



# 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

0125.40

## 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	SMALL WILLIE JR & MATTIE LEE 1808 W BOBE ST PENSACOLA, FL 32501 1808 W BOBE ST 06-1956-000 LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521	Certificate #	2022 / 2681
		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)
# 2022/2681	06/01/2022	776.66	38.83	815.49
# 2022/7672	06/01/2022	827.59	41.38	868.97
→Part 2: Total*				1,684.46

## 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)
# 2023/2695	06/01/2023	847.24	6.25	139.79	993.28
Part 3: Total*					993.28

## 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)	2,677.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	818.43
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)	3,871.17

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

+12.55

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/08/2025</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: 2400350

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
06-1956-000	2022/2681	06-01-2022	LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521

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				
<b>Parcel ID:</b>	1725301500014006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	061956000	2023	\$8,400	\$45,382	\$53,782	\$48,349
<b>Owners:</b>	SMALL WILLIE JR & MATTIE LEE	2022	\$8,400	\$40,495	\$48,895	\$43,954
<b>Mail:</b>	1808 W BOBE ST PENSACOLA, FL 32501	2021	\$8,400	\$31,883	\$40,283	\$39,959
<b>Situs:</b>	1808 W BOBE ST 32501	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
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	
05/1986	2226	784	\$14,500	WD		<b>Legal Description</b>	
04/1986	2205	284	\$100	QC		LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						None	

Parcel Information		Launch Interactive Map	
<b>Section</b>			
<b>Map Id:</b>	17-2S-30-2		
<b>Approx. Acreage:</b>	0.1929	<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
<b>Zoned:</b>	HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR		
<b>Evacuation &amp; Flood</b>			

## Information

[Open](#)

[Report](#)

### Buildings

Address: 1808 W BOBE ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 79452

#### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-WALL/FLOOR FURN

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

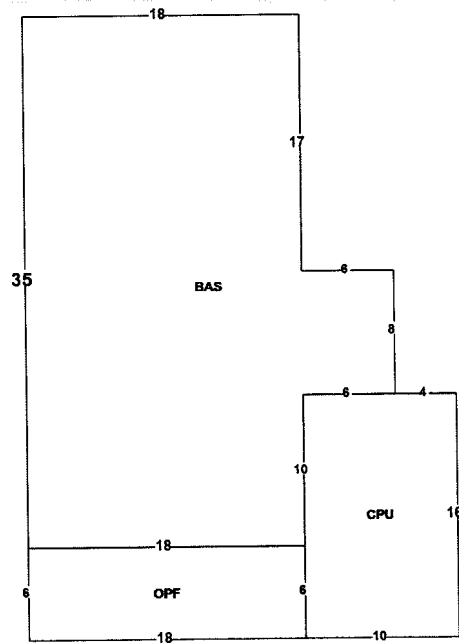


Areas - 946 Total SF

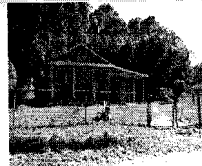
BASE AREA - 678

CARPORT UNF - 160

OPEN PORCH FIN - 108



### Images



6/17/2020 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: 05/01/2024 (tc.4911)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02681**, 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:

**LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061956000 (0125-40)**

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

**WILLIE SMALL JR and MATTIE LEE SMALL**

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 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 #: 06-1956-000 CERTIFICATE #: 2022-2681

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

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

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

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

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

Period Searched: September 2, 2004 to and including September 2, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: September 3, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 3, 2024

Tax Account #: **06-1956-000**

1. The Grantee(s) of the last deed(s) of record is/are: **Willie Small Jr. and Mattie Lee Small**  
**By Virtue of Warranty Deed recorded 5/29/1986 in OR 2226/784**
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **MSBU Lien in favor of Escambia County recorded 10/5/1998 – OR 4316/416**
  - b. **MSBU Lien in favor of Escambia County recorded 8/6/1999 – OR 4448/1407**
  - c. **Judgment in favor of State of FL/Escambia County recorded 7/14/2017 – OR 7744/1259**
  - d. **Judgment in favor of State of FL/Escambia County recorded 7/14/2017 – OR 7744/1260**
  - e. **Lien in favor of Emerald Coast Utilities Authority recorded 08/23/2023 – OR 9030/482**
4. Taxes:  
  
**Taxes for the year(s) 2021-2023 are delinquent.**  
**Tax Account #: 06-1956-000**  
**Assessed Value: \$58,183.00**  
**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:** JAN 8, 2025

**TAX ACCOUNT #:** 06-1956-000

**CERTIFICATE #:** 2022-2681

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**WILLIE SMALL JR.**  
**MATTIE LEE**  
**1808 W BOBE ST**  
**PENSACOLA, FL 32501**

**WILLIE SMALL JR.**  
**MATTIE LEE**  
**3190 BELLE CHRISTIANE DR**  
**PENSACOLA, FL 32503**

**WILLIE SMALL**  
**1887 SUNDOWN DR.**  
**NAVARRE, FL 32566**

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

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of September, 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**

**September 3, 2024**

**Tax Account #:06-1956-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-1956-000(0125-40)**

DS 72.50  
500  
72.50  
72.50

ENCLOSURE 704

THIS INSTRUMENT PREPARED BY

This instrument was prepared by  
Pensacola Loan and Savings Bank  
180 N. Palafox St. Pensacola, Fla.  
By: *[Signature]*

WARRANTY DEED

FILE NO. \_\_\_\_\_  
DOC. \_\_\_\_\_  
REC. \_\_\_\_\_  
TOTAL \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF Escambia

Tax ID # 06-1956-000

KNOW ALL MEN BY THESE PRESENTS: That  
We, William McGrady and Berthaw McGrady, husband and wife

\_\_\_\_\_, Grantor\*  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has  
bargained, sold, conveyed and granted unto Willie Small, Jr. and Mattie Lee Small, husband  
and wife

\_\_\_\_\_, Grantee\*  
Address: 1808 W. Bobe St., Pensacola, Florida 32501  
grantor's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia, State of Florida, to wit:

Lots 14 and 15, Block 6, Britton Place, the  
Pensacola Realty Company's Subdivision of Lots  
7 and parts of lots 1, 2, 6, and 8, Section 17,  
Township 2 South, Range 30 West, as per map  
of the city recorded in DB 154, page 521, public  
records of Escambia County, Florida.

454846  
FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
MAY 29 9 13 AM '86  
IN ROOM 4000 NOTED ABOVE  
JOE A. FLOWERS, COMPTROLLER  
ESCAMBIA COUNTY

D.S. PD. 72.50  
DATE May 29, 1986  
JOE A. FLOWERS, COMPTROLLER  
BY: *[Signature]* D.C.  
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby  
reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:  
*[Signature]* Stevenson  
*[Signature]* Southard

*[Signature]* (SFAL)  
William McGrady (SEAL)  
*[Signature]* (SEAL)  
Berthaw McGrady (SEAL)

STATE OF ILLINOIS  
COUNTY OF COOK

Before me the subscriber personally appeared William McGrady and Berthaw McGrady

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

Given under my hand and seal on May 20, 1986

CLERK FILE NO.



*[Signature]*  
Notary Public My Commission Expires April 12, 1988  
My Commission Expires: \_\_\_\_\_

5.00  
22.50  
77.50

CASE 22207 784

THIS INSTRUMENT PREPARED BY

This instrument was prepared by  
Pensacola, Fla. 32505  
180 N. Palafox St., Pensacola, Fla.  
By: Sam T. Totten

FILE NO. \_\_\_\_\_  
DOC. \_\_\_\_\_  
REC. \_\_\_\_\_  
TOTAL \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF Escambia

**WARRANTY DEED**

Tax ID # 06-1956-000

KNOW ALL MEN BY THESE PRESENTS: That

William McGrady and Bertha McGrady, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Willie Small, Jr. and Mattie Lee Small, husband and wife

Address: 1605 W. Bobo St., Pensacola, Florida 32501

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

lots 14 and 15, Block 6, Britton Place, the  
Pensacola Realty Company's Subdivision of Lots  
7 and parts of lots 1, 2, 4, and 5, Section 17,  
Township 2 South, Range 30 West, as per map  
of the city recorded in DB 154, page 521, public  
records of Escambia County, Florida.

D.S. PD. 77.50  
DATE May 27, 1986  
JOE A. FLOWERS, COMPTROLLER  
BY: B. Totten D.C.  
CERT. REG. #59 0042320-27.01

454846  
MAY 29 3 10 PM '86  
FILED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantor/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular number shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

Willie Small, Jr.  
Mattie Lee Small

William McGrady (SEAL)  
Bertha McGrady (SEAL)

STATE OF ILLINOIS  
COUNTY OF COOK

Before me the subscriber personally appeared William McGrady and Bertha McGrady

known to me, and known to me to be the individual described by said name is, and who executed the foregoing instrument and acknowledged that, as grantor, executed the same for the uses and purposes therein set for.

Given under my hand and seal on May 20, 1986

CLERK FILE NO.



Robert [Signature]  
Notary Public, My Commission Expires April 12, 1989  
My Commission Expires \_\_\_\_\_

OR BK 4316 PG0416  
Escambia County, Florida  
INSTRUMENT 98-530820

## NOTICE OF LIEN

RCD Oct 05, 1998 11:52 am  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-530820

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SMALL WILLIE JR  
MATTIE LEE  
1808 W BOBE ST  
PENSACOLA FL 32501

ACCT.NO. 06 1956 000 000  
AMOUNT \$411.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

TS 14 15 BLK 6  
OR 180 P 553  
BRITTON PLACE  
PLAT DB 154 P 521

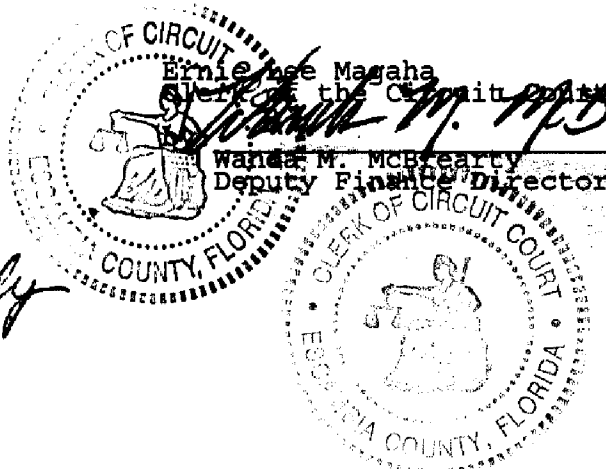
PROP.NO. 17 2S 30 1500 014 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$411.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
*Bernard B. Donnelly*  
Deputy Clerk



OR BK 4448 PG1407  
Escambia County, Florida  
INSTRUMENT 99-640250

RCD Aug 06, 1999 07:57 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-640250

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SMALL WILLIE JR &  
MATTIE LEE  
1808 W BOBE ST  
PENSACOLA FL 32501

ACCT.NO. 06 1956 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LTS 14 15  
OR 2226 P 784  
BRITTON PLACE  
PLAT DB 154 P 521

BLK 6

PROP.NO. 17 2S 30 1500 014 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 179, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Debraanne S. Donnelly*  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
*Wanda M. McBreahty*  
Deputy Finance Director



Recorded in Public Records 7/14/2017 11:22 AM OR Book 7744 Page 1259.  
Instrument #2017053864, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 09/15/2010 at 02:35 PM OR Book 6635 Page 1813,  
Instrument #2010060378, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

17-428

cm

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2007 CF 004180 B  
DIVISION: F

DEFENDANT: WILLIE SMALL  
1887 SUNDOWN DRIVE  
NAVARRE FL 32566

DATE OF BIRTH: 09/21/1962

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2009 SEP 14 P 3 23  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
FILED & RECORDED

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On January 8, 2008, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

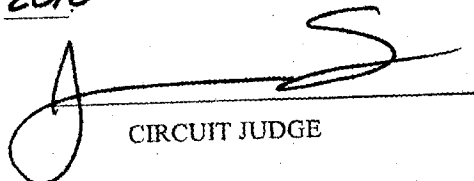
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$433.00, plus any outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

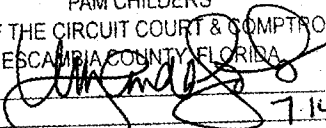
It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,  
Florida, this 13<sup>th</sup> day of September, 2010

  
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY  
cc: DEFENDANT

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 7-14-17

Case: 2007 CF 004180 B  
00051737811  
Dkt: CLFC Pg#:

Recorded in Public Records 7/14/2017 11:22 AM OR Book 7744 Page 1260.  
Instrument #2017053865, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 09/15/2010 at 02:35 PM OR Book 6635 Page 1814,  
Instrument #2010060379, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

17-428  
cm

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 CF 004180 B  
DIVISION: F

VS

DEFENDANT: WILLIE SMALL  
1887 SUNDOWN DRIVE  
NAVARRE FL 32566

DATE OF BIRTH: 09/21/1962

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2010 SEP 14 P 3:23  
CIRCUIT ORIGINAL DIVISION  
FILED & RECORDED

On September 7, 2010, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

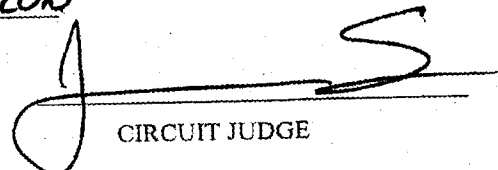
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$394.43, plus any outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

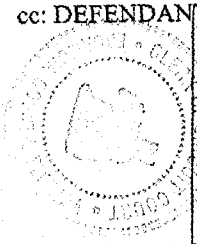
It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

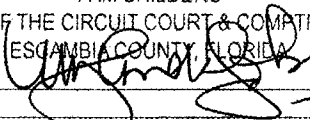
FOR WHICH LET EXECUTION ISSUE.


DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,  
Florida, this 13<sup>th</sup> day of September, 2010

  
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY  
cc: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 7-14-17

Case: 2007 CF 004180 B  
  
00095583028  
Dkt: CLFC Pg#:



This Instrument Was Prepared  
By And Is To Be Returned To:  
PROCESSING,  
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:  
LTS 14 15 BLK 6 OR 2226 P 784 BRITTON PLACE PLAT DB 154 P 521

Customer: SMALL WILLIE JR

Account Number: 203594-3067

Amount of Lien: \$176.49, 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, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of 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.

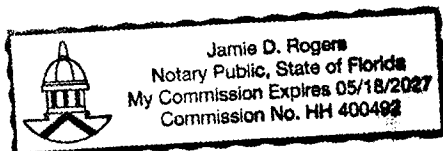
Dated: 08/18/2023

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18TH day of AUGUST, 2023, by SUE ELLEN DUMAGUING of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

**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: 061956000 Certificate Number: 002681 of 2022**

**Payor: KENNETH SMALL 1808 W BOBE ST PENSACOLA, FL 32501      Date 11/20/2024**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total	\$517.56
Tax Collector's Total	\$4,406.28
Postage	\$57.40
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$4,998.24

**\$ 4491.02**

**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>**