

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300361

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
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

04-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>12/06/2023</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.

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



# 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

1223.46

## 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 26, 2023
Property description	BROWN SELVEN A II & BROWN ARIKA K & 29 SHAFTER ST DORCHESTER, MA 02121 100 BLK HECKER RD 11-1319-000 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 (Full legal attached.)	Certificate #	2021 / 5082
		Date certificate issued	06/01/2021

## 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)
# 2021/5082	06/01/2021	292.29	14.61	306.90
<b>→Part 2: Total*</b>				<b>306.90</b>

## 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)
# 2022/5476	06/01/2022	296.32	6.25	14.82	317.39
<b>Part 3: Total*</b>					<b>317.39</b>

## 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)	624.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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
<b>7. Total Paid (Lines 1-6)</b>	<b>999.29</b>

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: *Jennifer N. Cassidy* Escambia, Florida  
Signature, Tax Collector or Designee Date May 8th, 2023

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

+ \$6.25



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 055N303206000000 <b>Account:</b> 111319000 <b>Owners:</b> BROWN SELVEN A II & BROWN ARIKA K & BROWN SELVEN A III <b>Mail:</b> 29 SHAFTER ST DORCHESTER, MA 02121 <b>Situs:</b> 100 BLK HECKER RD 32535 <b>Use Code:</b> VACANT RESIDENTIAL 🔑 <b>Taxing Authority:</b> CENTURY CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$16,160</td> <td>\$0</td> <td>\$16,160</td> <td>\$16,160</td> </tr> <tr> <td>2021</td> <td>\$16,160</td> <td>\$0</td> <td>\$16,160</td> <td>\$16,160</td> </tr> <tr> <td>2020</td> <td>\$16,160</td> <td>\$0</td> <td>\$16,160</td> <td>\$16,160</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$16,160	\$0	\$16,160	\$16,160	2021	\$16,160	\$0	\$16,160	\$16,160	2020	\$16,160	\$0	\$16,160	\$16,160
Year	Land	Imprv	Total	Cap Val																						
2022	\$16,160	\$0	\$16,160	\$16,160																						
2021	\$16,160	\$0	\$16,160	\$16,160																						
2020	\$16,160	\$0	\$16,160	\$16,160																						

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/1981</td> <td>2182</td> <td>35</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1981</td> <td>2182</td> <td>33</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1981</td> <td>2182</td> <td>31</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/1981	2182	35	\$100	WD		12/1981	2182	33	\$100	WD		11/1981	2182	31	\$100	WD		<b>2022 Certified Roll Exemptions</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																													
12/1981	2182	35	\$100	WD																														
12/1981	2182	33	\$100	WD																														
11/1981	2182	31	\$100	WD																														
<b>Legal Description</b> 🔑 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...																																		
<b>Extra Features</b> None																																		

**Section Map Id:**  
05-5N-30-2

**Approx. Acreage:**  
6.3153

**Zoned:** 🔑

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

**Parcel Information**

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

[Launch Interactive Map](#)

**Buildings**

**Images**

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)**

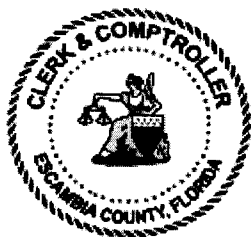
The assessment of the said property under the said certificate issued was in the name of

**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

## 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 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



**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 #: 11-1319-000 CERTIFICATE #: 2021-5082

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

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

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

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

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

Period Searched: September 22, 2003 to and including September 22, 2023 Abstractor: Vicki Campbell

BY

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**

**ABTRACTOR'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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **DEC 6, 2023** \_\_\_\_\_  
**TAX ACCOUNT #:** \_\_\_\_\_ **11-1319-000** \_\_\_\_\_  
**CERTIFICATE #:** \_\_\_\_\_ **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.

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>2022</u> 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 25<sup>th</sup> day of September, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**September 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)**

**ABTRACTOR'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.**

5.00  
50  
5/90

State of Florida  
Escambia County

# WARRANTY DEED

Know All Men by These Presents: That We, Levon Wright and wife,  
Theresa Wright

for and in consideration of Ten Dollars and other valuable considerations-----  
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

✓ Selven A. Brown II, Arika L. Brown and Selven A. Brown III

29 Shafter St. Dorchester Mass 02121

Their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida

to-wit: Commence at the SW Corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 5, T5N, R30W. Measure thence North 200 ft.; thence East 24 links to a stake the point of beginning. Thence East 4 and 70/100 chains, thence North 8 and 50/100 chains, thence West 4 and 70/100 chains, thence South 8 and 50/100 chains to point of beginning - containing 4 acres. Being the same property in Warranty Deed Recorded on July 27, 1904 in Book 34 Page 220 in the Public records of Escambia County, Florida.

Beginning at the SW corner of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 5, T5N, R30W. Measure thence East 363 feet to a stake, thence North 212 feet to a stake, thence West 363 feet to a stake on the Section line, thence South 212 feet to point of beginning. With a reservation of 12 feet on the South for public road, above described land lying and being in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 5, T5N, R30W. Being the same property in Warranty Deed recorded on July 27, 1904 in Book 34, Page 219 in the Public Records of Escambia County, Florida.

D.S. PD. .50  
DATE 8-14-85  
JOE A. FLOWERS, COMPTROLLER  
BY: J. O. Powers D.C.  
CERT. REG. #59-2043328-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 14th day of August A. D. 19 85.

Signed, sealed and delivered, in the presence of

Myra J. Steadham  
Myra M. Chavers

Levon Wright (SEAL)  
Theresa Wright (SEAL)

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON  
AUG 14 2 10 PM '85  
JOE A. FLOWERS, COMPTROLLER ESCAMBIA COUNTY

State of Florida  
Escambia County

Before the subscriber personally appeared Levon Wright  
Theresa Wright

his wife, known to me, and known to me to be the individual described by said name and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of August 19 85

Prepared by: Myra J. Steadham  
P. O. Box 277  
Century, Fl. 32535

Myra J. Steadham  
Notary Public  
My commission expires Dec. 3, 1988

My commission expires

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

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

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: BROWN SELVEN A II  
BROWN ARIHA K& SELVEN A III  
29 SHAFER ST  
DORCHESTER MA 02121

ACCT.NO. 11 1319 000 000  
AMOUNT \$70.40

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.

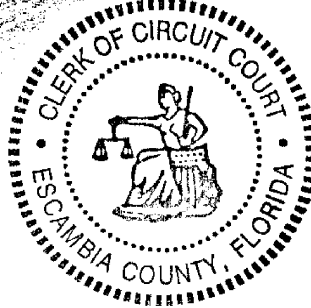
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently 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

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Starganne B. Donnelly*  
Deputy Clerk



OR BK 4466 PG0715  
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)

Re: BROWN SELVEN A II &  
BROWN ARIKA K &  
BROWN SELVEN A III  
29 SHAFTER ST  
DORCHESTER MA 02121

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 payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

*Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Georganne B. Donnelly*  
Deputy Clerk

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.



PAM CHILDERS  
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 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 W1 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



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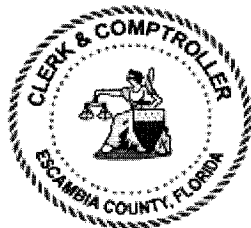
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **6th day of December 2023**.

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**



**PAM CHILDERS  
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 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

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

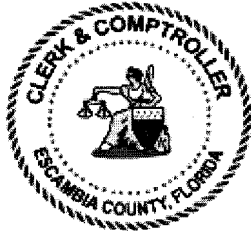
TAX ACCOUNT NUMBER: 111319000 (1223-46)

(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.



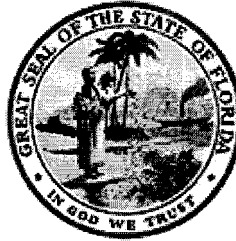
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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**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**

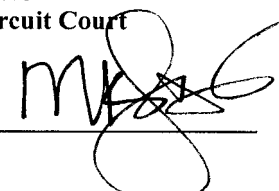
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 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 #	1	Tax Collector's Total	\$1,125.45
		Postage	\$28.84
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,682.01

**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>

October 26, 2023

Escambia Clerk of courts,

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

Thank you

Apryl M. Haley

Daughter of Selven A. Brown II

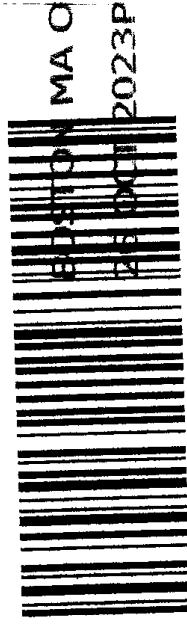
email - aprylhaley@gmail.com

cell:# 857-294-7588

Apryl Haley  
35 Edson St. #2  
Dorchester MA 02124

**CERTIFIED MAIL**

netmail



32502

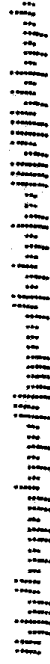
RDC 99

7022 1670 0001 5138 1332

U.S. POSTAGE  
FCM LETTER  
DORCHESTER C  
MA 02124  
OCT 26, 2023  
**\$5.01**  
R2304M112164-

Esambia Clerk of courts  
221 South Palafox Place Suite 110  
Pensacola FL. 32502

32502-589395



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

**NON-ENFORCEABLE RETURN OF SERVICE**

1223-46

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

By: \_\_\_\_\_

  
A. HARDIN, CRS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



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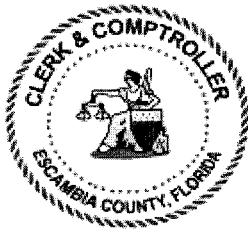
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Dated this 9th day of October 2023.

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**



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

By:  
Emily Hogg  
Deputy Clerk

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Next door address  
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

*Redeemed*

# THE SUMMATION WEEKLY

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

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Emily Hogg  
Deputy Clerk

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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.

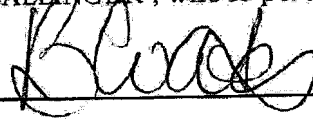
X 

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



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024