



# 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

<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: 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

General Information

Parcel ID:

352S306100002004

Account:

073022000

Owners:

AGABIN JOAQUIN

AGABIN JEAN

Mail:

9 BENTON RD

PENSACOLA, FL 32506

Situs:

11 BENTON RD 32506

Use Code:

SINGLE FAMILY RESID

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments

Year

Land

Imprv

Total

Cap Val

2023

\$20,000

\$116,565

\$136,565

\$87,613

2022

\$15,000

\$105,362

\$120,362

\$79,649

2021

\$9,000

\$64,877

\$73,877

\$72,409

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date

Book

Page

Value

Type

Official Records  
(New Window)

03/06/2014

7148

1084

\$25,000

WD

02/2007

6146

1566

\$100

QC

02/2007

6091

1490

\$100

QC

01/2007

6080

1347

\$100

QC

05/2002

4909

210

\$24,000

WD

Official Records Inquiry courtesy of Pam Childers

Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions

None

Legal Description

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

Extra Features

UTILITY BLDG

Parcel Information

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

85

104.8

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

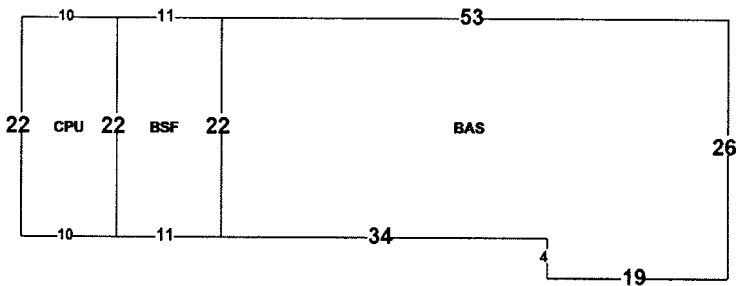
STRUCTURAL FRAME-MASONRY PIL/STL

 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 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 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 12<sup>th</sup> 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 12<sup>th</sup> 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 27<sup>th</sup> 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 22<sup>nd</sup> 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.

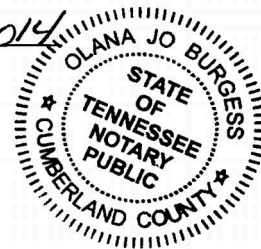
Witness my hand and seal at office in Crossville, Tennessee this 10 day of March, 2014.

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.

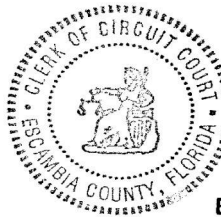
Therefore it is ordered and adjudged that:

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)
<b>Total</b>	<b>\$ <u>6,602.37</u></b>

all of which shall bear interest at the ~~statutory~~ <sup>11%</sup> 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)**

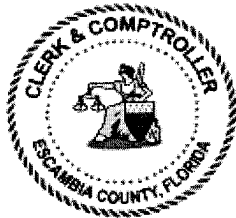
The assessment of the said property under the said certificate issued was in the name of

**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.



**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**

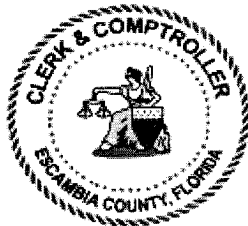
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

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**

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.

### 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

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.

### Personal Services:

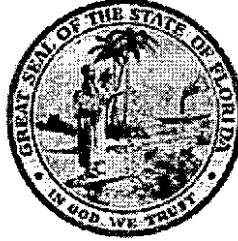
**JEAN AGABIN**  
**9 BENTON RD**  
**PENSACOLA, FL 32506**

**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	<del>\$6,255.00</del>

**\$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:**

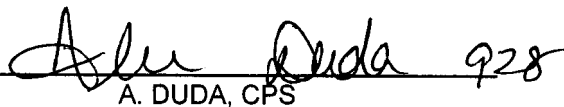
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

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

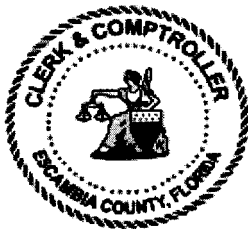
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

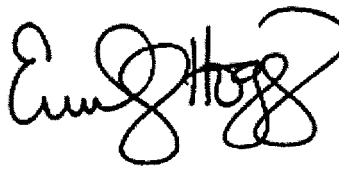
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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**

**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.

**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

**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.

**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

**\$008.16<sup>0</sup>**

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