



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

0125.24

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	AGABIN JOAQUIN AGABIN JEAN 9 BENTON RD PENSACOLA, FL 32506 11 BENTON RD 07-3022-000 LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084	Certificate #	2022 / 3289
		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)
# 2022/3289	06/01/2022	1,276.77	63.84	1,340.61
→Part 2: Total*				1,340.61

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)
# 2023/3306	06/01/2023	1,578.96	6.25	97.70	1,682.91
Part 3: Total*					1,682.91

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)	3,023.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,585.44
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)	4,983.96

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>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: 2400436

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
07-3022-000	2022/3289	06-01-2022	LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

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

Sale List

[Printer Friendly Version](#)

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/06/2014	7148	1084	\$25,000	WD			
02/2007	6146	1566	\$100	QC		Legal Description	
02/2007	6091	1490	\$100	QC		LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084	
01/2007	6080	1347	\$100	QC			
05/2002	4909	210	\$24,000	WD		Extra Features	
						UTILITY BLDG	


Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

Parcel Information

Launch Interactive Map

Section
Map Id:
35-2S-30-2

Approx.
Acreage:
0.1855


Zoned: 

MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

101.4

104.8

85


 View Florida Department of Environmental Protection(DEP) Data

Buildings

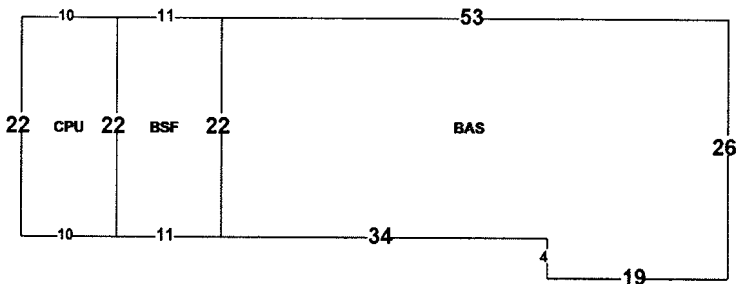
Address:11 BENTON RD, Year Built: 1956, Effective Year: 1990, PA Building ID#: 84783

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1704 Total SF

BASE AREA - 1242
BASE SEMI FIN - 242
CARPORT UNF - 220



Images



5/9/2022 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. 03289**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000 (0125-24)

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

JOAQUIN AGABIN and JEAN AGABIN

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 #: 07-3022-000 CERTIFICATE #: 2022-3289

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 9, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 9, 2024

Tax Account #: **07-3022-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOAQUIN AGABIN AND JEAN AGABIN**
By Virtue of General Warranty Deed recorded 3/24/2014 in OR 7148/1084
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. **Certified Final Judgment in favor of Unifund CCR Partners recorded 01/21/2009 OR 6417/227 together with Final Judgment in Garnishment in favor of Unifund CCR Partners recorded 09/09/2010 OR 6633/1537.**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 07-3022-000
Assessed Value: \$87,613.00
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 #: 07-3022-000

CERTIFICATE #: 2022-3289

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.

JOAQUIN AGABIN
JEAN AGABIN
9 BENTON ROAD
PENSACOLA, FL 32506

JOAQUIN AGABIN
JEAN AGABIN
10 BENTON ROAD
PENSACOLA, FL 32506

UNIFUND CCR PARTNERS
PO BOX 19359
PLANTATION, FL 33318

Certified and delivered to Escambia County Tax Collector, this 15th 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 9, 2024

Tax Account #:07-3022-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3022-000(0125-24)

Consideration: \$25,000.00

Parcel #: 35-2s-30-6100-002-004

THIS INSTRUMENT PREPARED BY:

Olana J. Burgess, Esq.
Patton & Hyder, PLLC
645 South Main Street, Suite 104
Crossville, Tennessee 38555
(931) 787-1333

MAIL RECORDED DEED TO:

Patton & Hyder, PLLC
645 South Main Street, Suite 104
Crossville, Tennessee 38555

GENERAL WARRANTY DEED

This indenture, made this 6 day of March, A.D. 2014, between **Cynthia A. Johnson, Trustee of The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, whose address is 13243 Highway 127 North, Crossville, Tennessee 38555 (**Grantor**), and **Joaquin Agabin and wife, Jean Agabin**, whose address is 9 Benton Road, Pensacola, Florida 32506 (**Grantees**);

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, releases, conveys and confirms to the Grantee, their heirs and assigns forever, the following described land, located in Broward County, Florida, to wit:

Lot No. 2, Block No. 4, Meadowbrook, being a portion of Section 35, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 4, Page 7, of the public records of said County.

Subject To covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

Being the same property conveyed unto Cynthia A. Johnson, Trustee of The Rebecca L. Hale Revocable Trust from Rebecca L. Hale, by virtue of a Corrected Quitclaim Deed dated the 12th day of February, 2007, of record at Book 6146, Page 1566, Register's Office, Escambia County, Florida. Also being the same property conveyed unto The Rebecca L. Hale Revocable Trust from Rebecca L. Hale, by virtue of a Quitclaim Deed dated the 12th day of February, 2007, of record at Book 6091, Page 1490, Register's Office, Escambia County, Florida. Also being the same property conveyed unto Rebecca L. Hale, Trustee or his successors in trust under the Rebecca L. Hale Living Trust, dated August 29, 2006, from Rebecca L. Hale, by virtue of a Quitclaim Deed dated the 27th day of January, 2007, of record at Book 6080, Page 1347, Register's Office, Cumberland County, Tennessee. Also being the same property conveyed unto Rebecca Lee Hale, an unmarried woman from Winston J. Jones and Beatrice J. Jones, husband and wife, by virtue of a Warranty Deed dated the 22nd day of May, 2002, of record at Book 4909, Page 0210, Register's Office, Escambia County, Florida.

Buyers assume property taxes for the year 2014, and each year thereafter.

TO HAVE AND TO HOLD the same with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns, in fee simple forever, subject to restrictions, covenants and encumbrances noted above. And I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in Fee Simple; have a good and lawful right to convey it, and the same is free and unencumbered except as set out above, and except easements, restrictions and reservations of record and taxes for the current year and subsequent years.

AND I DO covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whosoever, and I bind my heirs by the above covenants.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Susan M. Heyder
Witness

Jennifer N. Gynett
Witness

Cynthia A. Johnson Trustee
GRANTOR: CYNTHIA A. JOHNSON, Trustee of
The Rebecca L. Hale Revocable Trust
Agreement dated August 29, 2006
13243 Highway 127 North, Crossville, TN 38571

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Cynthia A. Johnson**, Trustee of **The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Trustee of **The Rebecca L. Hale Revocable Trust Agreement dated August 29, 2006**, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust as Trustee.

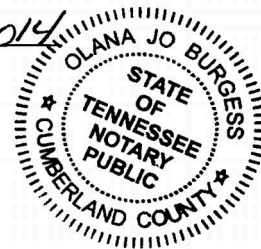
Witness my hand and seal at office in Crossville, Tennessee this 10 day of March, 2014.

Olana Jo Burgess
NOTARY PUBLIC
My commission expires: 8/4/2014

ADDRESS OF NEW OWNER:

Joaquin Agabin and Jean Agabin
9 Benton Road
Pensacola, Florida 32506

Document Stamps: \$175.00
Recording Fee: \$18.50



Recorded in Public Records 12/30/2008 at 01:15 PM OR Book 6410 Page 1556,
Instrument #2008094634, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

In the County Court
In and for Escambia County, Florida

Case No.: 2008 CC 259
Division: Civil

Unifund CCR Partners,
Plaintiff,

vs.

Jean Agabin,
Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2008 DEC 17 A 10:32

COUNTY CIVIL DIVISION
FILED & RECORDED

Final Judgment

This cause having come on to be heard on Plaintiff's Motion for Final Judgment and Plaintiff's Motion for Summary Judgment having been granted against Defendant and the Court being fully advised in the premises, finds that Defendant is indebted to Plaintiff.

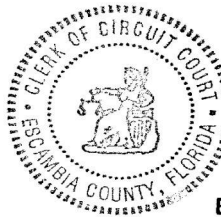
Therefore it is ordered and adjudged that:

1. Plaintiff, Unifund CCR Partners, Post Office Box 19359, Plantation, Florida 33318, recover from Defendant, Jean Agabin,

Principal	\$5,412.58
Costs	\$275.00
Prejudgment Interest	\$1,614.79
Attorneys Fees	\$ <u>900.00</u>
Credit for Payments	(\$600.00)
Total	\$ <u>6,602.37</u>

all of which shall bear interest at the ~~statutory~~ ^{11%} rate and for all of which let execution issue.

2. It is further ordered and adjudged that the Jean Agabin shall complete under oath the Fact Information Sheet, including all required attachments, and the additional Spouse Related Portion of the Fact Information Sheet, if appropriate, and serve it on Jacobson, Sobo & Moselle, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.



"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: 2008 CC 000259

00083873108

Dkt: CC1033 Pg#: 2

12/4/2008

3. Jurisdiction of this case is retained to enter further orders that are proper to compel Jean Agabin to complete the Fact Information Sheet including all required attachments, and serve it on Jacobson, Sobo & Moselle.

Done and ordered on December 16, in Escambia County, Florida.



Judge Patricia A. Kinsey

I hereby certify that copies were furnished to: Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation, Florida 33318 (Our File #: 165648); Jean Agabin, 10 BENTON RD, Pensacola, FL. 32506

By: _____ on _____.

In the County Court,
In and for Escambia County, Florida

Case No.: 2008 CC 259
Division: Civil

Unifund CCR Partners,
Plaintiff,

vs.

Jean Agabin,
Defendant,

and

Bank of America Corporation,
Garnishee.

FINAL JUDGMENT IN GARNISHMENT

On consideration of Defendant's Claim of Exemption and Plaintiff's Motion for Final Judgment in
Garnishment, the Court orders:

1. Defendant's claim of exemption is denied.
2. Plaintiff recovers against Garnishee, Bank of America Corporation, the sum of \$1,044.37, for all of
which let execution issue ~~forthwith~~.
3. The Clerk shall pay the \$100.00 statutory fee deposit to Bank of America Corporation, Garnishee, c/o
Ana Diaz Noa, Esq., P.O. Box 652112, Miami, Florida 33265.

Ordered on September 2, 2010 in Escambia County, Florida.



Judge Patricia A. Kinsey

I certify that copies were furnished to: Jacobson, Sobo & Moselle, Post Office Box 19359, Plantation,
Florida 33318 (Our File #: 165648); Jean Agabin, 10 BENTON RD, Pensacola, FL. 32506; Bank of America
Corporation, Garnishee, c/o Ana Diaz Noa, Esq., P.O. Box 652112, Miami, Florida 33265.

By: _____ on _____.

Case: 2008 CC 000259



00005477387

Dkt: CC1036 Pg#:

8/11/2010

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03289 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOAQUIN AGABIN JEAN AGABIN
9 BENTON RD 9 BENTON RD
PENSACOLA, FL 32506 PENSACOLA, FL 32506

JOAQUIN AGABIN JEAN AGABIN
11 BENTON RD 11 BENTON RD
PENSACOLA FL 32506 PENSACOLA FL 32506

UNIFUND CCR PARTNERS JOAQUIN AGABIN
PO BOX 19359 10 BENTON RD
PLANTATION, FL 33318 PENSACOLA FL 32506

JEAN AGABIN
10 BENTON RD
PENSACOLA FL 32506

WITNESS my official seal this 21th day of November 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 January 8, 2025, 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. 03289**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000 (0125-24)

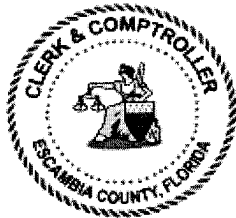
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Dated this 15th day of November 2024.

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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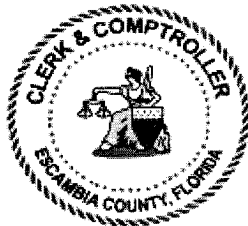
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 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:

11 BENTON RD 32506



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 January 8, 2025, 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. 03289**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000 (0125-24)

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

JOAQUIN AGABIN and JEAN AGABIN

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Personal Services:

JOAQUIN AGABIN
9 BENTON RD
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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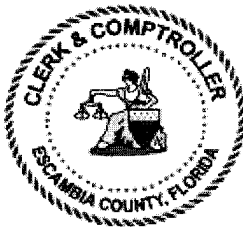
Dated this 15th day of November 2024.

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Personal Services:

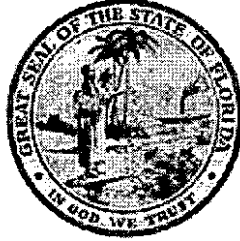
JEAN AGABIN
9 BENTON RD
PENSACOLA, FL 32506

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: 073022000 Certificate Number: 003289 of 2022

Payor: JEAN AGABIN 9 BENTON RD PENSACOLA, FL 32506 Date 11/26/2024

Clerk's Check #	1	Clerk's Total	\$57.56
Tax Collector Check #	1	Tax Collector's Total	\$5,663.04
		Postage	\$57.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,255.00

\$6,091.81

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



**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

Case # 2022 TD 003289

Redeemed Date 11/26/2024

Name JEAN AGABIN 9 BENTON RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$517.56	\$ 6,017.41
Due Tax Collector = TAXDEED	\$5,663.04	
Postage = TD2	\$57.40	
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

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 073022000 Certificate Number: 003289 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="11/26/2024"/> 
Months	9	7
Tax Collector	<input type="text" value="\$4,983.96"/>	<input type="text" value="\$4,983.96"/>
Tax Collector Interest	\$672.83	\$523.32
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,663.04	<input type="text" value="\$5,513.53"/> 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	\$61.56	\$47.88
Total Clerk	\$517.56	<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="\$57.40"/>	<input type="text" value="\$57.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,255.00	\$6,091.81
	Repayment Overpayment Refund Amount	\$163.19
Book/Page	<input type="text" value="9140"/>	<input type="text" value="605"/>

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0125-24

Document Number: ECSO24CIV040541NON

Agency Number: 25-001555

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03289 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOAQUIN AGABIN AND JEAN AGABIN

Defendant:

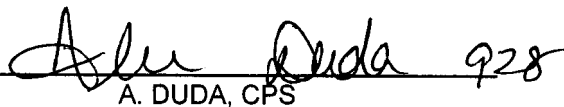
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:52 AM and served same at 8:57 AM on 11/26/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 928

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 January 8, 2025, 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. 03289, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7 OR 7148 P 1084

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000 (0125-24)

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

JOAQUIN AGABIN and JEAN AGABIN

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 15th day of November 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:

11 BENTON RD 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
NOV 15 2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0125-24

Document Number: ECSO24CIV040474NON

Agency Number: 25-001616

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03289 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOAQUIN AGABIN AND JEAN AGABIN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/22/2024 at 8:55 AM and served same on JEAN AGABIN , at 8:14 AM on 12/4/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Duda 928

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03289**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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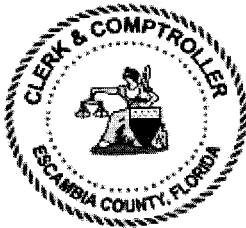
Dated this 15th day of November 2024.

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:

JEAN AGABIN
9 BENTON RD
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0125-24

Document Number: ECSO24CIV040454NON

Agency Number: 25-001615

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03289 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOAQUIN AGABIN AND JEAN AGABIN

Defendant:


Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/22/2024 at 8:55 AM and served same on JOAQUIN AGABIN , in ESCAMBIA COUNTY, FLORIDA, at 8:14 AM on 12/4/2024 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JEAN AGABIN, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 928

A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LSTRAVIS

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Personal Services:

JOAQUIN AGABIN
9 BENTON RD
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

JOAQUIN AGABIN [0125-24]
9 BENTON RD
PENSACOLA, FL 32506

9171 9690 0935 0128 0381 97

JEAN AGABIN [0125-24]
9 BENTON RD
PENSACOLA, FL 32506

9171 9690 0935 0128 0380 12

JOAQUIN AGABIN [0125-24]
11 BENTON RD
PENSACOLA FL 32506

9171 9690 0935 0128 0380 29

JEAN AGABIN [0125-24]
11 BENTON RD
PENSACOLA FL 32506

9171 9690 0935 0128 0380 36

UNIFUND CCR PARTNERS [0125-24]
PO BOX 19359
PLANTATION, FL 33318

9171 9690 0935 0128 0380 43

JOAQUIN AGABIN [0125-24]
10 BENTON RD
PENSACOLA FL 32506

9171 9690 0935 0128 0380 50

JEAN AGABIN [0125-24]
10 BENTON RD
PENSACOLA FL 32506

9171 9690 0935 0128 0380 67

Redeemed

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 0380 43

FL 325

21 NOV 2024 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

11/21/2024 ZIP 32502
043M31219251

US POSTAGE

UNIFUND CCR PARTNERS [0125-24]
PO BOX 19359
PLANTATION, FL 33318

.. 9327090131361135

ANK

3331825025833

NIXIE

331 DE 1

0012/22/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2738-02936-21-38





Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 01-08-2025 – TAX CERTIFICATE #03289

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.12.26 11:53:40 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:55:53 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 03289, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 4 MEADOWBROOK PB 4 P 7
OR 7148 P 1084 SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073022000
(0125-24)

The assessment of the said property under the said certificate issued was in the name of JOAQUIN AGABIN and JEAN AGABIN

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 21st day of November 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024