



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

0225-29

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 | RIVERA GILBERTO RIVERA ERIKA M PO BOX 120323 BROOKLYN, NY 11212-0323 713 GONZALEZ PARK DR 11-3728-656 LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226 | Certificate # | 2022 / 5873 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/5873 | 06/01/2022 | 289.58 | 14.48 | 304.06 |
| → Part 2: Total* | | | | 304.06 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/6006 | 06/01/2023 | 297.22 | 6.25 | 49.04 | 352.51 |
| # 2022/7710 | 06/01/2022 | 323.67 | 6.25 | 16.18 | 346.10 |
| Part 3: Total* | | | | | 698.61 |

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) | 1,002.67 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 295.15 |
| 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) | 1,672.82 |

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>02/05/2025</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: 2400396

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 |
|----------------|-----------------|------------|---|
| 11-3728-656 | 2022/5873 | 06-01-2022 | LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226 |

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

[illegible]

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

Buildings

Images

None

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

Last Updated:05/02/2024 (tc.2804)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05873**, 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:

LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113728656 (0225-29)

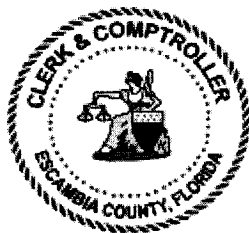
The assessment of the said property under the said certificate issued was in the name of

GILBERTO RIVERA and ERIKA M RIVERA and DAYNA S STAMS and MICHAEL A RIVERA

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 **first** Wednesday in the month of February, which is the **5th day of February 2025**.

Dated this 2nd 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 #: 11-3728-656 CERTIFICATE #: 2022-5873

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: October 7, 2004 to and including October 7, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-3728-656**

1. The Grantee(s) of the last deed(s) of record is/are: **GILBERTO RIVERA, MICHAEL A. RIVERA, ERIKA M. RIVERA AND DAYNA S. STAMS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

By Virtue of Warranty Deed recorded 4/4/1990 in OR 2838/226

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) **Fire Protection MSBU Lien Recorded 10/07/1998 – OR 4321/588**
 - b) **Fire Protection MSBU Lien Recorded 10/07/1999 – OR 4468/477**
 - c) **Code Enforcement Lien recorded 9/5/2018 – OR 7961/929 together with Cost Order recorded 12/10/2018 – OR 8013/1286**
 - d) **Code Enforcement Lien recorded 7/29/2021-OR 8586/39 together with Cost Order recorded 12/8/2022-OR 8901/968**
 - e) **Nuisance Abatement Lien recorded 10/11/2021-OR 8636/1313 (GILBERT RIVERA)**
 - f) **Code Enforcement Lien in favor of Escambia County recorded 7/12/2024 – OR 9173/1790 (GILBERT RIVERA)**

4. Taxes:

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

Tax Account #: 11-3728-656

Assessed Value: \$17,600.00

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: FEB 5, 2025

TAX ACCOUNT #: 11-3728-656

CERTIFICATE #: 2022-5873

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. |

GILBERTO RIVERA
ERIKA M. RIVERA
DAYNA S. STAMS
MICHAEL A. RIVERA
PO BOX 120323
BROOKLYN, NY 11212-0323

GILBERT RIVERA
PO BOX 1411
CAMDEN, NJ 08105

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

GILBERTO RIVERA
ERIKA M. RIVERA
DAYNA S. STAMS
MICHAEL A. RIVERA
693 FLATBUSH AVE., APT #3
BROOKLYN, NY 11225

GILBERTO RIVERA
ERIKA M. RIVERA
MICHAEL A. RIVERA
DAYNA S. STAMS
381 PENNSYLVANIA AVE #1C
BROOKLYN, NY 11207

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 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

October 11, 2024

Tax Account #:11-3728-656

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3728-656(0225-29)

GR 2838 226

STATE OF Florida
COUNTY OF Escambia

THIS INSTRUMENT PREPARED BY:
Gerri L. Liles, an employee of
Stewart Title of Pensacola, Inc.
7200 N. 9th Avenue, Suite A-4
Pensacola, FL 32504 90-11294

104150
66.00

THIS INDENTURE, made this 26th day of March, 1990, between
Florida National Bank, a Florida Corporation (Grantor)
Gilberto Rivera, a single man, Michael A. Rivera, a single man, Erika M. Rivera,
a single woman and Dayna S. Stams, a married woman, as joint tenants with right of
survivorship whose post office address is 693 Flatbush Ave., Apt #3, Brooklyn, New York 11225
hereinafter called the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00)
in hand paid by the Grantee, and other valuable consideration, the receipt whereof
is acknowledged, grants, bargains and sells to the Grantee and his successors in
office, as such, forever, the following-described land in the County of
Escambia, State of Florida:

See attached Exhibit "A" attached hereto and made a part hereof by reference
for legal

D.S. PD. 66.00
DATE 4-4-90
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #59-2043328-27.01

SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, limitations, easements, and zoning ordinances of record.
2. Taxes for the current year and all subsequent years.

To have and to hold the above-described property, with appurtenances, unto the
Grantee and his successors in office, as such, forever:

Grantor specially warrants the title to the lands and will defend them against
the lawful claims of any person whomsoever, claiming by, through or under the
Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its
name by its proper officers, and its corporate seal to be affixed, attested by its
Secretary, the day and year above written.

Attest
Secretary

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

Florida National Bank, a Florida Corporation

BY: [Signature]
James J. O'Connor, Jr., Vice President
(Corporate Seal)

STATE OF: Florida
COUNTY OF: Duval

The foregoing instrument was acknowledged before me this March 26, 1990
by James J. O'Connor, Jr., Vice President of Florida National Bank
a Florida Corporation, on behalf of the Corporation.

[Signature]
Notary Public
My commission Expires: Dec. 10, 1991

(Notary Seal)

Exhibit "A"

DR 20: 2838 PG 227

PARCEL 1:

Lots 27 and 28, Block "A", GONZALEZ PARK, a resubdivision of a portion of Lot 20, of a subdivision of Lot 6 of a subdivision (recorded in Deed Book "N", page 37) of the Manuel Gonzalez Grant, Section 14, Township 1 North, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 10 page 69 of the public records of said county.

PARCEL 2:

All that portion of Lot 20, being a part of the Powell and Rolfe Tract of land, which said tract of land is a part of Lot 6 in the Manuel Gonzalez Grant and being in Section 14, Township 1 North, Range 31 West, Escambia County, Florida, lying East of the 66 foot wide road right of way conveyed to the Board of County Commissioners of Escambia County, Florida, by deed dated March 6, 1963, and accepted by the said Board on December 31, 1963, said road right of way being an extension of Pauline Avenue as shown on the plat of Floradale Acres as recorded in Plat Book 4 at page 58 of the public records of said county; the parcel hereby conveyed contains 28 acres, more or less. LESS AND EXCEPT Official Record Book 135, page 636, County Road right of way; LESS Official Record Book 1264, page 69; LESS Official Record Book 1298, page 610, LESS Official Record Book 1298, page 611 and LESS GONZALEZ PARK.

Subject to Drainage Easement as recorded in Official Record Book 1344 at page 573.

FILED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY
APR 4 11 13 AM '96

788810

OR BK 4321 PG0588
Escambia County, Florida
INSTRUMENT 98-539718

RCD Oct 07, 1998 02:09 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-539718

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: RIVERA GILBERTO & MICHAEL A
RIVERA ERIKA M &
STAMS DAYNA S
381 PENNSYLVANIA AVE #1C
BROOKLYN NY 11207

ACCT.NO. 11 3728 656 000

AMOUNT \$45.22

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 28 BLK A
GONZALEZ PARK
PB 10 P 69
OR 1187/1192 P 961/737
OR 1273 P 996

PROP.NO. 14 1N 31 6020 028 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$45.22. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
By: *[Signature]*
Wanda M. McBratney
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
By: *[Signature]*
Deputy Clerk



OR BK 4468 PG 477
Escambia County, Florida
INSTRUMENT 99-661226

RCD Sep 15, 1999 08:00 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-661226

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: RIVERA GILBERTO & RIVERA
MICHAEL A & RIVERA ERIKA M
& STAMS DAYNA S
C/O 381 PENNSYLVANIA AVE
APT 1-C
BROOKLYN NY 11207

ACCT.NO. 11 3728 656 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 28 BLK A
GONZALEZ PARK
PB 10 P 69
OR 2838 P 226

PROP.NO. 14 1N 31 6020 028 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 273, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *[Signature]*
Georgeanne B. Donnelly

Recorded in Public Records 9/5/2018 8:30 AM OR Book 7961 Page 768,
Instrument #2018070663, Pam Childers 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

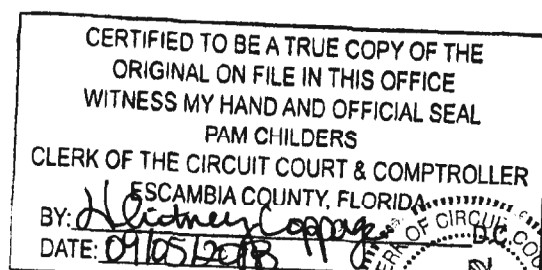
PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18062811N
LOCATION: 7 WISCONSIN DR
PR#: 152S306200014008

VS.

GILBERT RIVERA
PO BOX 1411
CAMDEN, NJ 08105

RESPONDENT



ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, N/A,
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues.

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

☒ 42-196 (d) Overgrowth

- ☐ 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 Chapter 3 Commercial in residential and non-permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
- ☐ LDC Sec 4-7.9 Outdoor Storage _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 9/7, 2018 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 \$ 25.00 per day, commencing 9/8, 2018. 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 \$ 235.00 are awarded in favor of Escambia County as the prevailing party against GILBERT RIVERA.

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 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 28th day of August, 2018.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

RIVERA, GILBERT
PO BOX 1411
CAMDEN, NJ 08105

Case No: CE18062811N
Location: 7 WISCONSIN DR
PR #: 152S306200014008

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of 8/28/2018 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances: 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 8/28/2018.

Itemized Cost

| | | |
|-----------------------|----------|---|
| Daily Fines | \$0.00 | \$25.00 Per Day From: <u>9/8/2018</u> To: <u>9/7/2018</u> |
| Court Cost | \$235.00 | |
| County Abatement Fees | \$0.00 | |
| Administrative Costs | \$0.00 | |

Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on December 4 2018.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 7/29/2021 2:30 PM OR Book 8586 Page 39,
Instrument #2021083951, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 7/29/2021 1:13 PM OR Book 8585 Page 1812,
Instrument #2021083898, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE21041848U
LOCATION: 6223 LOUISVILLE AVE
PR#: 421S302201130001**

VS.

**RIVERA, GILBERT
310 FAIRFAX DR
PENSACOLA, FL 32505**

**STAMS, DAYNA
310 FAIRFAX DR
PENSACOLA, FL 32505**

**RIVERA, ERIKA
310 FAIRFAX DR
PENSACOLA, FL 32505**

**WALKER, DEIRDRE
310 FAIRFAX DR
PENSACOLA, FL 32505**

**RIVERA, MICHAEL
310 FAIRFAX DR
PENSACOLA, FL 32505**

**STALLWORTH, ANDRE
310 FAIRFAX DR
PENSACOLA, FL 32505**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Andre Stallworth,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Unsafe Structures - 30-203 (U) Broken/cracked

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (O) Roof

BK: 8586 PG: 40

BK: 8585 PG: 1813

Sec. 42-196(d) Nuisance - (D) Overgrowth**Sec. 42-196(b) Nuisance - (B) Trash and Debris****Sec. 42-196(a) Nuisance - (A) Nuisance**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
12/17/2021 to correct the violation(s) 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.**

**Obtain building permit and restore structure to current building codes or, obtain
demolition permit and remove the structure(s), legally disposing of all debris.**

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **12/18/2021**.
This fine shall continue until the violation(s) is/are abated and the violation(s) brought
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**
immediately upon full correction of the violation(s), to contact the Escambia County
Office of Environmental Enforcement in writing to request that the office immediately
inspect the property to make an official determination of whether the violation(s)
has/have been abated and brought into compliance. If the violation(s) is/are not abated
within the specified time period, Escambia County may elect to undertake any
necessary measures to abate the violation(s). These measures could include, but are
not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING
OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

BK: 8586 PG: 41

BK: 8585 PG: 1814

To ensure the safety of Escambia County staff and RESPONDENT(S), Escambia County may request law enforcement supervisory assistance during any abatement procedure. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

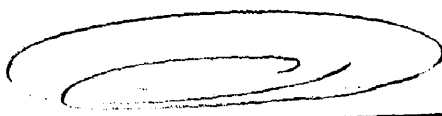
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 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 constitute a waiver of the right to appeal this order.

BK: 8586 PG: 42 Last Page

BK: 8585 PG: 1815 Last Page

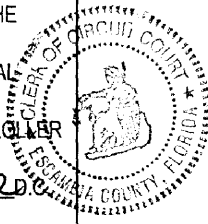
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 20th day of July, 2021.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Whitney Cooper
DATE: 07/29/2021



Recorded in Public Records 12/8/2022 3:18 PM OR Book 8901 Page 968,
Instrument #2022117627, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 12/8/2022 2:37 PM OR Book 8901 Page 862,
Instrument #2022117597, 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: CE21041848U
Location: 6223 LOUISVILLE AVE
PR #: 421S302201130001

RIVERA, GILBERT
310 FAIRFAX DR
PENSACOLA, FL 32505

STAMS, DAYNA
310 FAIRFAX DR
PENSACOLA, FL 32505

RIVERA, ERIKA
310 FAIRFAX DR
PENSACOLA, FL 32505

WALKER, DEIRDRE
310 FAIRFAX DR
PENSACOLA, FL 32505

RIVERA, MICHAEL
310 FAIRFAX DR
PENSACOLA, FL 32505

STALLWORTH, ANDRE
310 FAIRFAX DR
PENSACOLA, FL 32505

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 7/20/2021.

| Itemized Cost | | |
|-----------------------|-------------|---|
| Daily fines | \$4,650.00 | \$25.00 Per Day From: <u>12/18/2021</u> To: <u>06/22/2022</u> |
| Fines | \$0.00 | |
| Court Cost | \$235.00 | |
| County Abatement Fees | \$16,223.00 | |
| Administrative Costs | \$0.00 | |
| Payments | \$0.00 | |

Total: \$21,108.00

DONE AND ORDERED at Escambia County, Florida on December 6 2022


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDUCTIONS AS REQUIRED BY LAW.
VISIT <https://www.escambiaclerk.com/e-certify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2022.12.08 14:51:51 -06:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCCBBHFJH-BFHDJA-F Page 1 of 1

Recorded in Public Records 10/11/2021 9:08 AM OR Book 8636 Page 1313,
Instrument #2021111438, 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:20083860N

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 GILBERT RIVERA located at 7 WISCONSIN DR and more particularly described as:

PR#152S306200014008

Legal Description

LT 14 BLK H 1 ST ADDN TO OAKCR EST PB 3 P 44 OR 6921 P 1309

A field investigation by the Office of Environmental Enforcement was conducted on 7/1/2021 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 | \$1500.00 |
| Administrative costs | \$250.00 |
| Total | \$1750.00 |

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: 8636 PG: 1314 Last Page

Executed this 4th day of October, 2021 by the County Administrator, Wesley J. Moreno, as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Roxanne Carrero
Print Name Roxanne Carrero

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 4th day of October, 2021, 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)

Sharon R. Pitts
Signature of Notary Public
Sharon R. Pitts
Printed Name of Notary Public

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

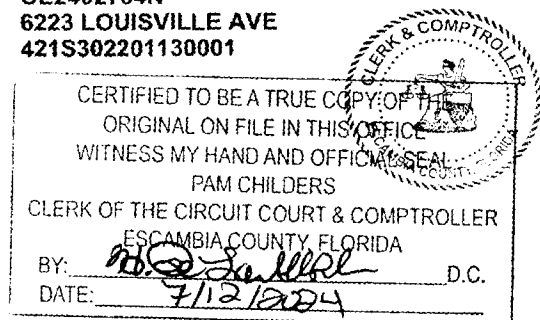
CASE NO: CE2402784N
LOCATION: 6223 LOUISVILLE AVE
PR#: 421S302201130001

VS.

RIVERA, GILBERT
310 FAIRFAX DR
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, n/a,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

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

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

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

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
7/16/2024 to correct the violation(s) 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.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **7/17/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.


This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of

the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

DONE AND ORDERED in Escambia County, Florida on this 9th day of July, 2024.



DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05873 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| | |
|---|--|
| GILBERTO RIVERA PO BOX 120323 BROOKLYN, NY 11212-0323 | ERIKA M RIVERA PO BOX 120323 BROOKLYN, NY 11212-0323 |
| DAYNA S STAMS PO BOX 120323 BROOKLYN, NY 11212-0323 | MICHAEL A RIVERA PO BOX 120323 BROOKLYN, NY 11212-0323 |
| GILBERT RIVERA PO BOX 1411 CAMDEN, NJ 08105 | GILBERTO RIVERA 693 FLATBUSH AVE. APT #3 BROOKLYN, NY 11225 |
| ERIKA M. RIVERA 693 FLATBUSH AVE. APT #3 BROOKLYN, NY 11225 | DAYNA S. STAMS 693 FLATBUSH AVE. APT #3 BROOKLYN, NY 11225 |
| MICHAEL A. RIVERA 693 FLATBUSH AVE. APT #3 BROOKLYN, NY 11225 | GILBERTO RIVERA 381 PENNSYLVANIA AVE #1C BROOKLYN, NY 11207 |
| ERIKA M. RIVERA 381 PENNSYLVANIA AVE #1C BROOKLYN, NY 11207 | MICHAEL A. RIVERA 381 PENNSYLVANIA AVE #1C BROOKLYN, NY 11207 |
| DAYNA S. STAMS 381 PENNSYLVANIA AVE #1C BROOKLYN, NY 11207 | 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 19th day of December 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05873**, 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:

LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113728656 (0225-29)

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

GILBERTO RIVERA and ERIKA M RIVERA and DAYNA S STAMS and MICHAEL A RIVERA

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 **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

Dated this 16th day of December 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05873**, 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:

LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113728656 (0225-29)

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

GILBERTO RIVERA and ERIKA M RIVERA and DAYNA S STAMS and MICHAEL A RIVERA

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 **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

Dated this 13th day of December 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:

713 GONZALEZ PARK DR 32533



**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

0225.29

Document Number: ECSO24CIV043524NON

Agency Number: 25-002234

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05873 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GILBERTO RIVERA AND ERIKA M RIVERA AND DAYNA S STAMS AND MICHAEL A RIVERA
Defendant:

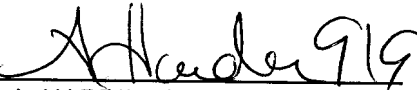
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/20/2024 at 9:05 AM and served same at 2:19 PM on 1/3/2025 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: _____



A. HARDIN, 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05873**, 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:

LT 28 BLK A GONZALEZ PARK PB 10 P 69 OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113728656 (0225-29)

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

GILBERTO RIVERA and ERIKA M RIVERA and DAYNA S STAMS and MICHAEL A RIVERA

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 **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

Dated this 13th day of December 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:

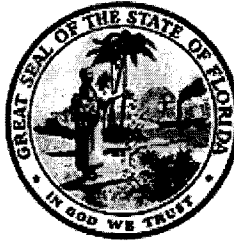
713 GONZALEZ PARK DR 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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
Tax Certificate Redeemed From Sale
Account: 113728656 Certificate Number: 005873 of 2022**

Payor: MICHELE HESEMAN 3910 MCLELLAN RD PENSACOLA FL 32503 Date 1/27/2025

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$1,929.99
Postage \$123.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$2,594.39~~

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

REDUCED
\$2482.46
[Signature]

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>

GILBERTO RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

9171 9690 0935 0128 0644 55

DAYNA S STAMS [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

9171 9690 0935 0128 0644 79

GILBERT RIVERA [0225-29]
PO BOX 1411
CAMDEN, NJ 08105

9171 9690 0935 0128 0644 93

ERIKA M. RIVERA [0225-29]
693 FLATBUSH AVE.
APT #3
BROOKLYN, NY 11225

9171 9690 0935 0128 0645 16

MICHAEL A. RIVERA [0225-29]
693 FLATBUSH AVE.
APT #3
BROOKLYN, NY 11225

9171 9690 0935 0128 0642 57

ERIKA M. RIVERA [0225-29]
381 PENNSYLVANIA AVE #1C
BROOKLYN, NY 11207

9171 9690 0935 0128 0642 71

DAYNA S. STAMS [0225-29]
381 PENNSYLVANIA AVE #1C
BROOKLYN, NY 11207

9171 9690 0935 0128 0642 95

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0225-29]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0643 01

ERIKA M RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

9171 9690 0935 0128 0644 62

MICHAEL A RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

9171 9690 0935 0128 0644 86

GILBERTO RIVERA [0225-29]
693 FLATBUSH AVE.
APT #3
BROOKLYN, NY 11225

9171 9690 0935 0128 0645 09

DAYNA S. STAMS [0225-29]
693 FLATBUSH AVE.
APT #3
BROOKLYN, NY 11225

9171 9690 0935 0128 0642 40

GILBERTO RIVERA [0225-29]
381 PENNSYLVANIA AVE #1C
BROOKLYN, NY 11207

9171 9690 0935 0128 0642 64

MICHAEL A. RIVERA [0225-29]
381 PENNSYLVANIA AVE #1C
BROOKLYN, NY 11207

9171 9690 0935 0128 0642 88

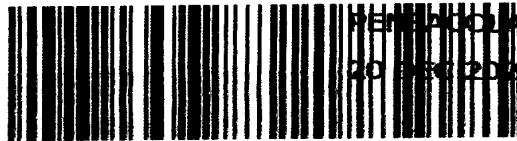
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0225-29]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0643 18

*Contact
owner*

CERTIFIED MAIL™

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



PENSACOLA FL 325

20 FEB 2024 PM

9171 9690 0935 0128 0644 55



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

GILBERTO RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

ANK

NIXIE

100 FE 1

0012/28/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

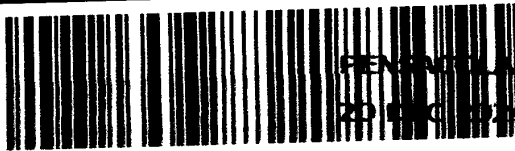
ANK

BC: 32502583335

*1483-00031-28-20

44212-032323

CERTIFIED MAIL™



PENSACOLA FL 325

20 DEC 2024 PM 11



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FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 0644 62

12/19/2024 11:11 AM
12/19/2024 11:11 AM
ERIK M RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

NIXIE

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0012/28/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502583335

*2187-02849-20-40

3442721032323

CERTIFIED MAIL™

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



PENSACOLA FL 325

20 DEC 2014 PM

9171 9690 0935 0128 0644 86



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FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

MICHAEL A RIVERA [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

NIXIE

100 FE 1

0012/28/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

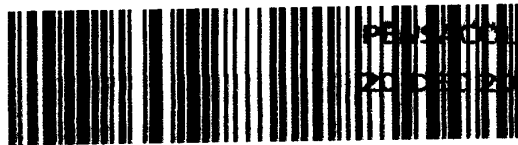
BC: 32502583335

*1483-00037-28-29

32502-5833
11212-032323

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



PENSACOLA FL 325

20 DEC 2024 PM

9171 9690 0935 0128 0644 79



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FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

DAYNA S STAMS [0225-29]
PO BOX 120323
BROOKLYN, NY 11212-0323

NIXIE

100 FE 1

0012/28/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502583335

*1483-00030-28-29

11212-032323

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502

20 DEC 2024 PM

9171 9690 0935 0128 0644 93



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

GILBERT RIVERA [0225-29]
PO BOX 1411
CAMDEN, NJ 08105

ANK

NIXIE

171 DE 1

0012/27/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 32002103001

0012-00000-07-01

08105-041111

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 05873, 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:

LT 28 BLK A GONZALEZ PARK PB 10 P 69
OR 2838 P 226

SECTION 14, TOWNSHIP 1 N, RANGE 31
W
TAX ACCOUNT NUMBER 113728656
(0225-29)

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

GILBERTO RIVERA and ERIKA M RIVERA
and DAYNA S STAMS and MICHAEL A
RIVERA

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 first Wednesday in the month of February, which is the 5th day of February 2025.

Dated this 19th day of December 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

4WR1-1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7625
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2022 TD 05873 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - G. Rivera et al.

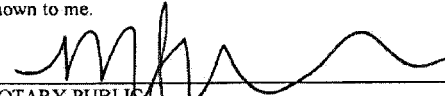
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper. -


X

MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.


X
NOTARY PUBLIC

