



# 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

0326-67

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Aug 31, 2025
Property description	JOSEPH MIRABEAU & JOSEPH PATRICIA 1070 NE 174TH ST MIAMI, FL 33162 1845 W HIGHWAY 4 12-1571-000 BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG (Full legal attached.)	Certificate #	2023 / 6592
		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)
# 2023/6592	06/01/2023	112.78	43.98	156.76
→Part 2: Total*				156.76

## 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)
# 2025/6982	06/01/2025	98.99	6.25	4.95	110.19
# 2024/6706	06/01/2024	100.21	6.25	22.23	128.69
Part 3: Total*					238.88

## 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)	395.64
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	225.00
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)	820.64

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

Sign here: Candice Lewis Escambia, Florida  
Signature, Tax Collector or Designee Date September 2nd, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/04/2026</u> Signature, Clerk of Court or Designee	

### 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 INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11 SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3 DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N 0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500653

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429,

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
12-1571-000	2023/6592	06-01-2023	BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11 SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3 DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N 0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341

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  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429

08-31-2025  
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>		<b>Assessments</b>				
<b>Parcel ID:</b>	105N312404000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	121571000	2025	\$5,580	\$0	\$5,580	\$3,682
<b>Owners:</b>	JOSEPH MIRABEAU & JOSEPH PATRICIA	2024	\$3,348	\$0	\$3,348	\$3,348
<b>Mail:</b>	1070 NE 174TH ST MIAMI, FL 33162	2023	\$3,348	\$0	\$3,348	\$3,348
<b>Situs:</b>	1845 W HIGHWAY 4 32535	<a href="#">Open TRIM Notice</a>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

<b>Sales Data Type List:</b> 🔑								<b>2025 Certified Roll Exemptions</b>	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel</b>	<b>Records</b>	None	
03/2005	5614	1341	\$7,400	WD	N			<b>Legal Description</b> BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE... 🔑	
02/2004	5343	178	\$8,000	WD	N				
12/1991	3154	542	\$100	WD	N				
01/1978	1276	198	\$2,500	WD	N				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								<b>Extra Features</b>	
								None	

<b>Parcel Information</b>		<a href="#">Launch Interactive Map</a>	
<b>Section</b>	<b>Map Id:</b>		
10-5N-31			
<b>Approx. Acreage:</b>	0.6081		
<b>Zoned:</b> 🔑	RMU		
<b>Evacuation &amp; Flood Information</b>			
<a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>			
		Buildings	

Images

None

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:09/10/2025 (tc.13416)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BEAMIF A LLC** holder of **Tax Certificate No. 06592**, 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 INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11 SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3 DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N 0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341**

**SECTION 10, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121571000 (0326-67)**

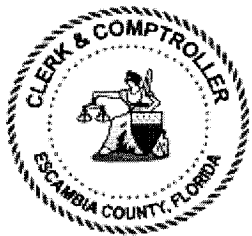
The assessment of the said property under the said certificate issued was in the name of

**MIRABEAU JOSEPH and PATRICIA JOSEPH**

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 September 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 #: 12-1571-000 CERTIFICATE #: 2023-6592

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 #: **12-1571-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MIRABEAU JOSEPH AND PATRICIA JOSEPH**  
**By Virtue of Warranty Deed recorded 4/11/2005 in OR 5614/1341**
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. **Lien in favor of Escambia County recorded 8/23/2010 – OR 6627/700**
  - b. **Lien in favor of Escambia County recorded 4/4/2011 – OR 6706/97**
  - c. **Code Enforcement Order in favor of Escambia County recorded 6/25/2007 – OR 6169/1914 together with Amended Order recorded 10/21/2008 – OR 6388/1283**
4. Taxes:  
  
**Taxes for the year(s) 2022-2024 are delinquent.**  
**Tax Account #: 12-1571-000**  
**Assessed Value: \$3,682.00**  
**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 #:** 12-1571-000

**CERTIFICATE #:** 2023-6592

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 type="checkbox"/>	<input checked="" 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>2025</u> tax year.

**MIRABEAU JOSEPH**  
**PATRICIA JOSEPH**  
**1070 NE 174TH ST**  
**MIAMI, FL 33162**

**MIRABEAU JOSEPH**  
**PATRICIA JOSEPH**  
**1845 W HIGHWAY 4**  
**PENSACOLA, FL 32535**

**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 #:12-1571-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11 SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3 DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N 0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341**

**SECTION 10, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-1571-000(0326-67)**

Recorded in Public Records 04/11/2005 at 09:27 AM, OR Book 5614 Page 1341,  
Instrument #2005357970, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$51.80

Prepared by and return to:

Tina Gonzalez

Employee

Independence Title

214 SW Port St. Lucie Blvd

Port Saint Lucie, FL 34984

772-344-6221

File Number: S05-095

Will Call No.: 24

Parcel Identification No. 105N312404000000

[Space Above This Line For Recording Data]

**Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 31st day of March, 2005 between **Kay Barlow**, a single woman whose post office address is 3851 Crabtree Church Road, Molino, FL 32577 of the County of Escambia, State of Florida, grantor\*, and **Mirabeau Joseph**, a single woman and **Patricia Joseph**, a single woman as joint tenants with rights of survivorship whose post office address is 1070 NE 174th Street, Miami, FL 33162 of the County of Miami-Dade, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sonja M. Luker  
Witness Name: Sonja M. Luker  
Terry W. Maughan  
Witness Name: TERRY W. MAUGHAN

Kay Barlow (Seal)  
Kay Barlow

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 31st day of March, 2005 by Kay Barlow, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Sonja M. Luker  
Notary Public  
Printed Name: Sonja M. Luker  
My Commission Expires: \_\_\_\_\_



Sonja M. Luker  
My Commission DD030641  
Expires June 03 2005

DoubleTimes

## Exhibit A

A parcel of property in the Northeast quarter of Section 10, Township 5 North, Range 31 West, Escambia County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of Escambia County Highway No.4 (100' R/W) with the centerline of Escambia County Highway No.4A (unknown R/W), said Southerly right-of-way being a circular curve concave to the North; thence Westerly along said right-of-way line and curve (tan brg = S 87 degrees 56' 11" W, delta angel = 6 degrees 36' 20", R = 25963.64') for an arc distance of 390.00 feet to the Point of Beginning; thence continue Westerly along said right-of-way and curve (tan brg = S 83 degrees 27' 29" E, delta angle = 3 degrees 05' 21", R = 2596.64') for an arc distance of 140.00 feet; thence South 00 degrees 30' 24" West for 204.61 feet to the North line of the Harris property; thence South 88 degrees 48' 25" East along the North line of the Harris property for 138.50 feet; thence North 00 degrees 30' 24" East for 187.83 feet to the Point of Beginning.

Recorded in Public Records 08/23/2010 at 10:58 AM OR Book 6627 Page 700,  
Instrument #2010054634, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

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This document prepared by:  
**Escambia County, Florida**  
**Environmental Enforcement Division**  
**6708 Plantation Rd.**  
**Pensacola, FL 32504**  
**(850) 471-6160**

**CE09-11-07629**

**NOTICE OF LIEN**  
**(Nuisance Abatement)**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Mirabeau Joseph and Particia Joseph located at 1845 W Highway 4 and more particularly described as:

**PR# 105N312404000000**

BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) & CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11 SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3 DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N 0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341

A field investigation by the Office of Environmental Enforcement was conducted on May 12, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196 (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$189.00
Administrative costs	<u>\$ 18.50</u>
Total	\$207.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30<sup>th</sup> day after the filing of the lien in the official

BK: 6627 PG: 701 Last Page

records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 12<sup>th</sup> day of August 2010 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix  
Print Name Susan Hendrix

Witness Cheryl Young  
Print Name Cheryl Young

**ESCAMBIA COUNTY, FLORIDA**

Larry M. Newsom  
By: Larry M Newsom,  
Interim County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2010, by Larry M Newsom, as Interim County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current \_\_\_\_\_ as identification.

CHINA CHERYL LIVELY  
Notary Public-State of FL  
Comm. Exp. Sept. 29, 2011  
Comm. No. DD 684413  
(Notary Seal)

China Cheryl Lively  
Signature of Notary Public  
CHINA CHERYL LIVELY  
Printed Name of Notary Public

Recorded in Public Records 04/04/2011 at 10:03 AM OR Book 6706 Page 97,  
Instrument #2011021731, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

This document prepared by:  
**Escambia County, Florida**  
**Environmental Enforcement Division**  
**Escambia County Central Office Complex**  
**3363 West Park Place**  
**Pensacola, FL 32505**  
**(850) 595-1820**

**CE101006037**

**NOTICE OF LIEN**  
**(Nuisance Abatement)**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Mirabeau Joseph and Patricia Joseph located at 1845 W Highway 4 and more particularly described as:

**PR# 105N312404000000**

BEG AT INTER OF SLY R/W LI OF HWY 4 CIR CURVE CONC TO N (100 FT R/W) &  
CENTER LI OF HWY 4-A WLY ALG R/W & CURVE (TANG BRG S 87 DEG 56 MIN 11  
SEC W DELTA 8 DEG 36 MIN 20 SEC RADIUS 2596 64/100 FT) ARC DIST 390 FT FOR  
POB CONT WLY ALG R/W & CURVE (TANG BRG S 83 DEG 27 MIN 29 SEC E DELTA 3  
DEG 5 MIN 21 SEC RADIUS 2596 64/100 FT) ARC DIST 140 FT S 0 DEG 30 MIN 24 SEC  
W 204 61/100 FT TO N LI OF HARRIS PROP S 88 DEG 48 MIN 25 SEC E 138 50/100 FT N  
0 DEG 30 MIN 24 SEC E 187 83/100 FT TO POB OR 5614 P 1341

A field investigation by the Office of Environmental Enforcement was conducted on February 24, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$185.00
Administrative costs	<u>\$250.00</u>
Total	\$435.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30<sup>th</sup> day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 18 day of March 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix  
Print Name Susan Hendrix

ESCAMBIA COUNTY, FLORIDA

Witness Cheryl Young  
Print Name Cheryl Young

Charles R. Oliver 3/18/11  
By: Charles R. "Randy" Oliver, CPA PE  
County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2011, by Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current \_\_\_\_\_ as identification.

China Cheryl Lively  
Signature of Notary Public

CHINA CHERYL LIVELY

Printed Name of Notary Public

(Notary Seal)



Recorded in Public Records 06/25/2007 at 03:29 PM OR Book 6169 Page 1914,  
Instrument #2007060514, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 06/25/2007 at 03:18 PM OR Book 6169 Page 1900,  
Instrument #2007060509, Ernie Lee Magaha 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**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 07-03-0105  
Location: 1841 Hwy 4 West  
PR# 10-5N-31-2404-000-000

Mirabeau Joseph & Patricia Joseph  
1070 NE 174th Street  
Miami, FL 33162

**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, Joseph & Patricia Mirabeau 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 Code of Ordinances, the Special Magistrate finds that a violation of the Code of  
Ordinances § 42-196 (6) (b) (c)

has occurred and continues.

BK: 6169 PG: 1915

BK: 6169 PG: 1901

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Joseph & Patricia Nunez shall have until 6/28/07, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: Complete removal of downspout; cut downspout; complete removal of all contributing conditions

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing 6/29/07, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Joseph & Patricia Nunez

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 may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

BK: 6169 PG: 1916 Last Page

BK: 6169 PG: 1902 Last Page

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.


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 Code Enforcement Office at 6708 Plantation Rd, Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

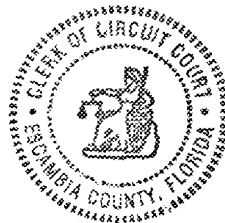
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on this the 24<sup>th</sup> day of

June, 2007.

  
Jimi Messer  
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  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County Florida  
By:  D.C.  
Date: 6-25-07



Recorded in Public Records 10/21/2008 at 10:02 AM OR Book 6388 Page 1283,  
Instrument #2008078829, Ernie Lee Magaha 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.: CE 07-03-0105  
Location: 1841 Hwy 4 West  
PR# 10-5N-31-2404-000-000

Mirabeau Joseph & Patricia Joseph  
1070 NE 174<sup>th</sup> Street  
Miami, FL 33162

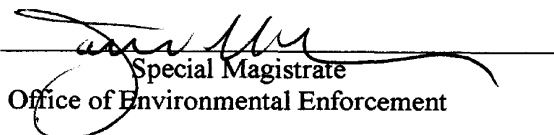
**ORDER**

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 June 21, 2007; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a), (b), and (d), Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. 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 June 21, 2007.

Itemized	Cost
a. Fines (06/29/2007-02/13/2008 @ \$10.00 per day)	\$ 2,290.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>1,500.00</u>

Total: \$ 4,890.00

DONE AND ORDERED at Escambia County, Florida on this 14<sup>th</sup> day of October, 2008.

  
Special Magistrate  
Office of Environmental Enforcement