



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: 
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.

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 | | | | |
| 03/2006 | 5933 | 1864 | \$100 | CJ | 🔑 | 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... 🔑 | | | | |
| 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:
12-15-30-2

Approx.
Acreage:
0.2562

Zoned: 

HDMU

HDMU

HDMU

HDMU

HDMU


HDMU

HDMU

HDMU

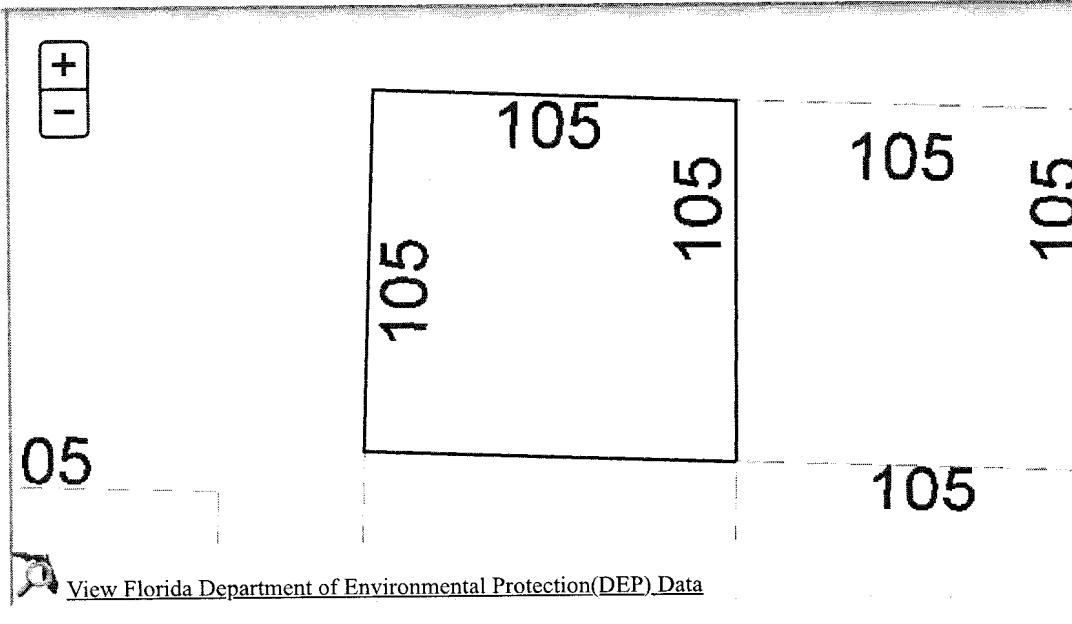
HDMU

HDMU



View Florida Department of Environmental Protection(DEP) Data

Evacuation
& Flood
Information

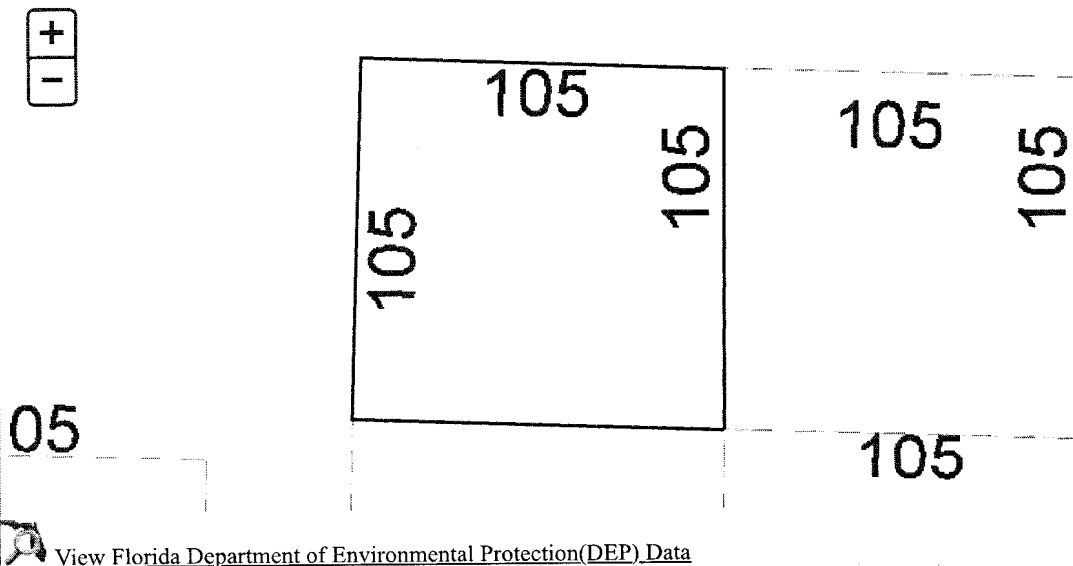


Section
Map Id:
12-1S-30-2

**Approx.
Acreage:**
0.2562

Zoned: 🔑
HDMU
HDMU
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HDMU

**Evacuation
& Flood
Information**



📍 [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

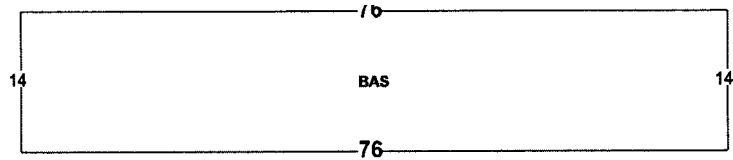
MH ROOF FRAMING-GABLE HIP

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.

Last Updated: 04/30/2024 (v.3656)

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)

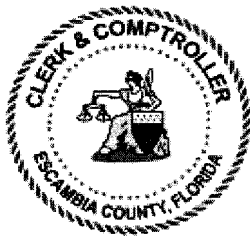
The assessment of the said property under the said certificate issued was in the name of

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


Witness

Print Name: DAVID M. DYSTER


CARRIE RIVERS

Co-Guardian

STATE OF FLORIDA:
COUNTY OF ESCAMBIA:

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



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

(SEAL)

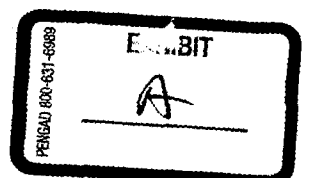
Kerri A. Williams
NOTARY PUBLIC

(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 166.00'; 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 S.E. 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.

BK: 6110 PG: 102 Last Page

Dated: 3/13/07

Emerald Coast Utilities Authority

By: Jamie RogersSTATE OF FLORIDA
COUNTY OF ESCAMBIAThe foregoing instrument was acknowledged before me this 13th day of
March, 20 07, by Jamie Rogersof 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:lsA handwritten signature of Glennice Fryson in black ink, written over a horizontal line. Below the signature, the text "Notary Public - State of Florida" is printed.
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
12 day of December, 2007.

Copies to:

ALICE BRUPBACHER

JAMES GREEN

RECORDED AS RECEIVED

[Signature]
County Judge
JAN 2 2:41
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL



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

BY: *[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,

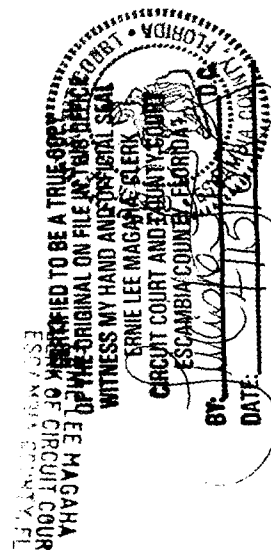
v.

JAMES GREEN
CHARMEIN GREEN,
Defendants.

CASE NO. 2008-CA-3075

FILED & RECORDED

2009 MAR - 9 P 3:35



FINAL JUDGMENT

THIS CAUSE having come before the court upon Plaintiff's Motion for Summary Judgment at which ~~the defendant is 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

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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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**

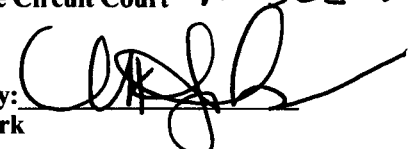
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

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 | \$7.00 |
| | | Total Received | \$3,146.59 |

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Reduced
\$ 3025.53

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

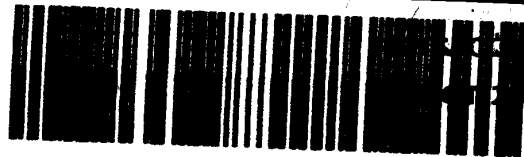
9171 9690 0935 0129 5953 92

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

FL 325

24PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

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

PAM CHILDERS
CLERK & COMPTROLLER
FILE

2024 NOV 18 A 11:51

ESCO. JACKSON COUNTY, FL

10-26-24
2

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

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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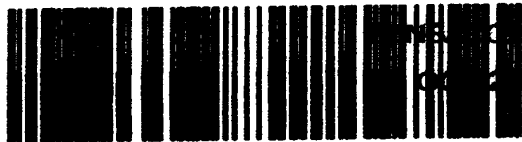


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CERTIFIED MAIL™

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



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FIRST-CLASS MAIL
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10/24/2024 ZIP 32502
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US POSTAGE

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PENSACOLA COUNTY, FL
13936
JAMES GREEN [1224-54]
13963 PLAYA WAY
PENSACOLA, FL 32507

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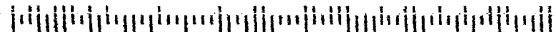
RETURN TO SENDER
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UNABLE TO FORWARD

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3250258333



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL
2024 NOV -4 P 2:58
ESSEX COUNTY, FL

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



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PENSACOLA FL 325

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quadiant

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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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FIRST-CLASS MAIL

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10/24/2024 ZIP 32502
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US POSTAGE

CLERK OF THE CIRCUIT COURT
PAM CHILDERS
FILED

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PENSACOLA COUNTY, FL

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

VACK1: 9352203818

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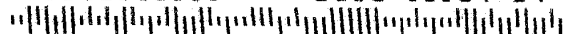
RETURN TO SENDER
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UNABLE TO FORWARD

01801-5833
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UTF

BC: 32502583335

*2638-02384-24-35



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

planned

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

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.

Post Property:

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 51 AM

RECEIVED

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. 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:

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TAX ACCOUNT NUMBER 021421220 (1224-54)

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JAMES H GREEN

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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: 7521
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

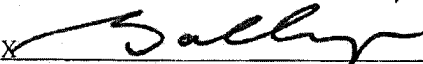
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

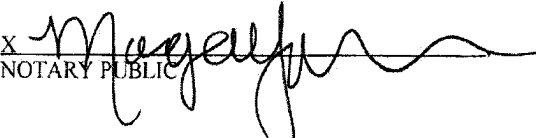
2022 TD 00633 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – Green

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

