



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:				<u>Escambia, Florida</u> Date <u>April 25th, 2024</u>	

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

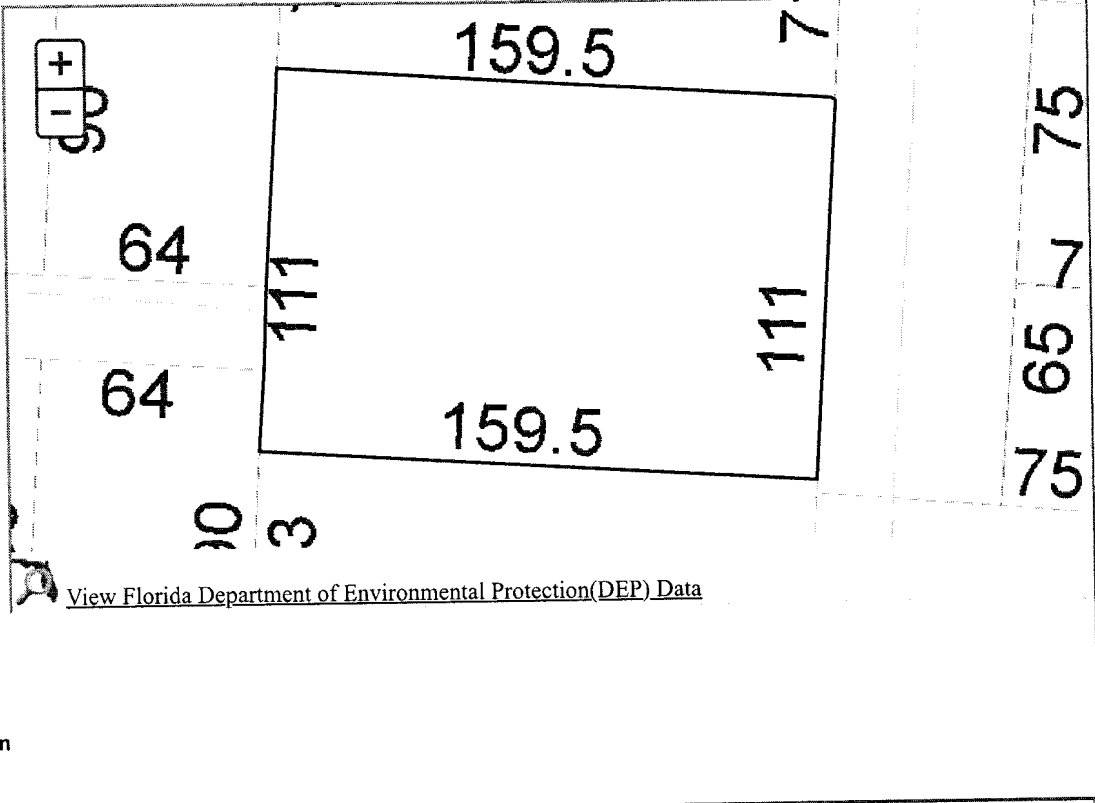
[Printer Friendly Version](#)

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> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					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																																		
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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				
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					Extra Features None																																																										
Parcel Information					Launch Interactive Map																																																										

Section
Map Id:
17-25-30-1

Approx.
Acreage:
0.4126

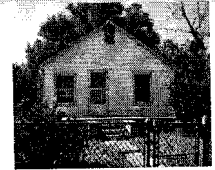
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Evacuation
& Flood
Information**
[Open
Report](#)

Buildings
Images



3/3/2011 12:00:00 AM

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

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)

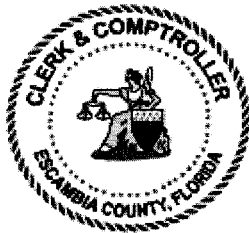
The assessment of the said property under the said certificate issued was in the name of

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

ABSTRACTOR'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:

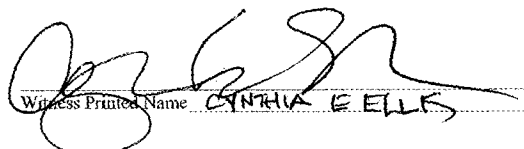
N 111 FT OF S 490 FT OF E 159 FT 6 IN OF LT 9 BRAINERD & MCINTYRE S/D OR 7351 P 1791 of the Public Records of Escambia County, Florida.

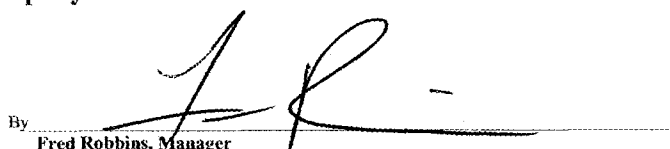
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

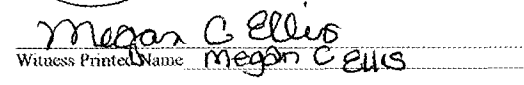
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the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

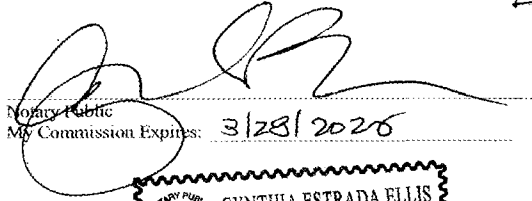

Witness Printed Name CYNTHIA ELLIS

By 
Fred Robbins, 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 FLORIDIA
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.



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

(Notary Seal)

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: 
Date: 9/12/24



- 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:

- 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 _____

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 NARVIS 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 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.

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

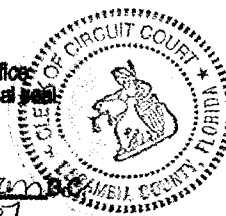
Marcus Stokes
4906 Genevive Ct
Pensacola, FL 32526

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: Kathleen Sullivan
Date: Sept 18, 2007



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 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
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Marcus Stokes
4906 Genevive Ct
Pensacola, FL 32526

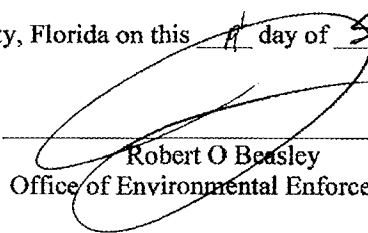
Raymond Stokes
1201 W Lee Street
Pensacola, FL 32501

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