



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

1224.40

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	IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671 2813 OAK RIDGE DR GULF BREEZE, FL 32563 7000 SCHWAB DR 03-2655-000 S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590	Certificate #	2022 / 1299
		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)
# 2022/1299	06/01/2022	1,339.28	66.96	1,406.24
# 2023/1270	06/01/2023	1,441.10	89.17	1,530.27
→ Part 2: Total*				2,936.51

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)
# /					
Part 3: Total*					0.00

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)	2,936.51
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,433.05
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)	4,744.56

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

+12.50

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: 2400445

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
03-2655-000	2022/1299	06-01-2022	S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

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 Parcel ID: 311S301901051001 Account: 032655000 Owners: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671 Mail: 2813 OAK RIDGE DR GULF BREEZE, FL 32563 Situs: 7000 SCHWAB DR 32504 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$30,000</td> <td>\$49,504</td> <td>\$79,504</td> <td>\$79,143</td> </tr> <tr> <td>2022</td> <td>\$28,500</td> <td>\$44,173</td> <td>\$72,673</td> <td>\$71,949</td> </tr> <tr> <td>2021</td> <td>\$28,500</td> <td>\$36,909</td> <td>\$65,409</td> <td>\$65,409</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$30,000	\$49,504	\$79,504	\$79,143	2022	\$28,500	\$44,173	\$72,673	\$71,949	2021	\$28,500	\$36,909	\$65,409	\$65,409																
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Parcel Information		Launch Interactive Map	
Section Map Id: 31-1S-30-1 Approx. Acreage: 0.2459 Zoned: R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA R-1AAA	<div style="text-align: center;"> <div style="font-size: 48px; margin-top: 100px;"> 124.63 </div> </div>		
View Florida Department of Environmental Protection(DEP) Data			

Buildings

Address: 7000 SCHWAB DR, Year Built: 1960, Effective Year: 1960, PA Building ID#: 59008

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

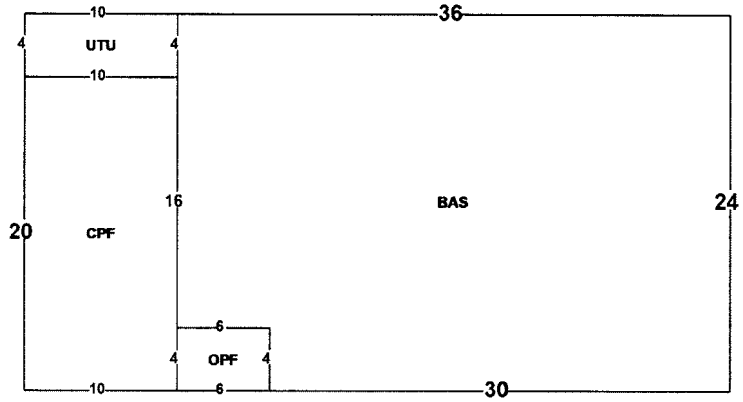
 Areas - 1104 Total SF

BASE AREA - 840

CARPORT FIN - 200

OPEN PORCH FIN - 24

UTILITY UNF - 40



Images



8/23/2010 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. 01299**, 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032655000 (1224-40)

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

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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 #: 03-2655-000 CERTIFICATE #: 2022-1299

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 26, 2004 to and including July 26, 2024 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 13, 2024

Tax Account #: **03-2655-000**

1. The Grantee(s) of the last deed(s) of record is/are: **IRA SERVICES TRUST COMPANY CFBO
SCOTT HIPPARD IRA 701671**

By Virtue of Special Warranty Deed recorded 12/14/2016 in OR 7637/590

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. NONE

4. Taxes:

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

Tax Account #: 03-2655-000

Assessed Value: \$79,143.00

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 #: 03-2655-000

CERTIFICATE #: 2022-1299

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.

IRA SERVICES TRUST COMPANY CFBO
SCOTT HIPPARD IRA 701671
7000 SCHWAB DR
PENSACOLA, FL 32504

IRA SERVICES TRUST COMPANY CFBO
SCOTT HIPPARD IRA 701671
2813 OAK RIDGE DR
GULF BREEZE, FL 32563

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 #:03-2655-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2655-000(1224-40)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Prepared by:
Jennifer Kirk, an employee of
Novare National Settlement Service, LLC
25400 US Hwy 19 N, Suite 263
Clearwater, FL 33763
(727)726-8700

File No.: 12583FL

Return to:
IRA Services Trust Company
CFBO Scott Hippard IRA 701671
2813 Oak Ridge Dr
Gulf Breeze FL 32563

Mail Address of Grantor:
IRA Services Trust Company
CFBO Scott Hippard IRA 701671
P.O. BOX 7080
SAN CARLOS, CA 94070

SPECIAL WARRANTY DEED
(Corporate Seller)

State of Texas

County of Denton

THIS SPECIAL WARRANTY DEED is made the 6 day of November, 2016, between

Nationstar Mortgage LLC

having a business address at: 8950 Cypress Waters Blvd, Coppell TX 75019
("Grantor"), and

IRA Services Trust Company CFBO Scott Hippard IRA 701671

having a mailing address of: 2813 Oak Ridge Dr, Gulf Breeze FL 32563
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of Forty-Five Thousand Five Hundred and No/100 Dollars (\$45,500.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

Commencing at the Southwest corner of Lot "E", Block 1, ABB SUBDIVISION, according to Plat recorded in Plat Book 1, Page 82 of the Public Records of Escambia County, Florida, being the Point of Beginning; thence North along the East right of way line of Schwab Drive a distance of 86 feet; thence East 124.63 feet; thence South 86 feet; thence West 124.63 feet to Point of Beginning. Being Parcel 7 of survey by J. W. Cook, dated November 12, 1957.

Tax Parcel Identification Number: 032655000

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed by Alison Shadoin its Document Execution Specialist .

Nationstar Mortgage LLC

By: *Alison Shadoin* 12/16/2016
Alison Shadoin

Its: Document Execution Specialist

Signed, sealed and delivered in our presence:

Felecia Davis 12-06-16
Witness Signature

Print Name: **Felecia Davis**

State of Texas

County of Denton

Steven Dorman 12/16/16
Witness Signature

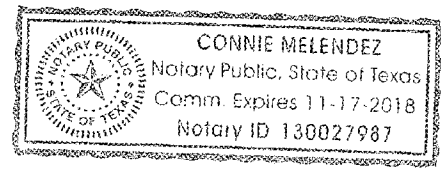
Print Name: Steven Dorman

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 6 day of December, 2016, by Alison Shadoin, as Document Execution Specialist, for **Nationstar Mortgage LLC, a Limited Liability Company** existing under the laws of the State of **Delaware**, who has/have produced a valid driver's license as identification.

Connie Melendez
NOTARY PUBLIC

Connie Melendez
Printed Name of Notary

My Commission Expires: 11-17-18



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01299 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:

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671
2813 OAK RIDGE DR
GULF BREEZE, FL 32563

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671
7000 SCHWAB DR
PENSACOLA, FL 32504

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

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

7000 SCHWAB DR 32504



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

By:
Emily Hogg
Deputy Clerk

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IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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.

Personal Services:

**IRA SERVICES TRUST COMPANY
CFBO SCOTT HIPPARD IRA 701671
2813 OAK RIDGE DR
GULF BREEZE, FL 32563**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1224-40

Document Number: ECSO24CIV037119NON

Agency Number: 25-000773

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01299 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:33 AM and served same at 3:13 PM on 10/29/2024 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: _____

G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

000773

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. 01299**, 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032655000 (1224-40)

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

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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:

7000 SCHWAB DR 32504



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



By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 OCT 23 10:53
CLERK'S OFFICE
CIVIL UNIT

IRA SERVICES TRUST COMPANY
CFBO SCOTT HIPPARD IRA 701671
[1224-40]
2813 OAK RIDGE DR
GULF BREEZE, FL 32563

9171 9690 0935 0129 1291 91

IRA SERVICES TRUST COMPANY
CFBO SCOTT HIPPARD IRA 701671
[1224-40]
7000 SCHWAB DR
PENSACOLA, FL 32504

9171 9690 0935 0129 1291 84

Contact

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 32502

2024 NOV 13 A 11:22

SCAMIA COUNTY, FL

IRA SERVICES TRUST COMPANY
CFBO SCOTT HIPPARD IRA 701671

[1224-40]

7000 SCHWAB DR
PENSACOLA, FL 32504



9171 9690 0935 0129 1291 84

ANK

FWD

3250466557

PENSACOLA, FL 32502

24 OCT 2024



As in past elections,

USPS is ready.

If you choose to vote by mail,

please mail early.

\$008.16

10/24/2024 ZIP 32502
043M31219251

US POSTAGE

NIXIE

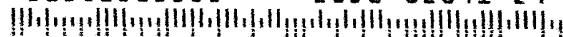
322 FE 1

0011/10/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-02641-24-35



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. 01299, 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

SECTION 31, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 032655000 (1224-40)

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

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA
701671

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: 7513
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

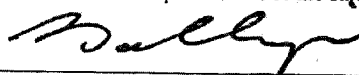
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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 01299 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - Hippard

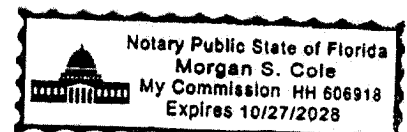
was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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





SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO24CIV005692NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 1224-40

Attorney/Agent:

ESC CLERK OF CIRCUIT COURT & COMPTROLLER
PAM CHILDERS

221 PALAFOX PL SUITE 110
PENSACOLA, FL 32502

Plaintiff: MIKON FINANCIAL SERVICES IND AND OCEAN BANK

Defendant: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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

INDIVIDUAL

Received the aboved named writ on 10/30/2024 at 3:20 PM and served the same at 1:01 PM on 11/1/2024 in Santa Rosa, by delivering to the within named a true copy of this Writ together with a copy of the initial pleading, if any, with the date and hour of service endorsed thereon by me to HIPPARD, SCOTT after the provisions as set forth in Section 48.031 (1)(a), Florida Statutes have been met.

Bob Johnson, Sheriff
Santa Rosa

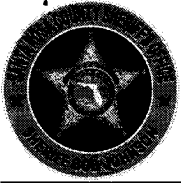
By: _____

T. MILSTEAD,

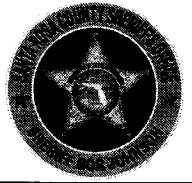
Service Fee: \$40.00

Receipt No: 43066-24-D

Printed By: MSMITH



**SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE**



Document Number: SRSO24CIV005692NON

Receive Date: 10/30/2024 3:20 PM

Agency Number:

Clerk ID: SRSO05PER000137

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

Plaintiff: MIKON FINANCIAL SERVICES IND AND OCEAN BANK

Defendant: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

Case Number: 1224-40

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 12-04-24

Attorney/Agent:

ESC CLERK OF CIRCUIT COURT & COMPTROLLER
PAM CHILDERS

221 PALAFOX PL SUITE 110
PENSACOLA, FL 32502

Deposits & Fees:

Service Fee:	\$40.00
+ Other Fees:	
Total Fees:	\$40.00

Deposit Amount: \$40.00
Check No. 900037822
Receipt No. 43066-24-D

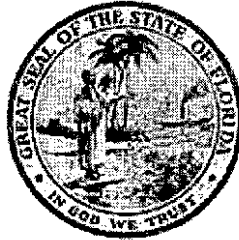
Refund Amount:
Receipt No.
Refund Date:

Check No.

By: _____

Received By

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: 032655000 Certificate Number: 001299 of 2022

Payor: SCOTT HIPPARD 2813 OAK RIDGE DR GULF BREEZE, FL 32563 Date 11/26/2024

Clerk's Check #	1	Clerk's Total	\$5,107.21 5,719.12
Tax Collector Check #	1	Tax Collector's Total	\$5,326.41
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,870.53

\$5,752.52

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 001299

Redeemed Date 11/26/2024

Name SCOTT HIPPARD 2813 OAK RIDGE DR GULF BREEZE, FL 32563

Clerk's Total = TAXDEED	\$510.72 \$5,719.12
Due Tax Collector = TAXDEED	\$5,326.41
Postage = TD2	\$16.40
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY					
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No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 032655000 Certificate Number: 001299 of 2022

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="11/26/2024"/>
Months	8	7
Tax Collector	<input type="text" value="\$4,744.56"/>	<input type="text" value="\$4,744.56"/>
Tax Collector Interest	\$569.35	\$498.18
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$5,326.41	<input type="text" value="\$5,255.24"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$47.88
Total Clerk	\$510.72	<input type="text" value="\$503.88"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,870.53	\$5,792.52
	Repayment Overpayment Refund Amount	\$78.01