



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

012537

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	RIAM ENTERPRISES LLC #115 477 BAYOU BLVD PENSACOLA, FL 32503 2607 N H ST 06-2370-000 N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249	Certificate #	2022 / 2753
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/2753	06/01/2022	315.51	15.78	331.29
→Part 2: Total*				331.29

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/2753	06/01/2023	311.77	6.25	51.44	369.46
Part 3: Total*					369.46

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)	700.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	257.39
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,333.14

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/08/2025</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400332

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
06-2370-000	2022/2753	06-01-2022	N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information Parcel ID: 172S305009000038 Account: 062370000 Owners: RIAM ENTERPRISES LLC Mail: #115 477 BAYOU BLVD PENSACOLA, FL 32503 Situs: 2607 N H ST 32501 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$17,705</td> <td>\$0</td> <td>\$17,705</td> <td>\$17,705</td> </tr> <tr> <td>2022</td> <td>\$17,705</td> <td>\$0</td> <td>\$17,705</td> <td>\$17,705</td> </tr> <tr> <td>2021</td> <td>\$17,705</td> <td>\$0</td> <td>\$17,705</td> <td>\$17,705</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$17,705	\$0	\$17,705	\$17,705	2022	\$17,705	\$0	\$17,705	\$17,705	2021	\$17,705	\$0	\$17,705	\$17,705																																		
Year	Land	Imprv	Total	Cap Val																																																												
2023	\$17,705	\$0	\$17,705	\$17,705																																																												
2022	\$17,705	\$0	\$17,705	\$17,705																																																												
2021	\$17,705	\$0	\$17,705	\$17,705																																																												
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/02/2018</td> <td>8023</td> <td>249</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>05/28/2015</td> <td>7351</td> <td>1791</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/29/2015</td> <td>7333</td> <td>69</td> <td>\$800</td> <td>QC</td> <td></td> </tr> <tr> <td>07/19/2013</td> <td>7048</td> <td>1189</td> <td>\$2,700</td> <td>TD</td> <td></td> </tr> <tr> <td>06/06/2011</td> <td>6729</td> <td>763</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>05/2006</td> <td>5904</td> <td>1851</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>12/1994</td> <td>3696</td> <td>950</td> <td>\$14,500</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/1966</td> <td>308</td> <td>228</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/02/2018	8023	249	\$100	QC		05/28/2015	7351	1791	\$100	QC		01/29/2015	7333	69	\$800	QC		07/19/2013	7048	1189	\$2,700	TD		06/06/2011	6729	763	\$100	QC		05/2006	5904	1851	\$100	QC		12/1994	3696	950	\$14,500	CJ		01/1966	308	228	\$100	WD		2023 Certified Roll Exemptions None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																											
11/02/2018	8023	249	\$100	QC																																																												
05/28/2015	7351	1791	\$100	QC																																																												
01/29/2015	7333	69	\$800	QC																																																												
07/19/2013	7048	1189	\$2,700	TD																																																												
06/06/2011	6729	763	\$100	QC																																																												
05/2006	5904	1851	\$100	QC																																																												
12/1994	3696	950	\$14,500	CJ																																																												
01/1966	308	228	\$100	WD																																																												
Legal Description N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249																																																																
Extra Features None																																																																
Parcel Information																																																																

[Launch Interactive Map](#)

Section
Map Id:
17-25-30-1

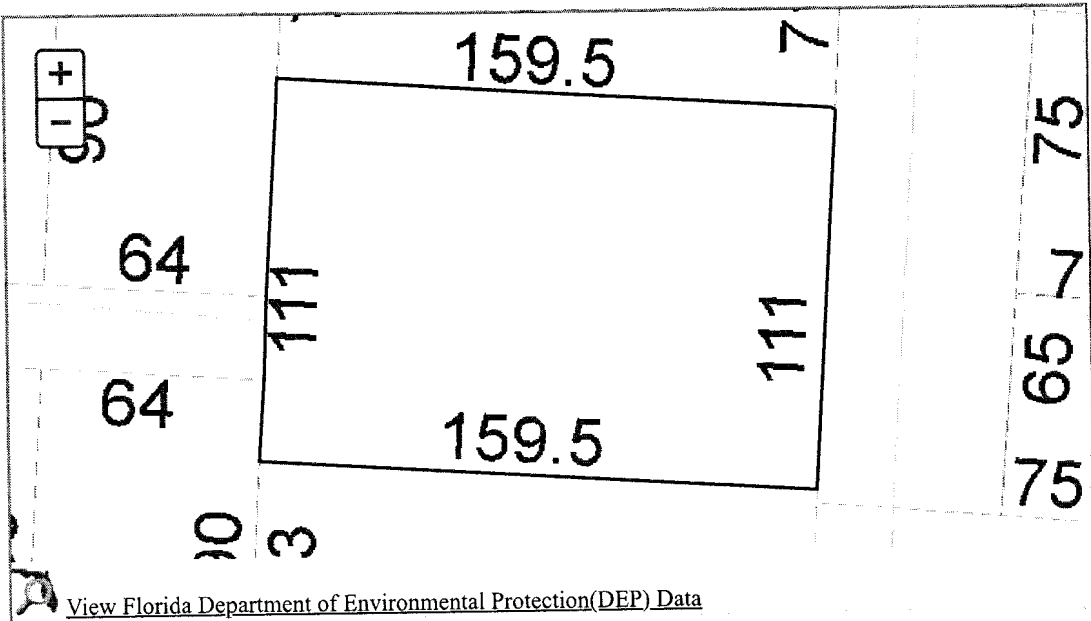
Approx.
Acreage:
0.4126

Zoned:

HDR
HDR
HDR
HDR
HDR
HDR
HDR
HDR
HDR
HDR
HDR

Evacuation
& Flood
Information

[Open](#)
[Report](#)



Buildings

Images



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/01/2024 (cc.4764)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02753**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-2370-000 CERTIFICATE #: 2022-2753

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

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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

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

Period Searched: September 9, 2004 to and including September 9, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 16, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 16, 2024

Tax Account #: **06-2370-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RIAM ENTERPRISES LLC**

By Virtue of Quit Claim Deed recorded 12/28/2018 in OR 8023/249

ABTRACTOR'S NOTE: VESTING QUIT CLAIM DEED HAS TDR ENTERPRISES LLC ON THE GRANTING CLAUSE AND TDR ENTERPRISES, INC. ON THE SIGNATURE CLAUSE. WE FOUND A FRED ROBBINS MANAGER OF TDR ENTERPRISES, LLC ON THE NEVADA CORPORTION WEB SITE.

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. **Nuisance Abatement Lien in favor of Escambia County Environmental Enforcement Division recorded 2/7/2024 OR 9101/1041**
 - b. **Code Enforcement Order in favor of Escambia County recorded 9/21/2009 OR 6509/797 together with Cost Order recorded 7/29/2011 OR 6747/147**
 - c. **Code Enforcement Order in favor of Escambia County recorded 9/18/2007 OR 6219/781 together with Cost Order recorded 9/20/2013 OR 7078/494**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 06-2370-000

Assessed Value: \$17,705.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JAN 8, 2025

TAX ACCOUNT #: 06-2370-000

CERTIFICATE #: 2022-2753

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

RIAM ENTERPRISES LLC
477 BAYOU BLVD #115
PENSACOLA, FL 32503

**ESCAMBIA COUNTY ENVIRONMENTAL
ENFORCEMENT DIVISION**
3363 WEST PARK PLACE
PENSACOLA, FL 32505

**ESCAMBIA COUNTY ENVIRONMENTAL
ENFORCEMENT DIVISION**
6708 PLANTATION ROAD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 16th day of September, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

September 16, 2024

Tax Account #:06-2370-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2370-000(0125-37)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

**Recorded in Public Records 12/28/2018 2:46 PM OR Book 8023 Page 249,
Instrument #2018105004, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70**

Prepared by: Fred Robbins
Parcel ID No: 17-2S-30-5009-000-038
Rec Fee \$10 Doc Stps: \$.70

Quit Claim Deed

Made this 2nd day of November 2018 A.D. by **TDR Enterprises, LLC, a Nevada limited liability company** incorrectly identified as **TDR Enterprises, Inc. a Florida corporation** in deed recorded 5/28/2018 in Official Records Book 7351, Page 1791 of the public records of Escambia county, Florida, whose post office address is: **3311 Gulf Breeze Pkwy #227, Gulf Breeze, FL 32563**, hereinafter called the grantor, to **RIAM Enterprises, LLC, a Nevada limited liability company**, whose post office address is: **477 Bayou Blvd #115, Pensacola, FL 32503**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Escambia County, Florida, to-wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 7351 P 1791 of the Public Records of Escambia County, Florida.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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: **TDR ENTERPRISES INC., A Nevada limited liability company**

Witness Printed Name CYNTHIA ELLIS

By Fred Robbins
Fred Robbins, Manager

Witness Printed Name Megan C Ellis

State of FL
County of Escambia

The foregoing instrument was acknowledged before me this 2nd day of November by Fred Robbins, as Manager of TDR Enterprises LLC, a Nevada limited liability company, on behalf of the company, who is personally known to me or who has produced driver's license as identification.

Notary Public

My Commission Expires: 3/28/2020

(SEAL)



Recorded in Public Records 2/7/2024 2:20 PM OR Book 9101 Page 1041,
Instrument #2024009606, Pam Childers 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

CE:21073821N

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by LLC RIAM ENTERPRISES located at 2607 N H ST and more particularly described as:

PR#172S305009000038

Legal Description

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCI NTYRE S/D OR 8023 P 249

A field investigation by the Office of Environmental Enforcement was conducted on 2/6/2024 and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(a), Sec. 42-196(b), Sec. 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	\$3000.00
Administrative costs	\$0.00
Total	\$3000.00

The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th 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 lines 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.

BK: 9101 PG: 1042 Last Page

Executed this 7 day of February, 2024 by the County Administrator, Wesley J. Moreno as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDIA

Witness Cecelia Amos
Print Name Cecelia Amos

Wesley J. Moreno
By: Wesley J. Moreno,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDIA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 7 day of February, 2024, by Wesley J. Moreno, 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.



(Notary Seal)

JOSE GOCHEZ
Notary Public
State of Florida
Comm# HH373403
Expires 3/14/2027

Jose Gochez
Signature of Notary Public

Jose Gochez
Printed Name of Notary Public

Recorded in Public Records 09/21/2009 at 04:56 PM OR Book 6509 Page 797,
Instrument #2009064983, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 09/21/2009 at 04:50 PM OR Book 6509 Page 755,
Instrument #2009064977, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#08-08-0271
LOCATION: 2607 North "H" Street
PR# 172S30-5009-000-038**


**Marcus Stokes
4906 Genevive Court
Pensacola, Florida 32526**

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,
MARCUS STOKES as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

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

Certified to be a true copy
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: [Signature]
Date: 9/12/24



BK: 6509 PG: 798

BK: 6509 PG: 756

- ☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☒ (n) ☐ (o)
- ☒ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: MARCUS STOKES shall have until 9/29/09, 2009 to correct the violation and to bring the violation into compliance. Corrective action shall include:

BK: 6509 PG: 799

BK: 6509 PG: 757

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

BK: 6509 PG: 800

BK: 6509 PG: 758

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 5.00 per day, commencing 9/30/09, 2009. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,000.00 are awarded in favor of Escambia County as the prevailing party against NARLES SMITH.

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

BK: 6509 PG: 801 Last Page

BK: 6509 PG: 759 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building,

190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 15th day of September, 2009.



Jim Messer
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 07/29/2011 at 03:57 PM OR Book 6747 Page 147,
Instrument #2011051893, 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 08-08-0271
Location: 2607 North "H" Street
PR# 172S30-5009-000-038

Stokes Marcus
4906 Genevive Ct
Pensacola, FL 32526

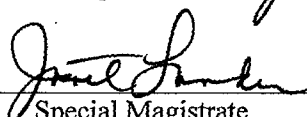
ORDER

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 September 15, 2009; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (m), (n), (o) and (p) 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 September 15, 2009.

Itemized	Cost
a. Fines \$2,745.00 (9/30/09 – 4/02/11 @ \$5.00 per day)	\$ 2,745.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>1,800.00</u>

Total: \$ 5,645.00

DONE AND ORDERED at Escambia County, Florida on this 22nd day of July, 2011.



Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 09/18/2007 at 10:01 AM OR Book 6219 Page 781,
Instrument #2007089527, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 09/18/2007 at 09:18 AM OR Book 6219 Page 703,
Instrument #2007089494, 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.: 07-06-0130

Location: 2607 North H Street

PR# 172S30-5009-000-038

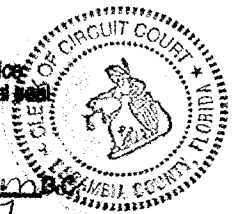
Marcus Stokes
4906 Genevive Ct
Pensacola, FL 32526

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,
Marcus Stokes 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 LSC 7.07.06

has occurred and continues.

Certified to be a true copy
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: Ernie Lee Magaha
Date: Sept 18, 2007



BK: 6219 PG: 782

BK: 6219 PG: 704

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: MARCUS STOKES shall have until 12/11/07, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: OBTAIN BUILDING PERMIT TO BRING STRUCTURE TO CODE WITHIN THIRTY DAYS OF THE DATE OF THIS ORDER AND COMPLETE REPAIRS TO BRING STRUCTURE INTO COMPLIANCE WITH THE CODE AND OBTAIN A CERTIFICATE OF OCCUPANCY WITHIN THREE MONTHS OF THE DATE OF THIS ORDER.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 2500 per day, commencing 12/12/07, 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 MARCUS STOKES.

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.

BK: 6219 PG: 783 Last Page

BK: 6219 PG: 705 Last Page

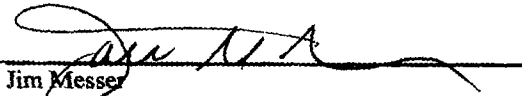
The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

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 6708 Plantation Road 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 the 11th day of September, 2007.


Jim Messer
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 09/20/2013 at 04:02 PM OR Book 7078 Page 494,
Instrument #2013072086, 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.: CE 07-06-0130
Location: 2607 North "H" Street
PR# 172S30-5009-000-038

Marcus Stokes
4906 Genevive Ct
Pensacola, FL 32526

Raymond Stokes
1201 W Lee Street
Pensacola, FL 32501

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 September 11, 2007; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances LDC 7.07.06. 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 September 11, 2007.

Itemized	Cost
a. Fines \$25.00 per day (12/27/07-4/02/2011)	\$29,800.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$30,900.00

DONE AND ORDERED at Escambia County, Florida on this 11 day of Sept, 2013.


Robert O Beasley
Office of Environmental Enforcement

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

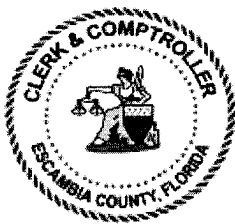
CERTIFICATE # 02753 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RIAM ENTERPRISES LLC	ESCAMBIA COUNTY / COUNTY ATTORNEY
#115	221 PALAFOX PLACE STE 430
477 BAYOU BLVD	PENSACOLA FL 32502
PENSACOLA, FL 32503	

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 21th day of November 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02753**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02753**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

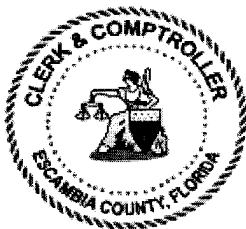
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

2607 N H ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 02753, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0125.37

Document Number: ECSO24CIV040323NON

Agency Number: 25-001636

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02753 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RIAM ENTERPRISES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/22/2024 at 8:56 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for RIAM ENTERPRISES LLC , Writ was returned to court UNEXECUTED on 12/4/2024 for the following reason:

UNABLE TO LOCATE THIS BUSINESS; NOT LISTED IN SUNBIZ.ORG.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Carmley 926
J. CARMLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02753**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025.**

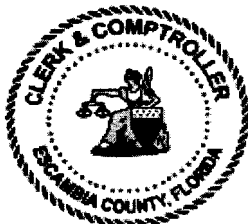
Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 02753, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0125-37

Document Number: ECSO24CIV040566NON

Agency Number: 25-001565

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02753 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RIAM ENTERPRISES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:52 AM and served same at 8:29 AM on 11/25/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02753**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

RIAM ENTERPRISES LLC

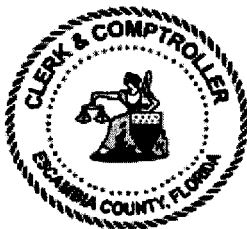
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

2607 N H ST 32501



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

By:
Emily Hogg
Deputy Clerk

RIAM ENTERPRISES LLC [0125-37]
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0125-37]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2373 09

✓ delivered

9171 9690 0935 0128 2372 93

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0125-37]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2372 86

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	11/21/24 12:52 PM
Tracking Number:	9171969009350128237309	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32503
Service:	ERR	City:	PENSACOLA
Value	\$0.690	State:	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Sat, 11/23/24, 11:40:00 AM	OK : Delivered
Sat, 11/23/24, 03:27:00 AM	Processed (processing scan)
Sat, 11/23/24, 12:26:00 AM	Processed (processing scan)
Fri, 11/22/24, 11:40:00 PM	Processed (processing scan)
Fri, 11/22/24, 11:35:00 PM	Processed (processing scan)
Fri, 11/22/24, 05:15:00 AM	Processed (processing scan)
Thu, 11/21/24, 07:41:00 PM	Processed (processing scan)
Thu, 11/21/24, 06:26:00 PM	Origin Acceptance
Thu, 11/21/24, 04:28:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

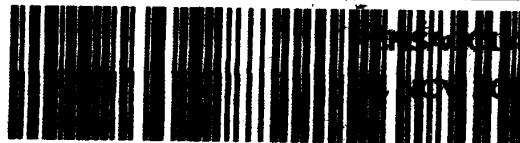
Paul Chambers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAID
2024 DEC 23 PM 12
PENSACOLA, FL 32502

RIAM ENTERPRISES LLC [0125-37]
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

UTF
32502-5833
32503-638177

CERTIFIED MAIL



9171 9690 0935 0128 2373 09

PENSACOLA FL 325

NOV 20 4PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

11/21/2024 ZIP 32502
043M31219251

US POSTAGE

RETURN TO SENDER

NIXIE

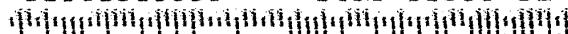
322 F2 1

0012/19/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-02333-21-39





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-2370-000	06		172S305009000038

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

PROPERTY ADDRESS:
2607 N H ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/2753

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED		
COUNTY	6.6165	17,705	0	17,705	117.15		
PUBLIC SCHOOLS							
BY LOCAL BOARD	1.7520	17,705	0	17,705	31.02		
BY STATE LAW	3.0950	17,705	0	17,705	54.80		
WATER MANAGEMENT	0.0218	17,705	0	17,705	0.39		
SHERIFF	0.6850	17,705	0	17,705	12.13		
M.S.T.U. LIBRARY	0.3590	17,705	0	17,705	6.36		
ESCAMBIA CHILDRENS TRUST	0.4043	17,705	0	17,705	7.16		
TOTAL MILLAGE				12.9336	AD VALOREM TAXES	\$229.01	
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS					
N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P See Additional Legal on Tax Roll		TAXING AUTHORITY	RATE		AMOUNT		
		FP FIRE PROTECTION					15.03
		NON-AD VALOREM ASSESSMENTS					\$15.03
Pay online at EscambiaTaxCollector.com			COMBINED TAXES AND ASSESSMENTS				
Payments must be in U.S. funds drawn from a U.S. bank			\$244.04				
If Paid By	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025			
Please Pay	\$236.72	\$239.16	\$241.60	\$244.04			

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
06-2370-000
PROPERTY ADDRESS
2607 N H ST

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

Make checks payable to:
Scott Lunsford, CFC
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591
Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Dec 31, 2024
	236.72
AMOUNT IF PAID BY	Jan 31, 2025
	239.16
AMOUNT IF PAID BY	Feb 28, 2025
	241.60
AMOUNT IF PAID BY	Mar 31, 2025
	244.04
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 01-08-2025 – TAX CERTIFICATE #02753

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.12.26 11:28:46 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:31:54 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 02753, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000 (0125-37)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Wednesday in the month of January, which is the 8th day of January 2025.

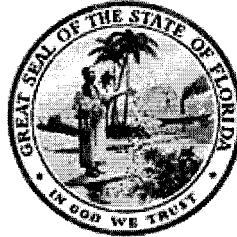
Dated this 21st day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 002753 of 2022 Date 1/8/2025
 Name ROMAN VASHURIN**

Cash Summary

Cash Deposit	\$930.00
Total Check	\$17,842.70
Grand Total	\$18,772.70

Purchase Price (high bid amount)	\$18,600.00	Total Check	\$17,842.70
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$130.20	Adv Doc. Stamps	\$130.20
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,300.68	Postage	\$24.60
		Researcher Copies	\$0.00
- postage	\$24.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,276.08	Registry of Court	\$2,276.08
Purchase Price (high bid)	\$18,600.00		
-Registry of Court	\$2,276.08	Overbid Amount	\$16,299.32
-advance recording (for mail certificate)	\$18.50		
-postage	\$24.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$16,299.32		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 002753

Sold Date 1/8/2025

Name ROMAN VASHURIN

RegistryOfCourtT = TAXDEED	\$2,276.08
overbidamount = TAXDEED	\$16,299.32
PostageT = TD2	\$24.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$130.20
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 002753	
5/2/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/2/2024	TD84	PA INFO	
5/3/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024031892	
5/3/2024	TD84	NOTICE OF TDA	
10/14/2024	TD82	PROPERTY INFORMATION REPORT	
11/22/2024	TD81	CERTIFICATE OF MAILING	
12/9/2024	TD84	SHERIFF RETURN OF SERVICE	
12/13/2024	CheckVoided	CHECK (CHECKID 138796) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
12/13/2024	CheckMailed	CHECK PRINTED: CHECK # 900038017 - - REGISTRY CHECK	
12/13/2024	TD84	CERT MAIL TRACKING	
12/19/2024	TD84	2024 TAXES	
1/3/2025	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/2/2024 11:59:45 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/2/2024 11:59:46 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00

5/2/2024 11:59:45 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/2/2024 11:59:46 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/2/2024 12:01:24 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/3/2024 10:34:48 AM	2024031892	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/13/2024 9:33:24 AM	Check (outgoing)	101953394	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038017 CLEARED ON 12/13/2024
5/3/2024 10:34:48 AM	Deposit	101890714	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
Deposited			Used	Balance		
320.00			11,800.00	-11,480.00		

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fr	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address	
01/08/2025	2022 TD 00291	332S3C									\$0.00	\$60.20	\$8,272.70	02914	Richard Lewis	2803 N S street P
01/08/2025	2022 TD 00281	182S3C									\$0.00	\$72.80	\$9,995.30	02810	DSYA	2921 North Pens
01/08/2025	2022 TD 00275	172S3C									\$0.00	\$130.20	\$17,842.70	02753	Roman Vashurin	6123 Chablis Ln
01/08/2025	2022 TD 00274	172S3C									\$0.00	\$210.70	\$28,848.20	02748	Fred M Worsnop	8141 Mobile Hwy
01/08/2025	2022 TD 00266	172S3C									\$0.00	\$263.20	\$36,025.70	02664	Ease Acquisitions	2220 Seascale Co
01/08/2025	2022 TD 00230	132S3C									\$0.00	\$75.60	\$10,378.10	02303	Bryan H. Seifstein	6594 alvarado rd
01/08/2025	2022 TD 00145	351S3C									\$0.00	\$196.70	\$26,934.20	01459	A & J Evergreen	E 184 Ironhorse Dr.
01/08/2025	2022 TD 00011	091S2C									\$0.00	\$53.20	\$7,315.70	00119	FORANEO INTER	20007 SW 122nd

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 002753

Result Date: 01/08/2025

Title Information:

Name: Roman Vashurin

Address1: 6123 Chablis Ln

Address2:

City: Pensacola

State: FL

Zip: 32504

Cancel

Update

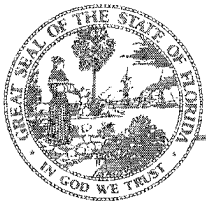
79643

Roman Vashurin

Deposit

\$18,600.00

\$ 930.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

TAX DEED INFORMATION SHEET

Tax Certificate Number: 02753 of 2022

Date of Auction: 01/08/25

Name and address of Grantee EXACTLY as it should appear on the tax deed:

CEILING SUNSET LLC

6445 Meadow Field Cir, Pensacola, FL 32526

Bany
Signature of Purchaser

01/08/25
Date

Roman Vashurin
Printed Name of Purchaser

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02753 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RIAM ENTERPRISES LLC
#115
477 BAYOU BLVD
PENSACOLA, FL 32503

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

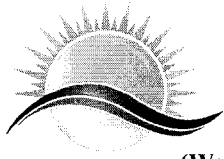
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 21th day of November 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 01-08-2025 – TAX CERTIFICATE #02753

in the CIRCUIT Court
was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P. Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019083B5D40A000E97D9, cn=Michael P. Driver
Date: 2024.12.26 11:28:46 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:31:54 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 02753, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 111 FT OF S 490 FT OF E 159 FT 6 IN
OF LT 9 BRAINERD & MCINTYRE S/D
OR 8023 P 249 SECTION 17, TOWNSHIP
2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062370000
(0125-37)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Wednesday in the month of January, which is the 8th day of January 2025.

Dated this 21st day of November 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025003657 1/14/2025 9:02 AM
OFF REC BK: 9257 PG: 49 Doc Type: TXD
Recording \$10.00 Deed Stamps \$130.20

Tax deed file number 0125-37

Parcel ID number 172S305009000038

TAX DEED

Escambia County, Florida

for official use only

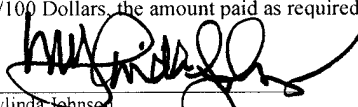
Tax Certificate numbered 02753 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 8th day of January 2025, the land was offered for sale. It was sold to **CEILING SUNSET LLC**, 6445 MEADOW FIELD CIR PENSACOLA FL 32526, who was the highest bidder and has paid the sum of the bid as required by law.

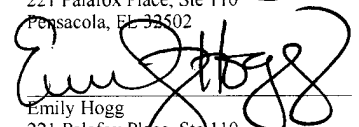
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

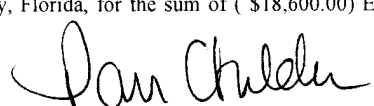
Description of lands: N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 8023 P 249 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

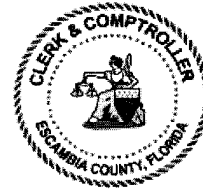
**** Property previously assessed to: RIAM ENTERPRISES LLC**

On 8th day of January 2025, in Escambia County, Florida, for the sum of (\$18,600.00) EIGHTEEN THOUSAND SIX HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

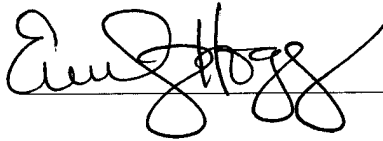

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 8th day of January, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2022 TD 002753
Account #	062370000
Property Owner	Riam Enterprises LLC
Property Address	2607 N. H St
SOLD TO:	Roman Vashurin \$18,600.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 158.70 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 261.99 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 2030.67 ✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓	\$
Additional taxes 2024	\$ 239.16 ✓	\$ 16,037.33
Postage final notices	\$ 0	\$
CODE ENF	\$ 16,037.33	\$ 0
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

CODE ENF 0219/181 07CL089527	Due \$ 39,993.00
	Paid \$ 16,037.33
CODE ENF 0509/197 09CL044983	Due \$ 5214.03
	Paid \$ 0
MIS. ABATE 9101/1041 24CL091040	Due \$ 3,209.22
	Paid \$ 0
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:

* NOT ENOUGH SURPLUS TO PAY ALL CODE LIENS.



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

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: 6219 Page: 781

[View Image](#)

Start Date 12/27/2007



Court Cost 1,100.00

Recording Fees 64.00

Copies 5.00

Certified Abatement Costs 0.00

Fine Per Day \$25.00

Date Of Payoff 04/02/2011



2007 CL 089527 / CE07060130
2607 N H ST
ALSO 7078/494 AND 6219/703

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$25.00	1192	\$29,800.00	\$1,100.00	\$69.00	\$10.00	\$7.00	\$7.00	\$0.00	\$30,993.00

APPLIED \$ 16,037.33

\$ 1100.00 COURT COST

\$ 64.00 RECORDING

\$ 14,868.33 TOWARDS DAILY FINES



**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Ernie Lee Magaha,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: **6509** Page: **797**

Start Date **09/30/2009**

Court Cost **1,100.00**

Reimbursement Recording Fee Order **44.00**

Reimbursement Recording Fee Lien **44**

Amended Order ☐

Copies **7**

Certified Abatement Costs **1,800.00**

Fine Per Day **\$5.00**

Date Of Payoff **04/02/2011**

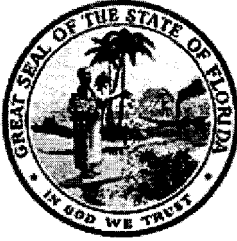
Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$5.00	549	\$2,745.00	\$1,100.00	\$95.00	\$10.00	\$7.00	\$7.00	\$1,800.00	\$5,764.00

2009 CL 064983
CE 08080271

\$550 per
BCC ruling

\$5,214.00

2607 North H St.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien 2/7/2024



**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

\$6.00 ▲
\$10.50
\$15.00
\$18.50 ▼

Official Records Book: 9101

Page: 1041

[View Image](#)

Foreclosure

Original Principal \$3,000.00

Date Of Payoff

01/08/2025



Interest Rate

6 percent ▲
8 percent ▼

[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$3,000.00	306	\$166.72	\$18.50	\$10.00	\$7.00	\$7.00	\$3,209.22

2024 CL 009406
OE 21073821N
2607 N H ST.

Recorded in Public Records 2/7/2024 2:20 PM OR Book 9101 Page 1041,
Instrument #2024009606, Pam Childers 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

CE:21073821N

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by LLC RIAM ENTERPRISES located at 2607 N H ST and more particularly described as:

PR#172S305009000038

Legal Description

N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCI NTYRE S/D OR 8023 P 249

A field investigation by the Office of Environmental Enforcement was conducted on 2/6/2024 and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(a), Sec. 42-196(b), Sec. 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	\$3000.00
Administrative costs	\$0.00
Total	\$3000.00

The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th 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 lines 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.

BK: 9101 PG: 1042 Last Page

Executed this 7 day of February, 2024 by the County Administrator, Wesley J. Moreno as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDIA

Witness Cecelia Amos
Print Name Cecelia Amos

Wesley J. Moreno
By: Wesley J. Moreno,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDIA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 7 day of February, 2024, by Wesley J. Moreno, 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.



(Notary Seal)

JOSE GOCHES
Notary Public
State of Florida
Comm# HH373403
Expires 3/14/2027

Jose Gochez
Signature of Notary Public

Jose Gochez
Printed Name of Notary Public