



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

17224.47

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	POPE ROBERT C 2340 WYATT ST PENSACOLA, FL 32514 7634 WOOD STREAM DR 01-1266-228 LT 14 WOODED GLEN PB 17 P 27 OR 7376 P 64	Certificate #	2022 / 118
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/118	06/01/2022	432.13	21.61	453.74
→Part 2: Total*				453.74

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/110	06/01/2023	426.77	6.25	21.34	454.36
Part 3: Total*					454.36

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)	908.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	364.88
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,647.98

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

+46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

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

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400397

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-1266-228	2022/118	06-01-2022	LT 14 WOODED GLEN PB 17 P 27 OR 7376 P 64

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature

Evacuation

**& Flood
Information**

Open

Report

Buildings

Images

None

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

Last Updated:04/30/2024 (cc.S495)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00118**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 14 WOODED GLEN PB 17 P 27 OR 7376 P 64

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011266228 (1224-67)

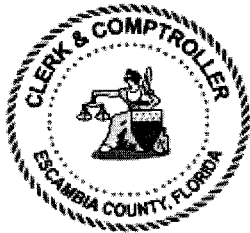
The assessment of the said property under the said certificate issued was in the name of

ROBERT C POPE

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 **4th day of December 2024**.

Dated this 30th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-1266-228 CERTIFICATE #: 2022-118

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: August 1, 2004 to and including August 1, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: August 2, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 2, 2024

Tax Account #: **01-1266-228**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT COLBY POPE**

By Virtue of Quit Claim Deed recorded 7/16/2015 in OR 7376/64

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. **Mortgage in favor of John L. Toole recorded 4/1/2005 – OR 5609/315**

ABTRACTOR'S NOTE: MORTGAGE APPEARS TO BE TERMED BY STATUTE BUT THERE IS NO RECORDED SATISFACTION SO WE INCLUDED MORTGAGEE FOR NOTICE.

- b. **Judgment in favor of Gulf Winds Credit Union recorded 8/9/2019 – OR 8143/1442**

4. Taxes:

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

Tax Account #: 01-1266-228

Assessed Value: \$21,000.00

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): **WOODED GLEN HOMEOWNERS ASSOCIATION OF PENSACOLA, INC.**

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 4, 2024

TAX ACCOUNT #: 01-1266-228

CERTIFICATE #: 2022-118

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

ROBERT C. POPE
2340 WYATT ST.
PENSACOLA, FL 32514

JOHN L. TOOLE
PCC-73, C/O JUDY BROOKS
APO, AE 09716

WOODED GLEN HOMEOWNERS
ASSOCIATION OF PENSACOLA, INC.
NO ADDRESS FOUND

GULF WINDS CREDIT UNION
220 EAST NINE MILE ROAD
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

August 2, 2024

Tax Account #:01-1266-228

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 14 WOODED GLEN PB 17 P 27 OR 7376 P 64

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-1266-228(1224-67)

Recorded in Public Records 07/16/2015 at 10:09 AM OR Book 7376 Page 64,
Instrument #2015053852, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. WEBER of BEGGS & LANE
501 COMMENDENCIA STREET
PENSACOLA, FLORIDA 32502

Parcel ID #: 09-1S-29-3025-000-140

QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That we, CARLTON D. BOWERS and ELOISE M. BOWERS, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to me in hand paid, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto ROBERT COLBY POPE, a single man, whose address is 2340 Wyatt Street, Pensacola, Florida 32514, his heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

LOT 14, WOODED GLEN, A SUBDIVISION OF A PORTION OF SECTIONS 7 AND 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, AND A REPLAT OF A PORTION OF LOT 16 OF EAU CLAIRE ESTATES, UNIT 2, ACCORDING TO PLAT OF SAID WOODED GLEN RECORDED IN PLAT BOOK 17, AT PAGE 27 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. To have and to hold the same in fee simple forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals
this 17th day of July, 2015.

Signed, sealed and delivered
in the presence of:

Sign: Amy Sutton
Witness Amy Sutton

Print: CARLTON D. BOWERS

(SEAL)
Carlton D. Bowers

BK: 7376 PG: 65 Last Page

Sign: Amy Sutton
Witness: Amy Sutton

Print: Eloise M Bowers (SEAL)

Eloise M. Bowers
Eloise M. Bowers

Grantor's Mailing Address is:
147 Fieldstone Road
Cleveland, Georgia 30528

STATE OF GEORGIA
COUNTY OF White

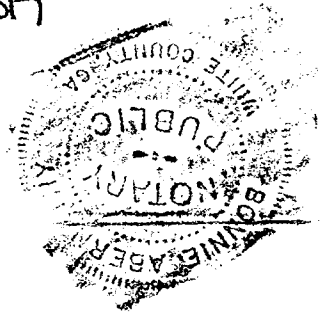
The foregoing instrument was acknowledged before me this 7th day of July, 2015, by Carlton D. Bowers and Eloise M. Bowers, husband and wife, who are personally known to me or who produced their Georgia Driver's Licenses as identification, and who did not take an oath.

[Signature]
Notary Public, State and County Shown

Above

My Commission Expires:
11/22/2017

W:\TEMP\BOWERS.GENERAL\QUITCLAIM DEED.063015.DOCX



Recorded in Public Records 04/01/2005 at 04:30 PM, OR Book 5609 Page 315,
Instrument #2005355070, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 MTG Stamps \$52.50 Int. Tax \$30.00

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. WEBER of BEGGS & LANE,
A REGISTERED LIMITED LIABILITY
PARTNERSHIP
P.O. BOX 12950
PENSACOLA, FLORIDA 32591-2950
FLORIDA BAR NO. 116540

MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Billy L. Pope and Mary Yvette Pope, husband and wife, hereinafter referred to as the "mortgagor", whether singular or plural, for and in consideration of the sum of Fifteen Thousand and no/100 Dollars (\$15,000.00) to the undersigned in hand paid by John L. Toole, hereinafter referred to as the "mortgagee", with his address being PSC-73, C/O Judy Brooks, APO, AE 09716, the receipt whereof is hereby acknowledged, has mortgaged, and by these presents do mortgage and confirm unto the said John L. Toole, his heirs, personal representatives, successors and assigns, forever, the following described real estate, situate, lying and being in Escambia County, Florida, to-wit:

LOT 14, WOODED GLEN, A SUBDIVISION OF A PORTION OF SECTIONS 7 AND 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, AND A REPLAT OF A PORTION OF LOT 16 OF EAU CLAIRE ESTATES, UNIT 2, ACCORDING TO PLAT OF SAID WOODED GLEN RECORDED IN PLAT BOOK 17, AT PAGE 27 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all structures and improvements now or hereafter on said land and all fixtures attached thereto; and all rents, issues, proceeds and profits accruing therefrom.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the rents, profits and issues thereof, unto the mortgagee, the mortgagee's heirs, personal representatives, successors and assigns, as applicable, in fee simple, forever, the whole free from all exemption and right of homestead.

And the said mortgagor covenants with the mortgagee, mortgagee's heirs, personal representatives, successors and assigns, as applicable, that the said mortgagor is indefeasibly seized of said land in fee simple; that the said mortgagor has full power and lawful right to grant, bargain, sell and convey the same in fee simple as aforesaid; that it shall be lawful for the said mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof and the appurtenances thereon; that the said property is free, discharged, clear and unencumbered of and from all former and other grants, title, charges, estates, judgments, taxes, tax titles or tax certificates, liens, assessments and encumbrances of whatsoever nature and kind and character; that the mortgagor will make such further assurances to perfect the fee simple title to said land and appurtenances in said mortgagee, mortgagee's heirs, personal representatives, successors and assigns, as may reasonably be required; and that the mortgagor does hereby fully warrant the title to said land, and every part thereof, and all appurtenances thereon, and will defend the same against the lawful claims of all persons whomsoever.

The foregoing conveyance is intended to be and is a mortgage to secure the payment of the following.

(a) That certain obligation and/or indebtedness now in existence or now being made or incurred, from mortgagor to mortgagee, described as follows:

That certain Promissory Note of even date herewith in the total principal sum of \$15,000.00, with interest at 6.5% per annum, which provides for 35 payments of principal and interest, and with the entire unpaid principal balance and all accrued and unpaid interest being due and payable on or before 36 months after date.

AND THE SAID MORTGAGOR does hereby covenant, promise and agree to and with the mortgagee as follows:

1. To pay all and singular the principal, the interest and other sums of money payable by virtue of the said above-mentioned note and this mortgage, promptly on the days, respectively, the same become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature and kind now on said property, or that hereafter may be levied or assessed thereupon, each and every of them; and if the same, or any part thereof be not promptly paid when due and payable, said mortgagee may at any time pay the same, without waiving or affecting the option to foreclose this mortgage by reason of such default, or any right hereunder, and every payment so made shall bear interest from the date thereof at the maximum lawful rate per annum, and all such payments, with interest as aforesaid, shall be secured by the lien hereof.

3. To pay all and singular the costs, fees, charges and expenses of every nature and kind, including the cost of an abstract of title to the above-described lands found to be convenient or expedient in connection with any suit for the foreclosure of this mortgage, and also including all costs and expenses of the said suit, including reasonable attorney's fees to the attorney of the complainant foreclosing which shall be not less than \$100.00 and 10% upon the amount adjudged to the complainant or fixed by agreement before judgment, which costs and fees shall be included in the lien of this mortgage and in the sum adjudged upon foreclosure, because of any failure to perform, comply with and abide by all or any of the covenants, conditions and stipulations of said promissory note or other obligations, and this mortgage, and in the foreclosure of this mortgage and in collecting the amount secured hereby, each and every such payments shall bear interest from date thereof until paid at the maximum lawful rate per annum, and such payments with interest thereof as aforesaid, shall be secured by the lien hereof.

4. To permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof.

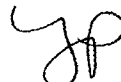
5. To keep the improvements now or hereafter on the mortgaged property insured against loss by fire, windstorm, and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the mortgagee for full insurable value of any improvements located on the property above-described or in the amount of the unpaid principal balance due on the note secured by this mortgage, whichever is less, in a company or companies to be designated by said mortgagee, loss, if any, payable to the mortgagee, as their interest may appear, if any improvements be placed upon said property which are insurable; and in the event any sum of money becomes payable under such policy or policies, the mortgagee shall have the option to receive and apply the same on account of the indebtedness secured hereby or to permit said mortgagor to receive and use it, or any part thereof, for the purpose of improving said land, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage; and said mortgagee may place and pay for such insurance, or any part thereof, without waiving or affecting the option to foreclose, or any right hereunder, and each and every such payment shall bear interest from date thereof until paid at the maximum lawful rate per annum, and all such payments, with interest as aforesaid, shall be secured by the lien hereof. The mortgagee is empowered to adjust, compromise, submit to arbitration and appraisal and collect, and apply to the reduction of said indebtedness, any claim or loss arising under any insurance policy covering said premises; and to that end the mortgagee is irrevocably appointed the attorney in fact of the mortgagor to execute and deliver such receipts, releases and other writings as shall be requisite to accomplish such adjustment, compromise, arbitration, appraisal and collection.

6. That if any of the said installments of interest or principal, or both, due and payable by the terms of said promissory note or other obligations or other sum of money due or payable by virtue of this instrument, be not promptly and fully paid when the same become severally due and payable, without demand or notice, or if each and every the stipulations, covenants, agreements and conditions of the said promissory note, or other obligations, and of this deed, any or either, are not duly and promptly performed, complied with and abided by, the said entire aggregate sum mentioned in the said promissory note and other obligations then remaining unpaid, with interest accrued, shall become due and payable forthwith or thereafter at the option of the mortgagee as fully and completely as if said aggregate sum and accrued interest were originally stipulated to be paid on such day, anything in the said note or other obligations or herein, to the contrary notwithstanding; and thereupon, or thereafter, at the option of the mortgagee or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The mortgagee or its assigns, may foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same with costs, expenses and allowances.

7. It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this mortgage, the mortgagee shall be entitled to apply at any time pending such foreclosure suit to the Court having jurisdiction thereof for the appointment



- 2 -



of a Receiver of all and singular the mortgaged property, and of all the rents, income, profits, issues, and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the Court shall forthwith appoint a Receiver of said mortgaged property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived; with the usual powers and duties of Receivers in like cases; and such appointment shall be made by such Court as a matter of strict right to the mortgagee and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the mortgagor, and that such rents, profits, issues, income and revenues shall be applied by such Receiver to the payment of the mortgage indebtedness, costs, and charges, according to the order of such Court.

8. The mortgage (and the note secured hereby) shall become due and payable forthwith at the sole option of the mortgagee if the mortgagor shall convey away the mortgaged premises or sell same under contract or if the legal or equitable title to said premises shall become vested in any other person or persons or corporation or corporations in any manner whatsoever; and it is expressly understood and agreed that in the event the mortgagee is otherwise agreeable to the non-exercise of their said option, they may, as a condition or inducement to such non-exercise, require changes in the terms of this mortgage and the note secured thereby, such changes to include without limitation changes in the interest rate, amortization period and amount of monthly principal and interest installments.

9. If a default occurs or if foreclosure or collection proceedings of any subordinate and inferior mortgage or any junior lien of any kind or of any superior mortgage or superior liens of any kind upon the said property or any part thereof shall be instituted, then this mortgage shall be in default and the mortgagee may, at mortgagee's option, and without notice to anyone immediately or thereafter, declare this mortgage and any and all indebtedness secured hereby due and payable forthwith, and thereupon may, at mortgagee's option, proceed to foreclose this mortgage.

10. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note and other obligations and in this mortgage deed set forth.

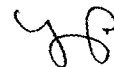
11. That the mortgagee may release for such consideration, or none, as it may require, and solely at mortgagee's option, any portion of the above described land without, as to the remainder of the security, in anywise impairing or affecting the lien and priorities herein provided for the mortgagee or improving the position of any subordinate lienholder.

12. In case of condemnation of the land and appurtenances or any part thereof by paramount authority, whether or not the mortgagor shall be in default hereunder at the time, any condemnation award to which the mortgagor shall be entitled is hereby assigned to the mortgagee, and the mortgagee is hereby irrevocably authorized to demand, sue for, collect, receive and receipt for the same and apply the net proceeds of the same toward the payment of the indebtedness secured hereby.

13. It is further agreed, that all parties signing this obligation shall be jointly and severally liable to the mortgagee, and that all of the covenants and agreements of the mortgagors herein contained shall extend to and bind his or its heirs, personal representatives, successor and assigns, and shall inure to the benefit of the mortgagee, their heirs, personal representatives, successors and assigns, and wherever the context hereof so requires or admits, all references herein to the mortgagor in one number shall be deemed to extend to and include the other number, whether plural or singular, and the use of any gender shall be applicable to all genders.

14. As additional security hereunder, mortgagor hereby assigns and transfers to mortgagee the rents of the property, provided that mortgagors shall, prior to acceleration under Paragraph 6 hereof or abandonment of the Property, have the right to collect and retain any such rents, if any, as they become due and payable.

15. If Mortgagor meets certain conditions, Mortgagor shall have the right to have enforcement of this Mortgage discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Mortgage; or (b) entry of a judgment enforcing this Mortgage. Those conditions are that Mortgagor: (a) pays Mortgagee all sums which then would be due under this Mortgage and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; and (c) pays all expenses incurred in enforcing this Mortgage, including, but not limited to, reasonable attorneys' fees. Upon reinstatement by Mortgagor, this Mortgage and the obligations secured hereby shall remain fully effective as if no acceleration had occurred.



IN WITNESS WHEREOF, the undersigned have signed, sealed and delivered this Mortgage as of the 22nd day of March, 2005.

Signed, sealed and
delivered in the
presence of:

Sign: [Signature]
Print: STEPHANIE THUNDERLACKER

Sign: [Signature]
Print: Billy L. Pope

Sign: [Signature]
Print: JAMES M. WEBER

Sign: [Signature]
Print: Mary Yvette Pope
Mortgagor's Mailing Address is:

2340 Wyatt Street
Pensacola, FL 32514

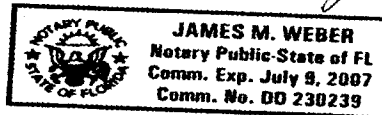
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of March, 2005, by Billy L. Pope and Mary Yvette Pope, husband and wife, who are personally known to me or who produced their Florida driver's license as identification, and who did not take an oath.

Sign: [Signature]
Notary Public, State of Florida at Large
My Commission Expires: July 9, 2007

K:\WP60\43165-Pope\mortgage



Recorded in Public Records 8/9/2019 1:07 PM OR Book 8143 Page 1442,
Instrument #2019069103, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 7/30/2019 9:57 AM OR Book 8137 Page 1399,
Instrument #2019065865, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 93198659 E-Filed 07/26/2019 08:58:36 AM

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

GULF WINDS CREDIT UNION
220 East Nine Mile Road
Pensacola, FL 32534

Plaintiff,

v.

ROBERT POPE
2340 Wyatt Street
Pensacola, FL 32514

Defendant.

Case No: 2019 CC 001609

FINAL JUDGMENT AS TO ROBERT POPE

THIS CAUSE came before the Court, the Court having reviewed
the file and being otherwise fully advised in the premises, it
is ORDERED AND ADJUDGED as follows:

1. That the plaintiff, GULF WINDS CREDIT UNION, hereby
recovers from the defendant, ROBERT POPE, the
following:

A. Principal	\$6,068.55
B. Pre-judgment Interest	1,066.89
C. Court Costs	350.00
D. Late Fees	56.00
E. Attorney's Fees	750.00

Total Due \$8,291.44

which shall accrue interest at the rate of 6.77% per
annum, all for which let execution issue.


2. Loan Documents are re-established.
3. Jurisdiction of this case is retained to enter further
orders that are proper to compel discovery.

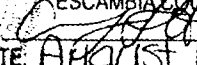
DONE AND ORDERED in Chambers at Escambia County, Florida.

Copies to:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502
GuttmannSteve@aol.com

ROBERT POPE
2340 Wyatt Street
Pensacola, FL 32514
budpopefishslayer@gmail.com


eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 07/25/2019 18:34:04 q:McOdF

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: 	D.C.
DATE: <u>AUGUST 1st, 2019</u>	

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 00118 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROBERT C POPE
2340 WYATT ST
PENSACOLA, FL 32514

JOHN L. TOOLE
C/O JUDY BROOKS
PCC-73
APO, AE 09716

WOODED GLEN HOMEOWNERS ASSOCIATION OF PENSACOLA, INC.
NO ADDRESS FOUND

GULF WINDS CREDIT UNION
220 EAST NINE MILE ROAD
PENSACOLA, FL 32534

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, 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. 00118**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 14 WOODED GLEN PB 17 P 27 OR 7376 P 64

SECTION 09, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011266228 (1224-67)

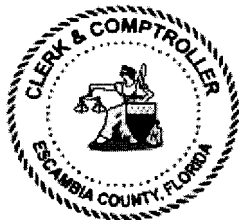
The assessment of the said property under the said certificate issued was in the name of

ROBERT C POPE

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 **4th day of December 2024**.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

7634 WOOD STREAM DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ROBERT C POPE
2340 WYATT ST
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 011266228 Certificate Number: 000118 of 2022**

Payor: ROBERT C POPE 2340 WYATT ST PENSACOLA, FL 32514 Date 11/13/2024

Clerk's Check # 150370
Tax Collector Check # 1

Clerk's Total \$510.72
Tax Collector's Total \$1,851.99
Postage \$32.80
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$2,412.51

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Redeemed
\$ 2340.95

**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>**

11/13/2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-67

Document Number: ECSO24CIV036985NON

Agency Number: 25-000787

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00118 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT C POPE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:34 AM and served same at 8:15 AM on 10/29/2024 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: _____



G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00118**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Dated this 21st day of October 2024.


In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

7634 WOOD STREAM DR 32514



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

By: 
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
OCT 22 2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-67

Document Number: ECSO24CIV037055NON

Agency Number: 25-000861

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00118 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ROBERT C POPE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/25/2024 at 9:37 AM and served same on ROBERT C POPE , in ESCAMBIA COUNTY, FLORIDA, at 7:13 AM on 10/30/2024 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: BILLY POPE, FATHER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


G. FALLER, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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Dated this 21st day of October 2024.

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Personal Services:

ROBERT C POPE
2340 WYATT ST
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
CIVIL UNIT

2024 OCT 21 10 58 AM

RECEIVED

ROBERT C POPE [1224-67]
2340 WYATT ST
PENSACOLA, FL 32514

9171 9690 0935 0129 5950 40

JOHN L. TOOLE [1224-67]
C/O JUDY BROOKS
PCC-73
APO, AE 09716

9171 9690 0935 0129 5950 33

WOODED GLEN HOMEOWNERS
ASSOCIATION OF PENSACOLA, INC.
[1224-67]
NO ADDRESS FOUND

GULF WINDS CREDIT UNION
[1224-67]
220 EAST NINE MILE ROAD
PENSACOLA, FL 32534

9171 9690 0935 0129 5950 26

Redeemed

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 5950 33

PENSACOLA FL 325

2:00 PM 10/24/2024



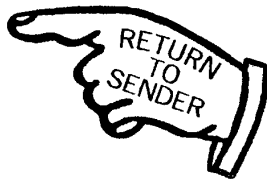
quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE



RETURN
TO
SENDER

JOHN L. TOOLE [1224-67]

C/O JUDY BROOKS

CC-73

APO, AE 96216

CHILDERS
COMPTROLLER
FILED
2024 NOV 14 P 12:21
PENSACOLA COUNTY, FL

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00118, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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TAX ACCOUNT NUMBER 011266228 (1224-67)

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ROBERT C POPE

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 4th day of December 2024.

Dated this 24th day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7527
Order Date: 10/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 10/30/2024
Last Issue: 11/20/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

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

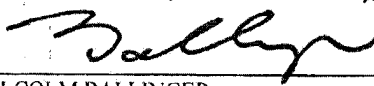
Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in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

2022 TD 00118 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - Pope

was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X


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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X


NOTARY PUBLIC

