32533

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.

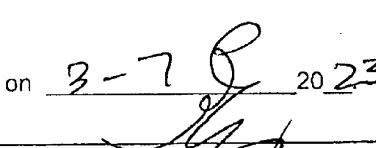
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 11/1/2022.

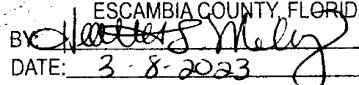
Itemized Cost

Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

**Total: \$250.00**

DONE AND ORDERED at Escambia County, Florida on 3-7-2023

  
 Gregory Faran  
 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: <u>3-8-2023</u> D.C.
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