



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

1224.54

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	GREEN JAMES H 4360 MARGO ST AUSTELL, GA 30106 8754 SONNYBOY LN 02-1421-220 BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT (Full legal attached.)	Certificate #	2022 / 633		
		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)	
# 2022/633	06/01/2022	609.30	30.47	639.77	
→Part 2: Total*				639.77	
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)
# 2023/618	06/01/2023	634.48	6.25	39.26	679.99
Part 3: Total*					679.99
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,319.76	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				586.69	
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)				2,281.45	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>April 25th, 2024</u>		

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.

BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN 24 SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400372

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
02-1421-220	2022/633	06-01-2022	BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN 24 SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	121S306104000007	Year	Land	Imprv	Total	Cap Val
Account:	021421220	2023	\$5,700	\$18,345	\$24,045	\$24,045
Owners:	GREEN JAMES H	2022	\$5,700	\$16,439	\$22,139	\$22,027
Mail:	4360 MARGO ST AUSTELL, GA 30106	2021	\$5,700	\$14,325	\$20,025	\$20,025
Situs:	8754 SONNYBOY LN 32514	Disclaimer				
Use Code:	MULTI-FAMILY <=9 🔍	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
03/2006	5934	1449	\$100	CJ	📄	Legal Description BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN... 🔍
03/2006	5933	1864	\$100	CJ	📄	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features MOBILE HOME

Parcel Information [Launch Interactive Map](#)

Section Map Id:
12-1S-30-2

Approx. Acreage:
0.2562

Zoned: 🔍
HDMU
HDMU
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HDMU

Evacuation & Flood Information

Map controls: +, -

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

[Open Report](#)

Buildings

Address: 8754 SONNYBOY LN, Year Built: 1991, Effective Year: 1991, PA Building ID#: 126350

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-CENTRAL HEAT

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

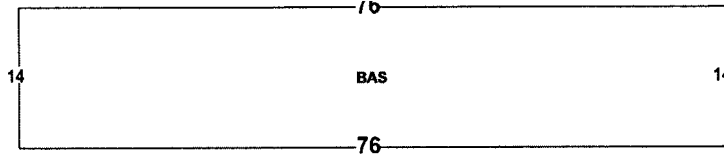
MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

NO. STORIES-1

STORY HEIGHT-0



Areas - 1064 Total SF

BASE AREA - 1064

Images



6/27/2019 12:00:00 AM

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00633**, 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:

BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN 24 SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021421220 (1224-54)

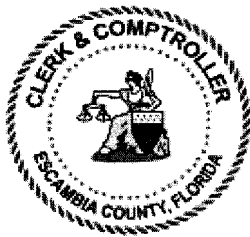
The assessment of the said property under the said certificate issued was in the name of

JAMES H GREEN

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 #: 02-1421-220 CERTIFICATE #: 2022-0633

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: July 20, 2004 to and including July 20, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: August 13, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 13, 2024

Tax Account #: **02-1421-220**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES H GREEN**
By Virtue of Guardian's Deed recorded 6/23/2006 in OR 5934/1449

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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 3/21/2007 OR 6110/101**
 - b. **Judgment in favor of Alice Brupbacher recorded 3/5/2008 OR 6296/1106**
 - c. **Judgment in favor of TimePayment Corp recorded 4/21/2009 OR 6450/921**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 02-1421-220
Assessed Value: \$24,045.00
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 4, 2024**

TAX ACCOUNT #: _____ **02-1421-220**

CERTIFICATE #: _____ **2022-0633**

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.

JAMES H GREEN
8754 SONNY BOY LANE
PENSACOLA, FL 32514

JAMES H GREEN
4360 MARGO ST
AUSTELL, GA 30106

JAMES GREEN
13810 RIVER ROAD
PENSACOLA, FL 32507

JAMES GREEN
13963 PLAYA WAY
PENSACOLA, FL 32507

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

ALICE BRUPBACHER
4595 SPANISH TRAIL
PENSACOLA, FL 32504

TIMEPAYMENT CORP
10-M COMMERCE WAY
WOBURN, MA 01801

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 13, 2024

Tax Account #:02-1421-220

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN 24 SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1421-220(1224-54)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE ACCESS BY PRIVATE EASEMENT.

This instrument prepared by:
John Glassman, P.A.
1127 North Palafox Street
Pensacola, Florida 32501
(850) 434-0663

GUARDIAN'S DEED

THIS INDENTURE, executed on March 10th, 2006, by **Hattie Hixon** and **Carrie Rivers**, in their capacity as co-guardians of the property of Lucille Green, Ward hereinafter referred to as "party of the first part," whose post office addresses are: 450 E. Ensley St., Pensacola, Florida 32514, and 440 E. Ensley St., Pensacola, Florida 32514, respectively; and **James H. Green**, a single man, hereinafter referred to as "party of the second part," whose address is 8754 Sonny Boy Lane, Pensacola, Florida 32514.

WITNESSETH:


The party of the first part, pursuant to the order of the Circuit Court for Escambia County, Florida, dated August 11, 2005, entered in the matter, to-wit: the Guardianship of Lucille Green, Case Number 2002-GA-819, Division: "A," in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, grants, bargains, sells, aliens, remises, releases, conveys, and confirms to the party of the second part, its heirs and assigns forever, the real property in Escambia County, Florida, described as:

See Exhibit "A" attached hereto and incorporated herein.

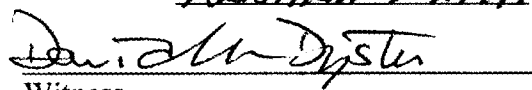
TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to that real property.

PROPERTY APPRAISER PARCEL IDENTIFICATION NO.: _____

IN WITNESS WHEREOF the party of the first part, as co-guardians of the property of LUCILLE GREEN, incapacitated, has set their hands and seals on the day and year first above written.


Witness
Print Name: KRISTINA MATTIS


CARRIE RIVERS
Co-Guardian


Witness
Print Name: DAVID M. DYSTER

STATE OF FLORIDA:
COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me on this 10th day of March, 2006,
by CARRIE RIVERS, who () is personally known to me, or who () has produced
_____ as identification.



Kerri A. Williams
My Commission DD277594
Expires January 25, 2008

(SEAL)

Kerri A. Williams
NOTARY PUBLIC

(Name typed, printed, or stamped)

[Signature]
Witness
Print Name: John Brassman

Hattie Hixon
HATTIE HIXON
Co-Guardian

Kerri A. Williams
Witness
Print Name: Kerri A. Williams

STATE OF FLORIDA:
COUNTY OF ESCAMBIA:

The foregoing instrument was acknowledged before me on this 10th day of March, 2006,
by HATTIE HIXON, who () is personally known to me, or who () has produced
_____ as identification.



Kerri A. Williams
My Commission DD277594
Expires January 25, 2008

(SEAL)

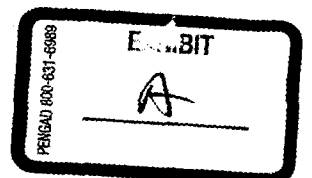
Kerri A. Williams
NOTARY PUBLIC

(Name typed, printed, or stamped)

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 12, T-1-S, R-30-W, ESCAMBARA COUNTY, FLORIDA; THENCE N. 01°04'24" E. FOR 33.00'; THENCE N. 89°56'22" E. ALONG THE NORTH RIGHT-OF-WAY OF COUNTY ROAD FOR 186.00'; THENCE N. 01°04'24" E. FOR 138.00' TO AN IRON ROD AND CAP MARKED #3578 AND POINT OF BEGINNING; THENCE CONTINUE N. 01°04'24" E. FOR 105.00' TO AN IRON ROD AND CAP MARKED #3578; THENCE N. 89°56'22" E. FOR 105.00' TO AN IRON ROD AND CAP MARKED #3578; THENCE S. 01°04'24" W. FOR 105.00' TO AN IRON ROD AND CAP MARKED #3578; THENCE S. 89°56'22" W. FOR 105.00' TO THE P.O.B.

ALONG WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 12, T-1-S, R-30-W, ESCAMBARA COUNTY, FLORIDA; THENCE N. 01°04'24" E. ALONG THE WEST LINE OF THE .SE 1/4 FOR 33.00' THENCE N. 89°56'22" E. ALONG THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD FOR 152.00' AND POINT OF BEGINNING OF A 28.00' WIDE PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES LYING 14.00' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE N. 01°04'24" E. FOR 258.00'; THENCE N. 89°56'22" E. ALONG THE CENTERLINE OF A 30.0' WIDE EASEMENT LYING 15.00' ON EACH SIDE FOR A DISTANCE OF 224.00' AND THE TERMINUS OF THIS DESCRIPTION.



Recorded in Public Records 03/21/2007 at 10:31 AM OR Book 6110 Page 101,
Instrument #2007026850, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This Instrument Was Prepared
By And Is To Be Returned To:
Jamie Rogers
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater, and/or sanitation service provided to the following customer:

**BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DE
MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN
SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449**

Customer: James H Green

Account Number: 40199-121742

Amount of Lien: \$110.88, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 3/13/07

Emerald Coast Utilities Authority

By: Jamie Rogers

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of
March, 20 07, by Jamie Rogers

of the Emerald Coast Utilities Authority, who is personally known to me and who did
not take an oath.



GLENNICE FRYSON
My Comm. Exp. Dec. 20, 2008
ID # 169071 DD# 492343
(Personally Known) (Other I.D.

[NOTARY SEAL]

Revised 10/05
RWK:ls

Glennice Fryson
Notary Public - State of Florida

Recorded in Public Records 03/05/2008 at 04:19 PM OR Book 6296 Page 1106, Instrument #2008017631, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 12/17/2007 at 10:51 AM OR Book 6262 Page 683, Instrument #2007116732, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**ALICE BRUPBACHER
4595 SPANISH TRAIL
PENSACOLA FL 32504**

**Plaintiff,
VS.**

**JAMES GREEN
13810 RIVER ROAD
PENSACOLA FL 32507**

Defendant.

**Case No. 2007 SC 007008
Division: V
FINAL JUDGMENT AGAINST
JAMES GREEN**

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

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of \$1000.00, plus \$175.00 costs for a total of **\$1175.00** that shall bear interest at the rate of **11% per annum**, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this 17 day of December, 2007.

[Signature]

County Judge
ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
RECORDED
ADMIN DIVISION
DEC 20 2 41

Copies to:
ALICE BRUPBACHER
JAMES GREEN

RECORDED AS RECEIVED



"CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNEE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: *[Signature]* D.C.

Case: 2007 SC 007008
00018165924
Dkt: CC1033 Pg#: 1

Recorded in Public Records 04/21/2009 at 02:39 PM OR Book 6450 Page 921, Instrument #2009026014, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 03/16/2009 at 11:34 AM OR Book 6436 Page 1859, Instrument #2009017361, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

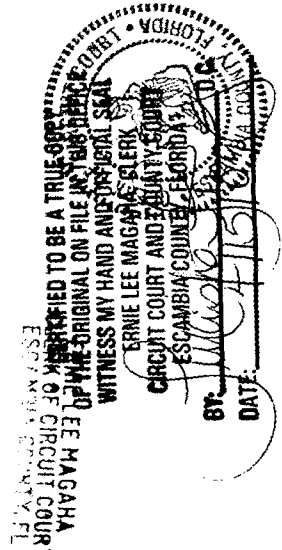
TIMEPAYMENT CORP.,
Plaintiff,

v.

JAMES GREEN
CHARMEIN GREEN,
Defendants.

CASE NO. 2008-CA-3075

2009 MAR - 9 P 3:35
CIRCUIT CIVIL DIVISION
FILED & RECORDED



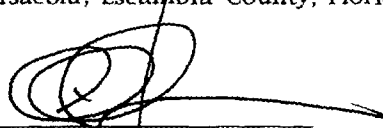
FINAL JUDGMENT

THIS CAUSE having come before the court upon Plaintiff's Motion for Summary Judgment at which ~~the defendant~~ ^{the defendants failed to} appear and the Court having reviewed the file and being otherwise fully advised, it is hereby

ORDERED AND ADJUDGED as follows:

1. Plaintiff's Motion for Summary Judgment is "GRANTED".
2. Defendants, JAMES GREEN and CHARMEIN GREEN are held to have defaulted under the terms of the lease entered into with Plaintiff.
3. Plaintiff, TimePayment Corp., 10-M Commerce Way, Woburn, MA 01801, shall recover from Defendants, \$25,793.20 in principle, \$370.00 in court costs, \$300.00 in attorney fees, and \$4,197.58 in pre-judgment interest, for a total of \$30,660.78, to be taxed at 8% per annum, for which let execution issue.
4. It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice to appeal is filed.
5. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 9th day of March, 2009.


Circuit Court Judge

cc: Patricia Haight, Esq., P.O. Box 30329, Pensacola, FL 32503
3-12-09 James Green, 13963 Playa Way, Pensacola, FL 32507
NW Charmein Green, 13963 Playa Way, Pensacola, FL 32507

Case: 2008 CA 003075
00074271735
Dkt: CA1036 Pg#: 1

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00633 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:

JAMES H GREEN JAMES GREEN
4360 MARGO ST 13810 RIVER ROAD
AUSTELL, GA 30106 PENSACOLA, FL 32507

JAMES GREEN ALICE BRUPBACHER
13963 PLAYA WAY 4595 SPANISH TRAIL
PENSACOLA, FL 32507 PENSACOLA, FL 32504

TIMEPAYMENT CORP ESCAMBIA COUNTY / COUNTY ATTORNEY
10-M COMMERCE WAY 221 PALAFOX PLACE STE 430
WOBURN, MA 01801 PENSACOLA FL 32502

ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

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. 00633**, 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:

BEG AT SW COR OF NW1/4 OF SE1/4 OF SEC N 1 DEG 4 MIN 24 SEC E 33 FT N 89 DEG 56 MIN 22 SEC E 166 FT N 1 DEG 4 MIN 24 SEC E 138 FT FOR POB CONT N 1 DEG 4 MIN 24 SEC E 105 FT N 89 DEG 56 MIN 22 SEC E 105 FT S 1 DEG 4 MIN 24 SEC W 105 FT S 89 DEG 56 MIN 22 SEC W 105 FT TO POB OR 5934 P 1449

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021421220 (1224-54)

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

JAMES H GREEN

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:

8754 SONNYBOY LN 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: 021421220 Certificate Number: 000633 of 2022**

Payor: DARRELL GREEN 4360 MARGO ST AUSTELL, GA 30106 Date 11/15/2024

Clerk's Check #	460500129	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,561.47
		Postage	\$57.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.90
		Total Received	\$3,146.59

**PAM CHILDERS
 Clerk of the Circuit Court**

Reduced
 \$ 3025.53

Received By: _____
 Deputy Clerk

JAMES H GREEN [1224-54]
4360 MARGO ST
AUSTELL, GA 30106

9171 9690 0935 0129 5954 22

JAMES GREEN [1224-54]
13963 PLAYA WAY
PENSACOLA, FL 32507

9171 9690 0935 0129 5954 08

TIMEPAYMENT CORP [1224-54]
10-M COMMERCE WAY
WOBURN, MA 01801

9171 9690 0935 0129 5953 85

ECUA [1224-54]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0129 5953 61

JAMES GREEN [1224-54]
13810 RIVER ROAD
PENSACOLA, FL 32507

9171 9690 0935 0129 5954 15

ALICE BRUPBACHER [1224-54]
4595 SPANISH TRAIL
PENSACOLA, FL 32504

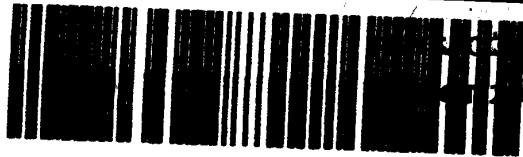
9171 9690 0935 0129 5953 92

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1224-54]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 5953 78

Contact

CERTIFIED MAIL™



9171 9690 0935 0129 5953 92

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

FL 32502
24PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
OFFICIAL RECORDS
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ESCO. W. COUNTY, FL

10-26-24
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ALICE BRUPBACHER [1224-54]
4595 SPANISH TRAIL
PENSACOLA, FL 32504

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-02874-24-35



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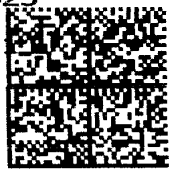
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10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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

PALM BEACH COUNTY, FL
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13936

JAMES GREEN [1224-54]
13963 PLAYA WAY
PENSACOLA, FL 32507

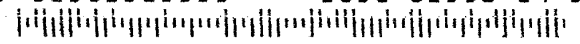
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CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS

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ESSEX COUNTY, FL

JAMES GREEN [1224-54]
13810 RIVER ROAD
PENSACOLA, FL 32507

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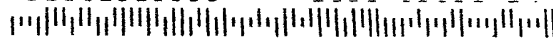
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RC: 32502583335

*2638-03058-24-35

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CERTIFIED MAIL™

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



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

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TIMEPAYMENT CORP [1224-54]
10-M COMMERCE WAY
WOBURN, MA 01801

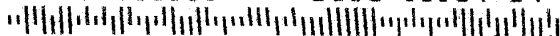
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UNABLE TO FORWARD

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1224.54

Document Number: ECSO24CIV037144NON

Agency Number: 25-000781

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00633 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Received

Plaintiff: RE: JAMES H GREEN

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 12:25 PM on 11/5/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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8754 SONNYBOY LN 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2024 OCT 25 11 53 AM

RECEIVED