

TitleExpress®

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E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Bay County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
31515-000-000	848430	LONG JOHN DR PANAMA CITY BEACH 32408

Legal Description

TREASURE ISLAND LOT 8 BLK 6 ORB 3770 P 2206



Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 4566	\$191,100	No	No	No

Owner of Record on Current Tax Roll
ARAMIS ALVAREZ, TRUSTEE

Billing Name & Address

5544 FILLMORE AVE
ALEXANDRIA VA 22311

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 05/23/2025 **Search covers** **20 years** **through:** 05/20/2025

Sue Servas
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

ARAMIS ALVAREZ, TRUSTEE OF THE PENA
FAMILY REVOCABLE TRUST DATED
SEPTEMBER 29, 2015
1116 MORELAND DR
ATLANTA GA 30315

Document

Warranty Deed
Bk:3770 Pg:2206

Examiner Comments**Related Documents (for Reference)**

Warranty Deed
Bk:1215 Pg:741

Death Certificate
Bk:3770 Pg:2208

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

COUNTY OF BAY
CODE ENFORCEMENT
840 W 11TH ST
PANAMA CITY FL 32401

Document

Order
Bk:4830 Pg:2057

Lien
Bk:4886 Pg:752

Examiner Comments**Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record****Document****Examiner Comments**

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

PREPARED BY and RETURN TO:
H. JOHN FELDMAN
BOWEN & SCHROTH, P.A.
600 Jennings Avenue
Eustis, FL 32726

Parcel ID No. See Exhibit "A"

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

WARRANTY DEED

THIS WARRANTY DEED is made the 12 day of November, 2015,
BY: **PETRA E. PENA, the un-remarried widow of MANUEL PENA, deceased**, whose address is 1116 Moreland Drive, Atlanta, GA 30315 ("Grantor"),
TO: **ARAMIS ALVAREZ, TRUSTEE OF THE PENA FAMILY REVOCABLE TRUST DATED September 29, 2015**, whose address is 1116 Moreland Drive, Atlanta, GA 30315, ("Grantee");

{Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.}

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **BAY** County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

Neither the Grantor nor anyone dependent upon said Grantor, resides on the above described property, and the same does not constitute the Grantor's homestead as defined by the constitution or the laws of the State of Florida.

This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to Grantee and the Successor Trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any of it; no person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.

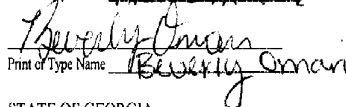
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

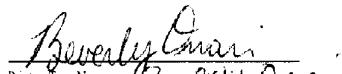
Signed in the Presence of


Print or Type Name Aramis Alvarez

Print or Type Name Beverly Omari


PETRA E. PENA

STATE OF GEORGIA
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me this 12 day of November, 2015 by PETRA E. PENA, who is personally known to me.


Print or Type Name Beverly Omari
Notary Public
My Commission Expires: 07/24/2018

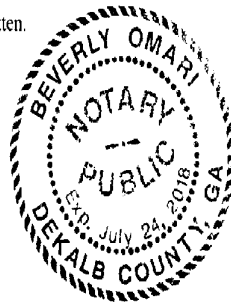


EXHIBIT "A"

PARCEL ID#31515-000-000

Lot Eight (8) in Block (6) of Treasure Island, according to the recorded plat thereof now on file in the office of the clerk of the Circuit Court of Bay County, Florida.

PARCEL ID#30196-030-100

Commence at the Northeast Corner of Lot 11, Block B, Silver Sands Unit One according to the plat thereof as recorded in Plat Book 11, Page 35 of the Public Records, Bay County, Florida; thence N.52°44'23"W., 24.65 feet along the Southerly Right of Way of Sunset Avenue to the POINT OF BEGINNING; Thence S.37°17'37"W., 104.92 feet along a line thru a common wall to the South line of Lot 11; thence N.37°19'05"W., 25.20 feet along the line between Lot 11 and Lot 14 of said Block B; thence N.37°09'45"W., 105.00 feet along the line between Lot 11 and Lot 10 of said Block B to the Southerly Right of Way of Sunset Avenue; thence S.52°44'23"E., 25.44 feet along said Right of Way to the Point of Beginning.

Pena
Beach
K0137B

SS [REDACTED]
RE# 31515.000

Compliments of
PANAMA TITLE DIVISION
LAWYERS TITLE INSURANCE CORPORATION
PANAMA CITY, FLORIDA

** OFFICIAL RECORDS **
BK 1215 PG 741

This Warranty Deed Made the 6th day of January A. D. 1989. by
Mildred T. Woodworth, being the widow of John D. Woodworth, deceased, and his
successor in an estate by the entirety in the real estate hereby conveyed

hereinafter called the grantor, to
Manuel Pena and wife, Petra E. Pena

whose postoffice address is 1116 Independence Drive S.E. Apt B, Atlanta, GA 30315
hereinafter called the grantee:

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

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

Lot Eight (8) in Block (6) of Treasure Island, according to the recorded plat
thereof now on file in the office of the Clerk of the Circuit Court of Bay County,
Florida.

The grantor herein represents that she was continuously married to John D. Woodworth
from the date of acquisition of title to the above land until the death of the
said John D. Woodworth on March 6, 1986.

Subject property is not the homestead of Mildred T. Woodworth and she resides at
5811 Liverpool Dr., Tampa, FL 33615

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1989; Subject to Easement recorded in Bay County Deed Book 212, page
379; Restrictions recorded in Bay County Deed Book 210, page 301 to the extent the
same are valid or enforceable; Permit recorded in Bay County Deed Book 221, page
485.

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

Signed, sealed and delivered in our presence:

Debra Davis
Deborah L. Stephens

Mildred T. Woodworth (SEAL)
Mildred T. Woodworth (SEAL)
(SEAL)

RCD: JAN 11 1989 @ 10:25 AM AL)
HAROLD BAZZEL, CLERK

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared Mildred T. Woodworth, being the
widow of John D. Woodworth, deceased, and his successor
in an estate by the entirety in the real estate hereby
conveyed
to me known to be the person described in and who executed the
foregoing instrument and she acknowledges before me that she
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 6th day of
January 1989.

Notary Public
My commission expires Notary Public, State of Florida at Largo
My Commission Expires Oct 23, 1989

SPACE BELOW FOR RECORDERS USE

Documentary Tax Pd. \$ 74.25
Intangible Tax Pd. \$
Harold Bazzel, Clerk, Bay County,
Fla. D.S.

FILE# 89-01077
BAY COUNTY, FLORIDA

CERTIFICATE OF DEATH/STATE OF GEORGIA

001928

DECEDENT'S NAME (First, Middle, Last) Manuel Pena		IF DECEDENT IS FEMALE, ENTER MAIDEN LAST NAME		SEX		DATE OF DEATH (Mo., Day, Year)	
1a. RACE (White, Black, Amer. Indian, etc.) Spanish		1b. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) Spanish		1c. DATE OF BIRTH (Mo., Day, Year) 03/13/1927		1d. AGE (Last Birthday) 74 81	
1e. HISPANIC Hispanic		1f. HOSPITAL OR OTHER INSTITUTION NAME (If not in either, give street and No.) Atlanta Medical Center		1g. DATE OF DEATH (Mo., Day, Year) 03/16/2008		1h. COUNTY OF DEATH Fulton	
1i. CITY, TOWN OR LOCATION OF DEATH Atlanta		1j. CITIZEN OF WHAT COUNTRY? USA		1k. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED Married		1l. SPOUSE (If married or widowed, give spouse's name - If wife, give maiden name) Petra Alvarez	
1m. Cuba		1n. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Retired Accountant		1o. KIND OF INDUSTRY OR BUSINESS Store Displays		1p. INSIDE CITY LIMITS? YES	
1q. GA		1r. CITY, TOWN OR LOCATION Fulton		1s. MOTHER'S MAIDEN NAME Josefa Ubiano		1t. MIDDLE Miguel	
1u. Rosendo		1v. Mailing Address (Street, R.F.D. No., City or Town, State, Zip) 1116 Moreland Dr. SE - Atlanta, GA-30315		1w. RELATIONSHIP Wife		1x. 1402	
1y. Petra		1z. Cemetery or Crematory Name Fairview Memorial Gardens		2a. LOCATION (City or Town, State, Zip, County) Stockbridge, GA-Henry, Co-30281		2b. BEST LICENSE NO. 211	
2c. Burial		2d. FUN. DIR. LICENSE NO. 2582		2e. NAME AND ADDRESS OF FACILITY (Street, R.F.D. No., City or Town, State, Zip) Harris A. Ward-Fairview Chapel 376 Fairview Road Stockbridge, GA. 30281		2f. 1402	
2g. David H. Gentry		2h. ENBALMER LICENSE NO. 4539		2i. ENBALMER Kimberly Dixon		2j. 211	

Bowen & Schroth PA
600 Jennings Avenue
Eustis, FL 32726

Linda Duggett, Lee County
Rec. Fee \$10.00
Deputy Clerk NFERGUSON
#2

29c. To the best of my knowledge, death occurred at the time, date and place indicated on this case(s) listed. (Signature and Title) <i>[Signature]</i>		30a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>[Signature]</i>	
29b. DATE SIGNED <i>03/24/08</i> <i>[Signature]</i> <i>01:45 AM</i> (Day, Year) (Hour of Day)		30b. DATE SIGNED <i>03/24/08</i> (Day, Year)	
29c. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER <i>[Signature]</i>		30c. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER <i>[Signature]</i>	
29d. TITLE AND LICENSE NO. OF CERTIFIER (Physician, Medical Examiner, or Coroner) <i>0104010</i> <i>081000000</i> <i>081000000</i> (Signature) <i>[Signature]</i>		30d. ADDRESS OF CERTIFIER (Street, R.F.D. No., City or Town, State, Zip) <i>12003 Cleveland Ave. Ste 2</i> <i>East Point, GA 30344</i>	
31a. DATE OF DEATH <i>03/24/08</i>		31b. DATE OF DEATH <i>03/24/08</i>	
31c. TIME OF DEATH <i>01:45 AM</i>		31d. TIME OF DEATH <i>01:45 AM</i>	
31e. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		31f. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
31g. DATE OF DEATH <i>03/24/08</i>		31h. DATE OF DEATH <i>03/24/08</i>	
31i. TIME OF DEATH <i>01:45 AM</i>		31j. TIME OF DEATH <i>01:45 AM</i>	
31k. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		31l. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
31m. DATE OF DEATH <i>03/24/08</i>		31n. DATE OF DEATH <i>03/24/08</i>	
31o. TIME OF DEATH <i>01:45 AM</i>		31p. TIME OF DEATH <i>01:45 AM</i>	
31q. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		31r. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
31s. DATE OF DEATH <i>03/24/08</i>		31t. DATE OF DEATH <i>03/24/08</i>	
31u. TIME OF DEATH <i>01:45 AM</i>		31v. TIME OF DEATH <i>01:45 AM</i>	
31w. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		31x. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
31y. DATE OF DEATH <i>03/24/08</i>		31z. DATE OF DEATH <i>03/24/08</i>	
32a. TIME OF DEATH <i>01:45 AM</i>		32b. TIME OF DEATH <i>01:45 AM</i>	
32c. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		32d. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
32e. DATE OF DEATH <i>03/24/08</i>		32f. DATE OF DEATH <i>03/24/08</i>	
32g. TIME OF DEATH <i>01:45 AM</i>		32h. TIME OF DEATH <i>01:45 AM</i>	
32i. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		32j. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
32k. DATE OF DEATH <i>03/24/08</i>		32l. DATE OF DEATH <i>03/24/08</i>	
32m. TIME OF DEATH <i>01:45 AM</i>		32n. TIME OF DEATH <i>01:45 AM</i>	
32o. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		32p. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
32q. DATE OF DEATH <i>03/24/08</i>		32r. DATE OF DEATH <i>03/24/08</i>	
32s. TIME OF DEATH <i>01:45 AM</i>		32t. TIME OF DEATH <i>01:45 AM</i>	
32u. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		32v. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
32w. DATE OF DEATH <i>03/24/08</i>		32x. DATE OF DEATH <i>03/24/08</i>	
32y. TIME OF DEATH <i>01:45 AM</i>		32z. TIME OF DEATH <i>01:45 AM</i>	
33a. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		33b. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
33c. DATE OF DEATH <i>03/24/08</i>		33d. DATE OF DEATH <i>03/24/08</i>	
33e. TIME OF DEATH <i>01:45 AM</i>		33f. TIME OF DEATH <i>01:45 AM</i>	
33g. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		33h. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
33i. DATE OF DEATH <i>03/24/08</i>		33j. DATE OF DEATH <i>03/24/08</i>	
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33o. DATE OF DEATH <i>03/24/08</i>		33p. DATE OF DEATH <i>03/24/08</i>	
33q. TIME OF DEATH <i>01:45 AM</i>		33r. TIME OF DEATH <i>01:45 AM</i>	
33s. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>		33t. PLACE OF DEATH <i>0104010</i> <i>081000000</i> <i>081000000</i>	
33u. DATE OF DEATH			

"CERTIFICATE OF RECORD"

This is an Exact copy of the Death Certificate received for filing in Fulton County, Georgia.

Local Custodian
County of Fulton, Atlanta, Georgia



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 12/23/2015 04:25:55 PM
FILE #: 2015116942 OR BK 6321 PG 1055
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Signed By _____
Date: _____

By: *B. Smith*
3/28/2008

CODE ENFORCEMENT SPECIAL MAGISTRATE FOR BAY COUNTY, FLORIDA

**Board of County Commissioners,
Bay County, Florida**

Petitioner,

v.

Case File CE20230275

**ALVAREZ, ARAMIS TRUSTEE
5544 FILLMORE AVE
ALEXANDRIA, VA 22311**

**Property Address:
8129 SUNSET AVE
PANAMA CITY, FL**

Respondent.

Parcel Number: 30196-030-100

ORDER

THIS CAUSE came before the Special Magistrate ("Magistrate") on August 1, 2024. The Magistrate, pursuant to the authority vested by Chapter 162, Fla. Stats., having received testimony and evidence, finds and concludes the following:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 8129 SUNSET AVE, PANAMA CITY, FLORIDA.
2. That ALVAREZ, ARAMIS TRUSTEE is the current owner of record of the Property.
3. On March 12, 2024, written Notice of Violation was sent certified and regular mail to the owner by Code Enforcement Officer Cecilia JAMES for a violation of Section 17-2 of the Bay County Code of Ordinances.
4. Pursuant to the Notice of Violation, the violation was to be corrected and the Property brought into compliance with Bay County Code on or before 14 days from the receipt of the notice.
5. Code Enforcement Officer Cecilia JAMES re-inspected the Property on April 15, 2024, and the Property was not in compliance with Section 17-2 of the Bay County Code of Ordinances.
6. On May 3, 2024, a written Notice of Violation/Notice of Hearing was mailed by certified (70220410000148844850) and regular mail to the owner of record. The notice was delivered on May 9, 2024.
- 7.
8. On July 16, 2024 a copy of the Notice of Hearing was posted on the property and at the main government building on July 18, 2024.
9. The owner has been provided notice in accordance with Florida Statute 162.12. The Respondent's neighbor Duane Ball x did did not appear at the hearing.

CONCLUSION OF LAW

1. Based upon the above Findings of Fact, on the gravity of the violation, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, the Magistrate finds that the property at 8129 SUNSET AVE, PANAMA CITY, FL is in violation of Section 17-2 of the Bay County Code in the form of overgrowth.
2. Proper notice of hearing was sent by regular and certified mail to Aramis Alvarez (trustee) (#70220410000148844850).
3. Therefore, it is ordered that Respondent ALVAREZ, ARAMIS TRUSTEE has 10 days from the effective date of this Order to bring the property into compliance with the applicable codes, ordinances, and regulations by removing all overgrowth and weeds.
4. If Respondent fails to bring the property into compliance with the applicable codes, ordinances,

and regulations within 10 days from the effective date of this Order, an initial fine of \$200 and a daily fine of \$25 may commence for each and every day any violation described herein continues past the 10th day for a period of 20 days or when the property is brought into compliance, whichever comes first.

IT SHALL BE THE RESPONSIBILITY OF THE RESPONDENT TO CONTACT AND INFORM CODE ENFORCEMENT OF ANY PROGRESS OR DELAYS IN BRINGING THE PROPERTY INTO COMPLIANCE.

5. Should the Respondent fail to comply with this Order within the specific times set forth above, the Magistrate authorizes Code Enforcement staff, and any contractor hired by the County, to enter onto any area of the Property, including the front, side and/or back of the Property, to conduct any pre-enforcement inspections, and to remove any and all overgrowth.
6. The Bay County Sheriff's Office is authorized to enter onto any area of the Property located outside any structure, including the front, side and/or back of the Property, to assist with the enforcement of this Order and any pre-enforcement inspections of the Property, and to take any necessary action to prevent any person from restricting, obstructing, opposing, or preventing the County or its contractors from enforcing the County's Order.
7. The cost of abatement of the nuisance, all incidental costs of enforcement, and any and all fines shall constitute a lien against the real property on which the violation exists and upon any other real or personal property owned by the violators. After the lien is imposed, the County may assess the reasonable cost of abating the violation against the property pursuant to the Uniform Assessment Collection Act and Chapter 21 of Bay County Code.
8. Take notice that, after proof of noncompliance with this Order, pursuant to Florida law, foreclosure of any fines or assessed costs that remain unpaid after three (3) months may occur.
9. **RESPONDENT SHALL COMPLY WITH THE DISCLOSURE PROVISIONS, IF APPLICABLE, OF SECTION 162.06(5), FLORIDA STATUTES.**
10. Pursuant to section 162.11, Appeals, Fla. Stats., as amended, an aggrieved party, including the local governing body, may appeal this Order, within thirty (30) days after this Order is signed, to the Circuit Court of the Fourteenth Judicial Circuit in and for Bay County, Florida. An appeal does not operate as a stay of this Order.

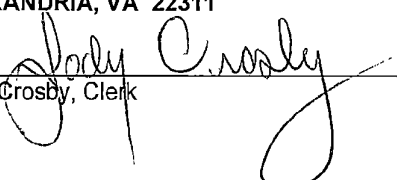
ORDERED on this 1st day of August, 2024.



Tiffany Brown Certo
Special Magistrate

Copies to:
ALVAREZ, ARAMIS TRUSTEE
County Attorney

I hereby certify, as Clerk for the Bay County Code Enforcement Special Magistrate ("Magistrate"), that this is a true and correct copy of an Order entered by the Magistrate and filed in the records of the Code Enforcement Division on this 1st day of August, 2024. A copy of this Order was sent by certified mail to the Respondent's address, listed in the Bay County Property Appraiser's database, at **5544 FILLMORE AVE ALEXANDRIA, VA 22311**



Jody Crosby, Clerk

**CODE ENFORCEMENT Special Magistrate
FOR BAY COUNTY, FLORIDA**

**Board of County Commissioners
Bay County, Florida,**

Petitioner,

v.

Case File CE20230275

ALVAREZ, ARAMIS TRUSTEE
5544 FILLMORE AVE
ALEXANDRIA, VA 22311

**Address:
8129 SUNSET AVE,
PANAMA CITY, FL 32408
Parcel Number: 30196-030-100**

Respondent.

SECOND ORDER TO IMPOSE LIEN

THIS CAUSE came before the Special Magistrate ("Magistrate") on February 13, 2025. The Magistrate, pursuant to the authority vested by Chapter 162, Fla. Stats., having received testimony and evidence, finds and concludes the following:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 8129 SUNSET AVE, PANAMA CITY, FL 32408.
2. That ALVAREZ, ARAMIS TRUSTEE is the current owner of record of the property.
3. The owner has been provided notice in accordance with Florida Statute 162.12. The respondent ALVAREZ, ARAMIS TRUSTEE x did not appear at this hearing.
- The case went before the Special Magistrate for Bay County on August 01, 2024, and was found in violation of Bay County Code Section 17-2 – Prohibitions – in the form of overgrowth. The Respondent did not appear at the hearing.
- The Magistrate ordered that the Respondent have 10 days to bring the property into compliance, or an initial fine of \$200.00 and a daily fine of \$25.00 be imposed for 20 days or when the property was brought into compliance. The Magistrate directed staff to abate the nuisance should the violations persist after fining for a period of 20 days, and all incidental costs of enforcement to constitute a lien against the real property on which the violations existed and upon any other real or personal property owned by the violators.
- On August 12, 2024 an inspection was completed, and the property remained in violation. Fines were imposed beginning on August 12, 2024. Also, on this date, an email from the complainant was sent to Investigator James stating "no changes at all."
- On September 3, 2024, an inspection was completed, and the property was found to remain in violation. Also, on this date, the complainant emailed Investigator James stating "everything is still the same."
- On October 29, 2024, a Notice of Intent was sent certified and regular mail to the property owner,

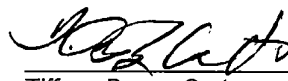
stating that work would begin on or after November 11, 2024.

- On October 30, 2024, a pre-bid inspection was completed.
 - The property was cleaned by a company contracted by the County at a cost of \$1,680.00. Upon inspection on November 19, 2024 the property was found to be in compliance.
 - On January 03, 2025, a Notice of Second Hearing was sent certified (9589071052701218636378) and regular mail to the property owner using the address, 5544 Fillmore Avenue, Alexandria, Virginia from the Bay County Property Appraiser's database. The certified Notice was refused by the addressee on January 10, 2025. As of this date, the regular Notice has not returned.
 - On January 6, 2025, a copy of the notice was posted on the property.
 - January 28, 2025: A copy of the Notice was posted at the Bay County Government Center.
4. This matter comes before the Special Magistrate for entry of this Second Order.

CONCLUSION OF LAW

1. Proper notice of hearing was sent by regular and certified (#9589071052701218636378) mail to the Respondent.
2. Therefore, Respondent ALVAREZ, ARAMIS TRUSTEE is hereby ordered to pay the costs incurred in cleaning the property in the amount of \$1,680.00, plus statutory interest.
3. Therefore, in addition to the costs incurred, as a result of noncompliance, the Respondent is also hereby ordered to pay an initial fine of \$200.00, and a daily fine of \$25.00 for a period of 20 days, for a total of \$700.00, plus statutory interest.
4. Upon recording of this Second Order in the Public Records of Bay County, Florida, the fines and assessments levied against the Respondent shall constitute a lien against the land on which the violations exist and against any other real or personal property owned by the Respondent. The County may assess the reasonable costs of abating the violation against the property pursuant to the Uniform Assessment Collection Act and Chapter 21 of Bay County Code.
5. Take notice that, after proof of noncompliance with this Order, pursuant to Florida law, foreclosure of any fines or assessed costs that remain unpaid after three (3) months may occur.
6. Pursuant to Section 162.11, Appeals, Fla. Stats., as amended, an aggrieved party, including the local governing body, may appeal this Order, within thirty (30) days after this Order is signed to the Circuit Court of the Fourteenth Judicial Circuit in and for Bay County, Florida. An appeal does not operate as a stay of this Order.
7. A conformed copy of this Second Order shall be sent to the Respondent by regular mail and shall be recorded in the Official Records of Bay County, Florida.

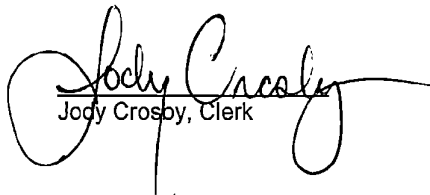
ORDERED on this February 13, 2025



Tiffany Brown Certo
Special Magistrate

Copies to:
ALVAREZ, ARAMIS TRUSTEE
County Attorney

I hereby certify, as Clerk for the Bay County Code Enforcement Special Magistrate that this is a true and correct copy of an Order entered by the Magistrate and filed in the records of the Code Enforcement Division on this February 13, 2025. A copy of this Order was sent by certified mail to the Respondent's address, listed in the Bay County Property Appraiser's database, at 5544 FILLMORE AVE ALEXANDRIA, VA 22311


Jody Crosby, Clerk

Parcel Summary

Parcel ID	31515-000-000
Location Address	LONG JOHN DR PANAMA CITY BEACH 32408
Brief Tax Description*	TREASURE ISLAND LOT 8 BLK 6 ORB 3770 P 2206 *The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	16-4S-15W
Tax District	Fire Beach Mosquito (District 56)
Millage Rate	12.289
Acreage	0.172
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[Alvarez, Aramis Trustee](#)
5544 Fillmore Ave
Alexandria, VA 22311

Valuation

	2025 Working Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$215,192	\$191,100	\$182,022	\$109,200
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$215,192	\$191,100	\$182,022	\$109,200
Assessed Value	\$77,539	\$70,490	\$64,082	\$58,256
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$77,539	\$70,490	\$64,082	\$58,256
Save Our Homes or AGL Amount	\$137,653	\$120,610	\$117,940	\$50,944

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	75.00	FF	75	100

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	11/12/2015	\$100	WD	3770	2206	Unqualified (U)	Improved	TETRA E PENA WIDOW OF MANUEL PENA	ARAMIS ALVAREZ TRUSTEE
N	01/06/1989	\$13,500	WD	1215	741	Qualified (Q)	Vacant	MILDRED T. WOODWORTH I	MANUEL PENA

Assessment Notice

[31515-000-000 \(PDF\)](#)
Adobe Acrobat Reader is required to view, open or print this notice.

Map



The Bay County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change.

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