

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000372

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
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
07-1926-000	2018/3710	06-01-2018	LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730 CA 187

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 #300
MIAMI, FL 33126

04-17-2020
Application Date

Applicant's signature

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.	16,952.00
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>5/3/2021</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)

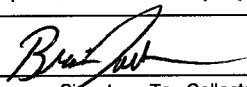
Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020		
Property description	WIGGINS MARY BETH & WIGGINS JAMES C EST OF 1110 N 50TH AVE PENSACOLA, FL 32506 1110 N 50TH AVE LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730 CA 187	Certificate #	2018 / 3710		
		Date certificate issued	06/01/2018		
		Deed application number	2000372		
		Account number	07-1926-000		
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)	
# 2018/3710	06/01/2018	286.81	14.34	301.15	
→Part 2: Total*				301.15	
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)
# /					
Part 3: Total*					0.00
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)				301.15	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				255.07	
4. Property information report fee and Deed Application Recording and Release Fees				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)				931.22	
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: 			Escambia County, Florida		
Signature, Tax Collector or Designee			Date <u>April 23rd, 2020</u>		

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



Chris Jones
Escambia County Property Appraiser

[ECPA Home](#)

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) ▶

[Printer Friendly Version](#)

General Information

Reference: 342S301152070011
Account: 071926000
Owners: WIGGINS MARY BETH &
WIGGINS JAMES C EST OF
Mail: 1110 N 50TH AVE
PENSACOLA, FL 32506
Situs: 1110 N 50TH AVE 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$7,000	\$30,661	\$37,661	\$33,904
2018	\$7,000	\$28,168	\$35,168	\$33,272
2017	\$7,000	\$25,730	\$32,730	\$32,588

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/18/2015	7361	1730	\$100	OT	View Instr
02/2005	5579	848	\$100	QC	View Instr
01/2002	4833	389	\$20,000	WD	View Instr
08/1984	1960	710	\$16,600	WD	View Instr
09/1979	1364	665	\$17,500	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2019 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description

LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833
P 389 OR 5579 P 848 OR 7361 P 1730 CA 187

Extra Features
None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
[CA187](#)

Approx. Acreage:
0.1488

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

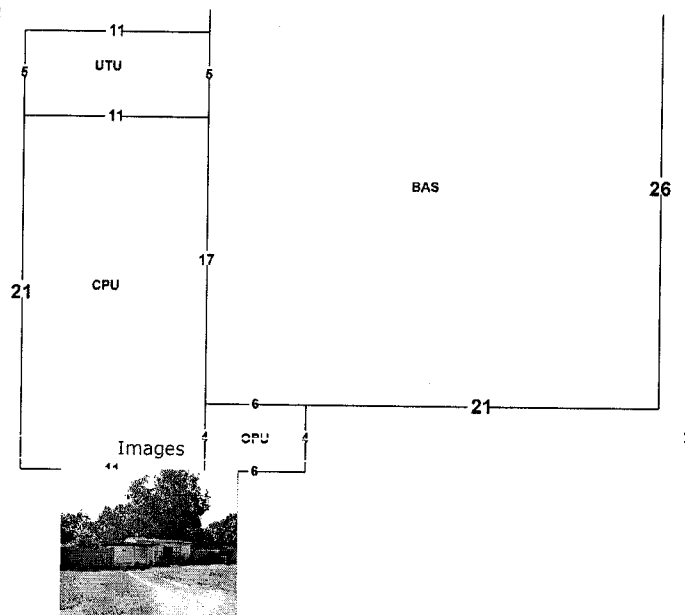
Address: 1110 N 50TH AVE, Year Built: 1953, Effective Year: 1953

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 1012 Total SF
BASE AREA - 702
CARPORT UNF - 231
OPEN PORCH UNF - 24
UTILITY UNF - 55



6/25/18

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:04/30/2020 (tc.1936)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03710**, issued the **1st day of June, A.D., 2018** 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 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730
CA 187**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071926000 (0521-06)

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

MARY BETH WIGGINS and EST OF JAMES C WIGGINS

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** Monday in the month of May, which is the **3rd day of May 2021**.

Dated this 3rd day of June 2020.

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

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.	16,952.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

Tax Collector (complete Parts 1-4)

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

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

Total. Add the amounts in Columns 3, 4 and 5

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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.



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	WIGGINS MARY BETH & WIGGINS JAMES C EST OF 1110 N 50TH AVE PENSACOLA, FL 32506 1110 N 50TH AVE 07-1926-000 LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730 CA 187	Certificate #	2018 / 3710
		Date certificate issued	06/01/2018

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)
# 2018/3710	06/01/2018	286.81	14.34	301.15
→ Part 2: Total*				301.15

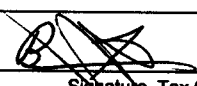
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Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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)	301.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	255.07
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)	931.22

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:  Escambia, Florida
Date August 25th, 2020

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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071926000 Certificate Number: 003710 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/03/2021"/>	Redemption Date <input type="text" value="01/21/2021"/> 
Months	13	9
Tax Collector	<input type="text" value="\$931.22"/>	<input type="text" value="\$931.22"/>
Tax Collector Interest	\$181.59	\$125.71
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,119.06	<input type="text" value="\$1,063.18"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.07	\$63.05
Total Clerk	\$558.07	<input type="text" value="\$530.05"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,794.13	\$1,610.23
	Repayment Overpayment Refund Amount	\$183.90
Book/Page	<input type="text" value="8306"/>	<input type="text" value="853"/>

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

Case # 2018 TD 003710

Redeemed Date 01/21/2021

Name MARY WIGGINS 1110 N 50TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$558.07	1273.23
Due Tax Collector = TAXDEED	\$1,119.06	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

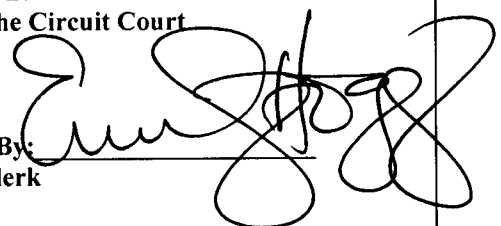
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 071926000 Certificate Number: 003710 of 2018**

Payor: MARY WIGGINS 1110 N 50TH AVE PENSACOLA, FL 32506 Date 01/21/2021

Clerk's Check #	1	Clerk's Total	\$558.07	# 1273.23
Tax Collector Check #	1	Tax Collector's Total	\$1,119.06	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,754.13	\$1290.23

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8306, Page 853, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03710, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 071926000 (0521-06)

DESCRIPTION OF PROPERTY:

LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730
CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARY BETH WIGGINS and EST OF JAMES C WIGGINS

Dated this 21st day of January 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 6393 PG: 393 Last Page

Last Name	First Name	Mid.	Judgment				County
			Date	Principal	Book #	Page #	
WIGGINS	MARY	L	08/09/2006	9633.14	5981	1204	Escambia

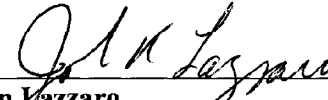
R:/PCRC/PC13/PC13 Escambia AOJ list.xls

BK: 6393 PG: 392

Witnesses:

Hudson & Keyse, L.L.C.



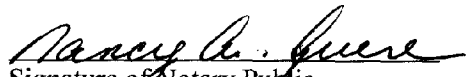
By: 
John Lazzaro,
Director of Management Assets

STATE OF OHIO
COUNTY OF LAKE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **John Lazzaro, as Director of Asset Management of Hudson & Keyse, L.L.C.** to me well known to be the person described in and who executed the foregoing Assignment of Judgment, and he duly acknowledged before me that he executed the same for the purposes therein expressed, and that I relied upon the following form of identification of the above-named person: personally known.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at Lake County, State of Ohio, this 24 day of October, 2008.

(SEAL)


Signature of Notary Public
Nancy A. Quere
Printed, typed or stamped name
of Notary Public

R:\PCRC\PC 13\AOJ Hud & Keyse\Escambia.wpc



NANCY A. QUERE
Notary Public, State of Ohio
My Commission Expires 9-25-09
Recorded in Lake County

Recorded in Public Records 11/04/2008 at 09:16 AM OR Book 6393 Page 391,
Instrument #2008082054, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Prepared by and
Return to:
Roger C. Hurd, Esq.
Hurd, Horvath & Ross
8295 N. Military Trail, Suite A
Palm Beach Gardens, FL 33410

ASSIGNMENT OF JUDGMENTS

KNOW ALL MEN BY THESE PRESENTS, that **Hudson & Keyse, L.L.C.** in consideration of the sum of \$10.00 and other valuable consideration to it paid, the receipt whereof is hereby acknowledged, does hereby assign, transfer and convey unto **PALM COAST RECOVERY CORP., a Florida Corporation**, those Final Judgments listed on the exhibit attached hereto and hereby authorizes and empowers **PALM COAST RECOVERY CORP.**, the assignee, to sue on, collect and recover the full amount of said Final Judgments and take such actions or proceedings thereon as it may see fit or expedient; whereby giving and granting to the assignee, all right, title and interest which it has in and to said Final Judgments; and the Clerk of the Court of **Escambia County**, Florida, is hereby requested and authorized to record this instrument to the end these Final Judgments may be properly assigned and conveyed to **PALM COAST RECOVERY CORP.**, its successors and assigns.

IN WITNESS WHEREOF, **Hudson & Keyse, L.L.C.** has caused this instrument to be signed this 24 day of October, 2008.

Recorded in Public Records 08/29/2006 at 04:03 PM OR Book 5981 Page 1204,
Instrument #2006087801, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2006 CC 001795

HUDSON & KEYSE, LLC, a Limited Liability
Co., as Assignee of HOUSEHOLD FINANCE,
Plaintiff,
VS.

MARY L. WIGGINS, an Individual,
Defendant

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006081948 08/14/2006 at 09:14 AM
OFF REC BK: 5970 PG: 1167 - 1167 Doc Type: FJ

DEFAULT FINAL JUDGMENT

THIS CAUSE coming in this date to be heard on complaint of Plaintiff, service of process properly made, motion for default properly made, motion for final judgment properly made, and filed herein, and an affidavit in proof of claim sued upon and mentioned in its complaint being filed herein, now therefore, IT IS HEREBY ORDERED AND ADJUDGED:

That Plaintiff, HUDSON & KEYSE, LLC, a Limited Liability Co., as Assignee of HOUSEHOLD FINANCE, recover from Defendant, MARY L. WIGGINS, an Individual, the sum of \$6,894.74 on principal, costs in the sum of \$275.00, and pre-judgment interest of \$2,463.40, for a total of \$9,633.14 with interest accruing at the rate of 9% for which let execution issue.

40 DONE AND ORDERED in Chambers, Escambia County, Pensacola, Florida this
day of August, 2006

[Signature]
COUNTY COURT JUDGE

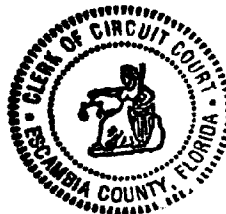
I HEREBY CERTIFY that a true and correct copy of the foregoing has been forwarded this _____ day of _____, 20__, to: Scott D. Foeller, Esquire, Attorney for Plaintiff, P.O. Box 4137, Sarasota, FL 34230 and to Mary L Wiggins, 256 Morris Court, Pensacola, FL 32501.

Judicial Assistant

For info on payoff and
satisfaction call (941) 955-7300
and use ref. #05-06031-0/J13

Plaintiff's address:
382 Blackbrook Road
Painesville, OH 44077

Plaintiff DOS # N/A
Defendant's S.S. # [REDACTED]



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA

BY Cynthia [Signature] DC
DATE 8-28-2006

Case: 2006 CC 001795

00098380180

Dkt: CC1033 Pg#: 1

Recorded in Public Records 09/11/2006 at 03:19 PM OR Book 5989 Page 405,
Instrument #2006091782, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA

BY Cynthia Lee DC
DATE 9-6-2006

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2006 JUL 26 A 9:51

COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2005-SC-005127

GREAT SENECA FINANCIAL CORP.,
A MARYLAND CORPORATION,
ASSIGNEE OF UNIFUND,
ASSIGNEE OF PROVIDIAN NATIONAL BANK

Plaintiff,

vs.

MARY T WIGGINS

Defendant(s).

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006075546 07/27/2006 at 09:58 AM
OFF REC BK: 5957 PG: 1815 - 1815 Doc Type: FJ

FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, GREAT SENECA FINANCIAL CORP., A MARYLAND CORPORATION, ASSIGNEE OF UNIFUND, ASSIGNEE OF PROVIDIAN NATIONAL BANK recover from the Defendant(s), MARY T WIGGINS, the sum of \$1478.95 on principal, \$317.11 for interest, and \$175.00 for costs making a total of \$1971.06 that shall bear interest at the rate of 9% per year, for which let execution issue.

ORDERED in ESCAMBIA County, Florida, this 23 day of July, 2006.

[Signature]
COUNTY JUDGE

Plaintiff's Address:

GREAT SENECA FINANCIAL CORP., A MARYLAND CORPORATION, ASSIGNEE OF UNIFUND,
ASSIGNEE OF PROVIDIAN NATIONAL BANK, P.O. BOX 1651, ROCKVILLE, MD 20849-1651
Account No: [REDACTED]

Copies furnished to:

Sasha Haro, Esquire, Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL
33324
MARY T WIGGINS, 6508 HAMPTON RD, PENSACOLA FL 32505-1510, [REDACTED]

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.
File Number: 3000087240.001

Case: 2005 SC 005127
00021189462
Dkt: CC1033 Pg#: 1

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

ELSIE ALRED
5800 NORTH CENTURY BLVD
CENTURY FL 32535

Plaintiff,
VS.

OR BK 5534 PG 1469
Escambia County, Florida
INSTRUMENT 2004-308055

RCD Dec 03, 2004 10:03 am
Escambia County, Florida

MARY WIGGINS
206 E BOJIA RD
MCDAVID FL 32568

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-308055

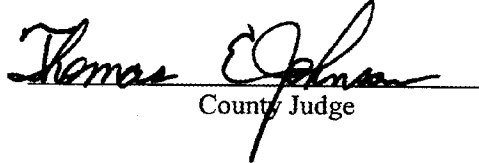
Defendant.

Case No. 2004 SC 002453
Division: IV
FINAL JUDGMENT AGAINST
MARY WIGGINS

THIS CAUSE having come before the Court, and the Court being fully advised in the premises,
it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of
\$2730.00, plus \$117.50 costs for a total of **\$2847.50** that shall bear interest at the rate of 7% per
annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this
30 day of November, 2004.


County Judge

Copies to:

ELSIE ALRED

MARY WIGGINS

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
NOV 30 P 3:43
COUNTY CIVIL DIVISION
FILED & RECORDED

BK: 5579 PG: 849 Last Page

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Samuel W Myers
Witness Signature(as to Grantor)

Samuel W Myers
Printed Name

Jane Knighten
Witness Signature (as to Grantor)

Jane Knighten
Printed Name

Mary Beth Wiggins AKA Mary Gilstrap Wiggins
Grantor Signature

Mary Beth Wiggins
Printed Name

1110 N. 50th Ave. Pensacola FL 32506
Post Office Address

Witness Signature(as to Co-Grantor)

Printed Name

Witness Signature (as to Co-Grantor)

Printed Name

Co-Grantor Signature

Printed Name

Post Office Address

State of Florida
County of Escambia

On 2-18-07 before me, Samuel W Myers (notary), personally appeared Mary Gilstrap Wiggins AKA Mary Beth Wiggins personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

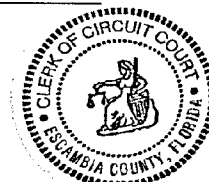
WITNESS my hand and official seal.

Ernie Lee Magaña, Clerk of the Circuit Court

Signature Samuel W Myers
Affiant _____ Known _____ Produced ID DC

Type of ID FDI

(SEAL)



Recorded in Public Records 02/18/2005 at 11:19 AM, OR Book 5579 Page 848,
Instrument #2005336850, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Return to: (enclose self-addressed stamped envelope)

Name: Mary + James Wiggins

Address: 1110 N. 50th Ave.
Pensacola, FL 32506

This Instrument Prepared by:

Name: Mary Wiggins

Address: 1110 N. 50th Ave.
Pensacola, FL 32506

Property Appraisers Parcel Identification

Folio Number(s):

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 18 day of February, 2005,
by Mary Beth Wiggins aka Mary Gilstrap, whose post office address is
1110 N. 50th Ave. Pensacola, FL 32506 first party,
to Mary Beth + James Carlos Wiggins whose post office
address is 1110 N. 50th Ave. Pensacola, FL 32506, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives,
and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10⁰⁰

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise,
release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the
said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the
County of Escambia, State of Florida, to wit:

Lot 7, Block 11, Second Addition to Pen Haven, a
subdivision of a Portion of Section 34, Township
2 South, Range 30 West, Escambia County Florida,
according to Plat recorded in Plat Book 3 at
page 25 of the public records of said county.

6-1
140

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)
Mary Beth Wiggins)
1110 50th Avenue North)
Pensacola, Florida 32506)

OR BK 4833 PG0389
Escambia County, Florida
INSTRUMENT 2002-919714

DEED DOC STAMPS PD @ ESC CO \$ 140.00
01/09/02 ERNIE LEE MAGAHA, CLERK
By: Suzanne T. Gilstrap

Consideration: \$20,000.00

Assessor's Reference No: 34-2S-30-1152-070-011

Warranty Deed

This Warranty Deed Made the 4th day of January A. D. 2002 by **James Jeffrey Gilstrap** hereinafter called the *grantor* of 2855 Evercharm Place, Jacksonville, Florida 32257 hereby bargain, deed and convey to **Mary Beth Wiggins** hereinafter called the *grantee* of 1110 50th Avenue North, Pensacola, Florida 32506 for and in consideration of \$20,000.00 and other valuable considerations, receipt whereof is hereby acknowledged the real property located in the County of Escambia, State of Florida, commonly known as 1110 50th Avenue North, Pensacola, Florida 32506, and more specifically described as

Lot 7, Block 11, Second Addition to Pen Haven, a subdivision of a Portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3 at Page 25 of the public records of said county.

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

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

And the *grantor* hereby covenants with said *grantee* that the *grantor* is lawfully seized of said land in fee simple: that the *grantor* has good right and lawful authority to sell and convey said land; that the *grantor* hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

On this 4th day of January, 2002, in the County of Duval, State of Florida, I herewith sign this **Warranty Deed**.

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

James Jeffrey Gilstrap
James Jeffrey Gilstrap (Grantor)


Signed, sealed and delivered in our presence:

Brian Gilstrap
Brian Gilstrap (Witness)
Suzanne T. Gilstrap
Suzanne T. Gilstrap (Witness)

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County aforesaid to take acknowledgements, personally appeared **James Jeffrey Gilstrap** to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of January, 2002.

 Taylor Griffin
My Commission CG722809
Expires March 8, 2002

Taylor Griffin

THIS INSTRUMENT PREPARED BY
ST. GILSTRAP
188 SEA HAMMOCK WAY
PONTE VEDRA BEACH, FLORIDA 32082

RCD Jan 09, 2002 10:17 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-919714

PROPERTY INFORMATION REPORT

February 15, 2021

Tax Account #: 07-1926-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 7 BLK 11 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 4833 P 389 OR 5579 P 848 OR 7361 P 1730
CA 187**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1926-000 (0521-06)

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: MAY 3, 2021

TAX ACCOUNT #: 07-1926-000

CERTIFICATE #: 2018-3710

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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

MARY BETH WIGGINS
1110 N 50TH AVE
PENSACOLA, FL 32506

ELSIE ALRED
5800 NORTH CENTURY BLVD
CENTURY, FL 32535

MARY WIGGINS
206 E BOJIA RD.
MCDavid, FL 32568


GREAT SENECA FINANCIAL CORP
2408 PEPPERMILL DR
GLEN BURNIE, MD 21061

MARY WIGGINS
6508 HAMPTON RD.
PENSACOLA, FL 32505-1510

PALM COAST RECOVERY CORP.
8995 N MILITARY TR STE A
PALM BEACH GARDENS, FL 33410

Certified and delivered to Escambia County Tax Collector, this 15th day of February, 2021.

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
CONTINUATION PAGE

February 15, 2021

Tax Account #: 07-1926-000

1. The Grantee(s) of the last deed(s) of record is/are: **MARY BETH WIGGINS**

By Virtue of Warranty Deed recorded 1/9/2002 – OR 4833/389; Quit Claim Deed recorded 2/18/2005 – OR 5579/848; Death Certificate recorded 6/18/2015 – OR 7361/1730 and Continuous Marriage Affidavit recorded 6/18/2015 – OR 7361/1729

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. **Judgment in favor of Elsie Alred recorded 12/3/2004 – OR 5534/1469**
- b. **Judgment in favor of Great Seneca Financial Corp recorded 9/11/2006 – OR 5989/405**
- c. **Judgment in favor of Hudson & Keyse, LLC recorded 8/29/2006 – OR 5981/1204 assigned to Palm Coast Recovery Corp., recorded 11/4/2008 – OR 6393/391**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 07-1926-000

Assessed Value: \$34,683

Exemptions: HOMESTEAD

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.



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 #: 07-1926-000 CERTIFICATE #: 2018-3710

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: February 12, 2001 to and including February 12, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President

Dated: February 15, 2021