# **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2300361

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
l,		
JUAN C CAPOTE		
MIKON FINANCIAL S	SERVICES, INC. AND OCEAN	BANK
780 NW 42 AVE #30	•	
MIAMI FI 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
11-1319-000	2021/5082	06-01-2021	BEG AT SW COR OF NW1/4 OF SW1/4 N 761 FT E 310 FT S 561 FT E 53 FT S 200 FT E 205 FT 6 IN S TO N LI OF H/W S ALG H/W 100 FT NWLY 300 FT W 120 FT N 240 FT W 153 FT 6 IN TO BEG DB 51 P 456/457 LESS OR 31 P 19 COUNTY RD DB 34 P 219/220 LESS OR 1120 P 139-RD R/W LESS BEG AT SE COR OF NE1/4 OF SE1/4 N 1 DEG 19 MIN 10 SEC E ALG E LI OF SEC 450 98/100 FT TO NLY R/W LI OF SR 4A (100 FT R/W) N 1 DEG 19 MIN 10 SEC E ALG SAME COURSE 104 FT FOR POB CONT N 1 DEG 19 MIN 10 SEC E ALG E LI OF SEC 115 2/100 FT S 30 DEG 14 MIN 50 SEC E PARL WI SR 4 98 FT S 59 DEG 45 MIN 10 SEC W 60 23/100 FT TO POB OR 2102 P 922 LESS OR 1711 P 81 PARKER

## 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

Applicant's signature

04-26-2023 Application Date

Par	rt 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)	-
<u> </u>		
Sign h	here: Date of sale 12/06/2023 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

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

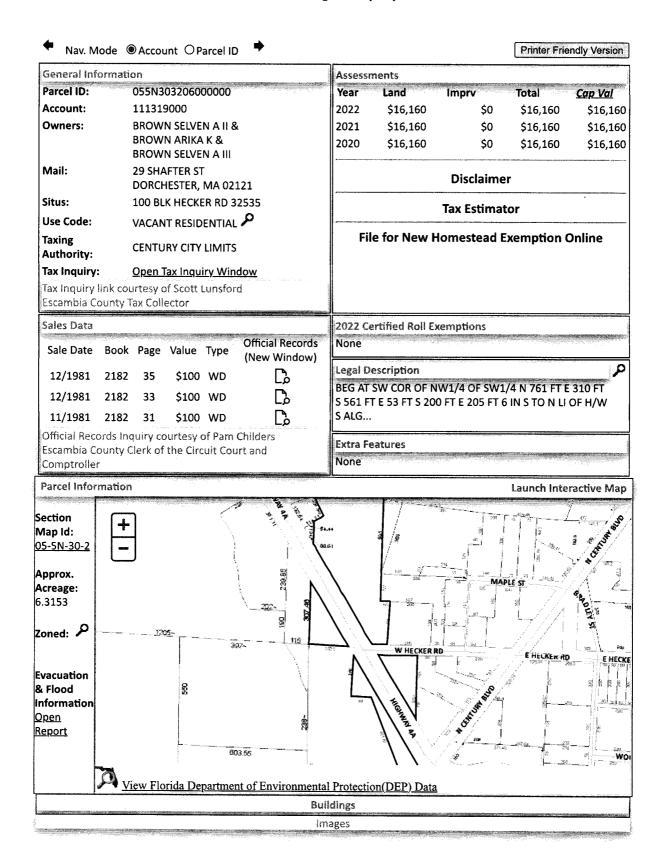
1223.4Le

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL BANK 780 NW 42 AVE #3 MIAMI, FL 33126		INC. AND	OCEAN	Applica	ation date	Apr 26, 2023
Property description	BROWN SELVEN A BROWN ARIKA K 8 29 SHAFTER ST				Certific	cate#	2021 / 5082
	DORCHESTER, MA 100 BLK HECKER I 11-1319-000 BEG AT SW COR O 310 FT S 561 FT E TO N LI (Full legal	RD OF NW1/4 OF 53 FT S 200 F			Date o	ertificate issued	06/01/2021
	es Owned by App	<u> </u>			Applic		Column 5: Total
Column 1 Certificate Number	Columi er Date of Certifi			lumn 3 nt of Certificate		Column 4 Interest	(Column 3 + Column 4)
# 2021/5082	06/01/2	021		292.29		14.61	306.90
						→Part 2: Total*	306.90
Part 3: Other Ce	rtificates Redeem	ed by Applic	cant (Of	her than Co	untv)		
			1			4,34,947,2	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column Face Amor Other Cert	n 3 ount of	Column 4 Tax Collector's I	Aveis dine dia	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
Certificate Number	Column 2 Date of Other	Column Face Amo Other Cert	n 3 ount of	Column 4 Tax Collector's I	Aveis dine dia		(Column 3 + Column 4
Certificate Number	Column 2 Date of Other Certificate Sale	Column Face Amo Other Cert	n 3 ount of tificate	Column 4 Tax Collector's I	Fee	Interest	(Column 3 + Column 4 + Column 5) 317.39
Certificate Number # 2022/5476	Column 2 Date of Other Certificate Sale	Column Face Amor Other Certi	n 3 bunt of tificate 296.32	Column 4 Tax Collector's I	Fee	Interest 14.82	(Column 3 + Column 4 + Column 5)
# 2022/5476  Part 4: Tax Coll	Column 2 Date of Other Certificate Sale 06/01/2022	Column Face Amon Other Certi	punt of tificate 296.32	Column 4 Tax Collector's I	Fee 6.25	Interest 14.82 Part 3: Total*	(Column 3 + Column 4 + Column 5) 317.39 317.39
# 2022/5476  Part 4: Tax Coll  1. Cost of all cer	Column 2 Date of Other Certificate Sale 06/01/2022	Column Face Amor Other Certi	punt of tificate 296.32	Column 4 Tax Collector's I	Fee 6.25	Interest  14.82  Part 3: Total*  by applicant	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29
# 2022/5476  Part 4: Tax Coll Cost of all cer Delinquent tax	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified Am tificates in applicant's	Column Face Amon Other Certi nounts (Line possession a	punt of tificate 296.32	Column 4 Tax Collector's I	Fee 6.25	Interest  14.82  Part 3: Total*  by applicant	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29
# 2022/5476  Part 4: Tax Coll Cost of all cer Delinquent tax	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified And difficates in applicant's des paid by the applicant paid by the applicant	Column Face Amon Other Certi nounts (Line possession a	punt of tificate 296.32	Column 4 Tax Collector's I	Fee 6.25	Interest  14.82  Part 3: Total*  by applicant	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29
# 2022/5476  Part 4: Tax Coli 1. Cost of all cer 2. Delinquent tax 3. Current taxes	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified Am dificates in applicant's des paid by the applicant paid by the applicant mation report fee	Column Face Amon Other Certi nounts (Line possession a	punt of tificate 296.32	Column 4 Tax Collector's I	Fee 6.25	Interest  14.82  Part 3: Total*  by applicant	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29 0.00 0.00
# 2022/5476  Part 4: Tax Coli 1. Cost of all cer 2. Delinquent tax 3. Current taxes 4. Property inform 5. Tax deed app	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified Am dificates in applicant's des paid by the applicant paid by the applicant mation report fee	Column Face Amon Other Certi nounts (Line possession a	n 3 bunt of tificate 296.32 es 1-7)	Column 4 Tax Collector's i	Fee 6.25 deemed Total of	Interest  14.82  Part 3: Total*  by applicant Parts 2 + 3 above	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29 0.00 0.00 200.00 175.00
# 2022/5476  Part 4: Tax Coli 1. Cost of all cer 2. Delinquent tax 3. Current taxes 4. Property inform 5. Tax deed app	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified Am dificates in applicant's des paid by the applicant paid by the applicant mation report fee	Column Face Amon Other Certi nounts (Line possession a	n 3 bunt of tificate 296.32 es 1-7)	Column 4 Tax Collector's i	Fee 6.25 deemed Total of	Interest  14.82  Part 3: Total*  by applicant Parts 2 + 3 above	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29 0.00 0.00 200.00 175.00
# 2022/5476  Part 4: Tax Coll 1. Cost of all cer 2. Delinquent tax 3. Current taxes 4. Property inform 5. Tax deed app 6. Interest accru- 7.	Column 2 Date of Other Certificate Sale 06/01/2022  ector Certified Am dificates in applicant's des paid by the applicant	Column Face Amon Other Certification Column Face Amon Other Certification Column Face Amounts (Line Possession and Certification	n 3 bunt of difficate 296.32 es 1-7) and other	Column 4 Tax Collector's i	Fee 6.25 deemed Total of Total Total	Interest  14.82  Part 3: Total*  by applicant Parts 2 + 3 above  ctions, page 2)  al Paid (Lines 1-6)	(Column 3 + Column 4 + Column 5) 317.39 317.39 624.29 0.00 0.00 200.00 175.00

**Real Estate Search** 

**Tangible Property Search** 

Sale List



# **LEGAL DESCRIPTION**

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023037817 5/11/2023 4:11 PM OFF REC BK: 8975 PG: 1918 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 05082, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111319000 (1223-46)

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

# SELVEN A BROWN II and ARIKA K BROWN and SELVEN A BROWN III

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 December, which is the 6th day of December 2023.

Dated this 10th day of May 2023.

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 REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	11-1319-000	CERTIFICATE #:	2021-5	5082
REPORT IS LIMITED T	TITLE INSURANCE. THE TO THE PERSON(S) EXPR	ESSLY IDENTIFIED BY	NAME IN TH	IE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded i title to said land as listed	pared in accordance with the record of the land describeding and copies of all open on the Official Record Books on page 2 herein. It is the racopy of any document list	I herein together with curr r unsatisfied leases, mortg s of Escambia County, Flo responsibility of the party i	ent and delinquages, judgment rida that appear named above to	ent ad valorem as and ar to encumber the a verify receipt of
and mineral or any subsu	o: Current year taxes; taxes arface rights of any kind or ro, boundary line disputes, and the premises.	ature; easements, restriction	ons and covena	nts of record;
	are or guarantee the validity ce policy, an opinion of title			
Use of the term "Report"	herein refers to the Propert	y Information Report and	the documents	attached hereto.
Period Searched: Septem	ber 22, 2003 to and includ	ing September 22, 2023	Abstractor:	Vicki Campbell
BY				
Malphel				

Michael A. Campbell, As President

Dated: September 25, 2023

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

September 25, 2023

Tax Account #: 11-1319-000

1. The Grantee(s) of the last deed(s) of record is/are: SELVEN A. BROWN II, ARIKA L. BROWN AND SELVEN A. BROWN, III

By Virtue of Warranty Deed recorded 8/14/1985 in OR 2102/922

ABSTRACTOR'S NOTE: LEGAL ON DEEDS INCLUDES THAT PORTION OF TAX ROLL LEGAL NORTH OF HECKER ROAD ONLY. AFTER DISCUSSING WITH ASSESSOR IT IS CONFIRMED THAT PORTION NORTH OF HECKER ROAD IS THE ONLY PORTION INCLUDED ON THIS ACCOUNT ALTHOUGH WE FIND THE CURRENT TAX ROLL LEGAL INCLUDES THAT PORTION SOUTH OF HECKER ROAD BUT WE HAVE NOT INCLUDED OWNERSHIP ON THE PORTION SOUTH OF HECKER ROAD.

- 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. MSBU Lien in favor of Escambia County, Florida recorded 10/07/1998 OR 4320/970
  - b. MSBU Lien in favor of Escambia County, Florida recorded 09/10/1990 OR 4466/715
- 4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 11-1319-000 Assessed Value: \$16,160.00

**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

**CERTIFICATE #:** 

CERTIFICATION: TITLE SEARCH FOR TDA

 TAX DEED SALE DATE:
 DEC 6, 2023

 TAX ACCOUNT #:
 11-1319-000

2021-5082

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.

YLS	NU	
	$\boxtimes$	Notify City of Pensacola, P.O. Box 12910, 32521
$\boxtimes$		Notify Escambia County, 190 Governmental Center, 32502
	$\boxtimes$	Homestead for 2022 tax year.

SELVEN BROWN II AND SELVEN BROWN III AND ARIKA L. BROWN AKA ARIKA K. BROWN 29 SHAFTER ST DORCHESTER, MA 02121

Certified and delivered to Escambia County Tax Collector, this 25th day of September, 2023.

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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

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

#### PROPERTY INFORMATION REPORT

September 25, 2023 Tax Account #:11-1319-000

# LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF NW1/4 OF SW1/4 N 761 FT E 310 FT S 561 FT E 53 FT S 200 FT E 205 FT 6 IN S TO N LI OF H/W S ALG H/W 100 FT NWLY 300 FT W 120 FT N 240 FT W 153 FT 6 IN TO BEG DB 51 P 456/457 LESS OR 31 P 19 COUNTY RD DB 34 P 219/220 LESS OR 1120 P 139-RD R/W LESS BEG AT SE COR OF NE1/4 OF SE1/4 SEC 6 N 1 DEG 19 MIN 10 SEC E ALG E LI OF SEC 450 98/100 FT TO NLY R/W LI OF SR 4A (100 FT R/W) N 1 DEG 19 MIN 10 SEC E ALG SAME COURSE 104 FT FOR POB CONT N 1 DEG 19 MIN 10 SEC E ALG E LI OF SEC 115 2/100 FT S 30 DEG 14 MIN 50 SEC E PARL WI SR 4 98 FT S 59 DEG 45 MIN 10 SEC W 60 23/100 FT TO POB OR 2102 P 922 LESS OR 1711 P 81 PARKER

**SECTION 05, TOWNSHIP 5 N, RANGE 30 W** 

**TAX ACCOUNT NUMBER 11-1319-000(1223-46)** 

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. PURSUANT TO CONVERSATIONS WITH ESCAMBIA COUNTY PROPERTY APPRAISERS OFFICE THIS TAX ACCOUNT ONLY INCLUDES THAT PORTION OF ABOVE DESCRIBED PROPERTY LYING NORTH OF HECKER ROAD. WE HAVE NOT INCLUDED NOTICE FOR ANY PORTION LYING SOUTH OF HECKER ROAD.

5. State of Florida Escambia County

# WARRANTY DEED

for and in consideration of Ten, Dollars and o	
be receipt whereof is hereby acknowledged, do bargain,	sell, convey and grant unto
Selven A. Brown II, Arika L. Brown	n and Selven A. Brown III
	hester Mass O2/21
	ators and assigns, forever, the following described real property,  County of Escambia State of Florida
wit: Commence at the SW Corner of R30W. Measure thence North 200 ft point of beginning. Thence East 4 50/100 chains, thence West 4 and 7 chains to point of beginning - cor	the NW% of the SW% of Section 5, T5N, t.; thence East 24 links to a stake the 4 and 70/100 chains, thence North 8 and 70/100 chains, thence South 8 and 50/10 ntaining 4 acres. Being the same d on July 27, 1904 in Book 34 Page 220
thence East 363 feet to a stake, t West 363 feet to a stake on the Se point of beginning. With a reserv road, above described land lying a T5N, R30W. Being the same propert	of SW% of Sec. 5, T5N, R30W. Measure thence North 212 feet to a stake, thence ection line, thence South 212 feet to vation of 12 feet on the South for publ and being in the NW% of SW% of Sec. 5, by in Warranty Deed recorded on July 27 Public Records of Escambia County, Flor
D. S. PD	
And We covenant that state in fee simple in the said property, and ha Ve a go rance, and that OUR heirs, executors and adr recutors, administrators and assigns, in the quiet and p	we are well seized of an indefeasable cool right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, seaccable possession and enjoyment thereof, against all persons
And We covenant that state in fee simple in the said property, and ha Ve a go rance, and that OUR heirs, executors and adr recutors, administrators and assigns, in the quiet and p	we are well seized of an indefeasable cool right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, beaceable possession and enjoyment thereof, against all persons at and defend.
And We covenant that state in fee simple in the said property, and ha Ve a go rance, and that Our heirs, executors and adr secutors, administrators and assigns, in the quiet and p swfully claiming the same, shall and will forever warran IN WITNESS WHEREOF, We have h ay of August A. D. 19. 8	we are well seized of an indefeasable cool right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, reaccable possession and enjoyment thereof, against all persons at and defend.  Sereunto set Our hand Sand seal S this 14th
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And We covenant that state in fee simple in the said property, and ha Ve a gu rance, and that OUT heirs, executors and add secutors, administrators and assigns, in the quiet and p wfully claiming the same, shall and will forever marran IN WITNESS WHEREOF, We have h ay of August A. D. 19. 8 igned, sealed and delivered in the presence of My August A. D. 19. 8	we are well seized of an indefeasable cood right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, beaceable possession and enjoyment thereof, against all persons of and defend.  Serecunto set Our hand Sand seal S this 14th  SEAL)  (SEAL)
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And We covenant that state in fee simple in the said property, and ha Ve a ge rance, and that OUE heirs, executors and add secutors, administrators and assigns, in the quiet and p wfully claiming the same, shall and will forever marrow IN WITNESS WHEREOF We have h by of August A. D. 19. 8 Igned, sealed and delivered in the presence of Marco August  Clasure  Escentific County  Before the subscriber personally appeared  Les wife, known to me, and known to me to be the infile	we are well seized of an indefeasable cool right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, beaceable possession and enjoyment thereof, against all persons at and defend.  Serecunto set Our hand Sand seal S this 14th  SEAL)  (SEAL)
And We covenant that state in fee simple in the said property, and ha Ve a gerance, and that OUF heirs, executors and addrecutors, administrators and assigns, in the quiet and powfully claiming the same, shall and will forever marrant.  IN WITNESS WHEREOF, We have heavy of August A. D. 19. 8 igned, sealed and delivered in the presence of March Chancer.  State of Florida  Escambia County  Before the subscriber personally appeared L. a wife, known to me, and known to me to be the indirection instrument and acknowledged that he Y as	we are well seized of an indefeasable ood right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, seaceable possession and enjoyment thereof, against all persons at and defend.  Sereunto set OUT hand Sand seal S this 14th  (SEAL)
And We covenant that state in fee simple in the said property, and ha Ve a ge rance, and that OUE heirs, executors and add executors, administrators and assigns, in the quiet and p swfully claiming the same, shall and will forever marran IN WITNESS WHEREOF, We have h ay of August A. D. 19. 8 igned, sealed and delivered in the presence of Mary Of Staglifform  The State of Florida  Escambia County  Before the subscriber personally appeared  L  s wife, khown to me, sind known to me to be the indi- pregoing instrument and acknowledged that he Y as Given under my hand and official seal this.	we are well seized of an indefeasable ood right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, seaceable possession and enjoyment thereof, against all persons of and defend.  Serven when Sand seal S this 14th  (SEAL)
And We covenant that  state in fee simple in the said property, and ha Ve a go  trance, and that OUF heirs, executors and add executors, administrators and assigns, in the quiet and p awfully claiming the same, shall and will forever marran  IN WITNESS WHEREOF, We have h ay of August A. D. 19. 8  signed, sealed and delivered in the presence of  MARIA OF SCIALIANT  State of Florida  Escambia County  Before the subscriber personally appeared L  Is wife, known to me, and known to me to be the indi- pregoing instrument and acknowledged that he Y as	we are well seized of an indefeasable ood right to convey the same; that it is free of lien or encumministrators, the said grantee S their heirs, seaceable possession and enjoyment thereof, against all persons at and defend.  Sereunto set OUT hand Sand seal S this 14th  (SEAL)

OR BK 4320 PG0970 Escambia County, Florida INSTRUMENT 98-538467

NOTICE OF LIEN

RCD Oct 07, 1998 09:11 am Escambia County, Florida

STATE OF FLORIDA COUNTY OF ESCAMBIA

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 98-538467

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

BROWN SELVEN A II BROWN ARIHA K& SELVEN A III 29 SHAFTER ST Re:

ACCT.NO. 11 1319 000 000

AMOUNT \$70.40

DORCHESTER MA 02121

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:

BEG AT SW COR OF NW1/4 OF SW1/4 N 761 FT E 310 FT S 561 FT E 53 FT S 200 FT E 205 FT 6 IN S TO N LI OF H/W S ALG H/W 100 FT NWLY 300 FT W 120 FT N 240 FT W PROP.NO. 05 5N 30 3206 000 000

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 \$70.40. 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

ircuit Court

Deputy Finance Director

of CIRCUIT COUNT AMBIA COUNTY

Lee Magaha the

OR BK 4466 PGO715 Escambia County, Florida INSTRUMENT 99-659147

RCD Sep 10, 1999 09:17 am Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 99-659147

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

BROWN SELVEN A II & BROWN ARIKA K & BROWN SELVEN A III 29 SHAFTER ST DORCHESTER MA 0212: Re:

ACCT.NO. 11 1319 000 000

AMOUNT

\$35.20

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:

BEG AT SW COR OF NW1/4 OF SW1/4 N 761 FT E 310 FT S 561 FT E 53 FT S 200 FT E 205 FT 6 IN S TO N LI OF H/W S ALG H/W 100 FT NWLY 300 FT W 120 FT N 240 FT W PROP.NO. 05 5N 30 3206 000 000

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 \$35.20. 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 payments thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha Clerk of the Circuit

Wanda M. McBrearty Deputy Finance Director

Ernie Lee Magaha Clerk of the Circuit Bourt by: Sunalumber beputy Glerk

# STATE OF FLORIDA **COUNTY OF ESCAMBIA**

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

## **CERTIFICATE # 05082 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SELVEN A BROWN II

ARIKA K BROWN

29 SHAFTER ST

29 SHAFTER ST

DORCHESTER, MA 02121 DORCHESTER, MA 02121

SELVEN A BROWN III ESCAMBIA COUNTY / COUNTY ATTORNEY

29 SHAFTER ST

221 PALAFOX PLACE STE 430

DORCHESTER, MA 02121 PENSACOLA FL 32502

WITNESS my official seal this 19th day of October 2023.

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 December 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 05082, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111319000 (1223-46)

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

#### SELVEN A BROWN II and ARIKA K BROWN and SELVEN A BROWN III

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 December, which is the **6th day of December 2023.** 

Dated this 16th day of October 2023.

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.

COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# **LEGAL DESCRIPTION**

#### WARNING

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(see attached)

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

## SELVEN A BROWN II and ARIKA K BROWN and SELVEN A BROWN III

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 December, which is the **6th day of December 2023.** 

Dated this 9th day of October 2023.

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:** 

100 BLK HECKER RD 32535

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# **LEGAL DESCRIPTION**

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023087307 10/31/2023 11:52 AM OFF REC BK: 9061 PG: 1108 Doc Type: RTD

## 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 8975, Page 1918, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05082, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 111319000 (1223-46)

(see attached)

**SECTION 05, TOWNSHIP 5 N, RANGE 30 W** 

NAME IN WHICH ASSESSED: SELVEN A BROWN II and ARIKA K BROWN and SELVEN A BROWN III

Dated this 31st day of October 2023.

GOMPT ROPE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

# **LEGAL DESCRIPTION**

# 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

\$1,682.01

# PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale Account: 111319000 Certificate Number: 005082 of 2021

Payor: APRYL HALEY 35 EDSON ST #2 DORCHESTER MA 02124 Date 10/31/2023

Clerk's Check # 2461653 Clerk's Total \$510.72 Tax Collector Check # Tax Collector's Total 1 \$1,125.45 Postage \$28.84 Researcher Copies \$0.00 Recording \$10.00 Prep Fee \$7.00

PAM CHILDERS
Clerk of the Circuit Court

Received By: Deputy Clerk

Total Received

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

# Escambia Clerk of courts,

Enclose you'll find a book check, for book taxes and tax lien, of 1,682.01
Pleace remove the tax Deed Iren from 100 Block Hecker Rd. Acct # 111 139 000

Thank you
Apryl M. Haley
Daughter of Selven A. Brown II
email - aprylhaley @ gmail.com
Cell# 857-294-7588

Apryl Haley 35 Edson St. #2 Dorchester MA 02134



U.S. POSTAGE PECM LETTER DORCHESTER CMA 02124 OCT 26, 2023

R2304M112164-

221 South Palatox Place Suite 110 Esambia Clerk of courts Pensacola Fl. 32502

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# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA NON-ENFORCEABLE RETURN OF SERVICE 1723-41

Document Number: ECSO23CIV038105NON

Agency Number: 24-000568

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 05082 2021

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: SELVEN A BROWN II AND ARIKA K BROWN AND SELVEN A BROWN III

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2023 at 9:36 AM and served same at 7:11 AM on 10/23/2023 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

Ву:

Service Fee:

\$40.00

Receipt No:

**BILL** 

## 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 December 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 05082, issued the 1st day of June, A.D., 2021 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:

(see attached)

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TAX ACCOUNT NUMBER 111319000 (1223-46)

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#### SELVEN A BROWN II and ARIKA K BROWN and SELVEN A BROWN III

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 December, which is the 6th day of December 2023.

Dated this 9th day of October 2023.

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:** 

100 BLK HECKER RD 32535

COMPTROLLER

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# LEGAL DESCRIPTION

Next door address 4-A 4691 Highway 4-A



SELVEN A BROWN II [1223-46] 29 SHAFTER ST DORCHESTER, MA 02121

9171 9690 0935 0127 2164 42

ARIKA K BROWN [1223-46] 29 SHAFTER ST DORCHESTER, MA 02121

9171 9690 0935 0127 2164 59

SELVEN A BROWN III [1223-46] 29 SHAFTER ST DORCHESTER, MA 02121

9171 9690 0935 0127 2163 98

ESCAMBIA COUNTY / COUNTY ATTORNEY [1223-46] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

9171 9690 0935 0127 2163 81

Radeemad

# 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. 05082, issued the 1st day of June, A.D., 2021 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 Flonda; to wift:

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Dated this 19th day of October 2023

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PAMICHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

#### LEGAL DESCRIPTION

BEG AT SW. COR OF NW1/4 OF SW1/4 N/761 FT E 310 FT:S 561 FT E 53 FT:S 200 FT.E 205 FT:6 IN STO:N LI OF HAW S ALG HAW 100 FT NWLY 300 FT W 120 FT:N 240 FT:N 153 FT:6 IN TO BEG D8:ST P 456/457 LESS OR 31 P 18:COUNTY RD D8:34 P 219/220 LESS OR 1120 P 139-RD RAW LESS BEG AT SE COR OF NE1/4 OF SEMM N 1 DEG 19:MIN 10:SEC E ALG E LI OF SEC 450 98/100 FT:TO NLY RAW LI OF SR 4A (100 FT RAW), N 1 DEG 19:MIN 10:SEC E ALG E LI OF SEC 115-2/100 FT:S 30 DEG 14:MIN 56 SEC E PARL WISR 4:98 FT:S 59 DEG 45:MIN 10:SEC W 60:23/100 FT: 1/0 P/08 OR 2/102 P 9/22 LESS. OR 17/11 P 81 PARKETE.

4WR11/1-11/22TD

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 2021-TD-05082 in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

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.

MALCOLM BALLINGER, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 22<sup>nd</sup> day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC

