

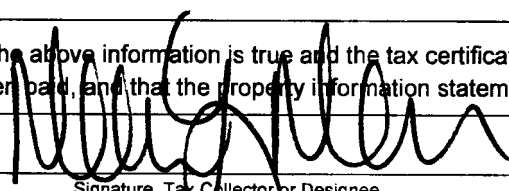


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0225-59

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	OFFENBURGER CHRIS M 6024 CHANDLER CIR PENSACOLA, FL 32507 915 BREMEN AVE 10-0604-000 LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W	Certificate #	2022 / 4710		
		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)	
# 2022/4710	06/01/2022	634.00	31.70	665.70	
→Part 2: Total*				665.70	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				665.70	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				712.45	
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)				1,753.15	
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: 			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>02/05/2025</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: 2400366

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
10-0604-000	2022/4710	06-01-2022	LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

04-17-2024  
Application Date

\_\_\_\_\_  
Applicant's signature











# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	352S311000015074					Year	Land	Imprv	Total	Cap Val
Account:	100604000					2023	\$18,750	\$32,704	\$51,454	\$37,151
Owners:	OFFENBURGER CHRIS M					2022	\$9,375	\$28,791	\$38,166	\$33,774
Mail:	6024 CHANDLER CIR PENSACOLA, FL 32507					2021	\$6,000	\$24,704	\$30,704	\$30,704
Situs:	915 BREMEN AVE 32507					Disclaimer				
Use Code:	MOBILE HOME 					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
01/11/2010	6550	628	\$19,000	WD						
05/22/2009	6462	1959	\$100	WD						
05/22/2009	6462	1958	\$100	OT						
04/1998	4252	104	\$15,000	WD						
01/1996	3992	624	\$100	WD						
01/1988	2647	253	\$7,500	WD						
07/1985	2089	590	\$2,500	WD						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
						LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W				
						Extra Features				
						PATIO WOOD DECK				

[Parcel Information](#)
[Launch Interactive Map](#)

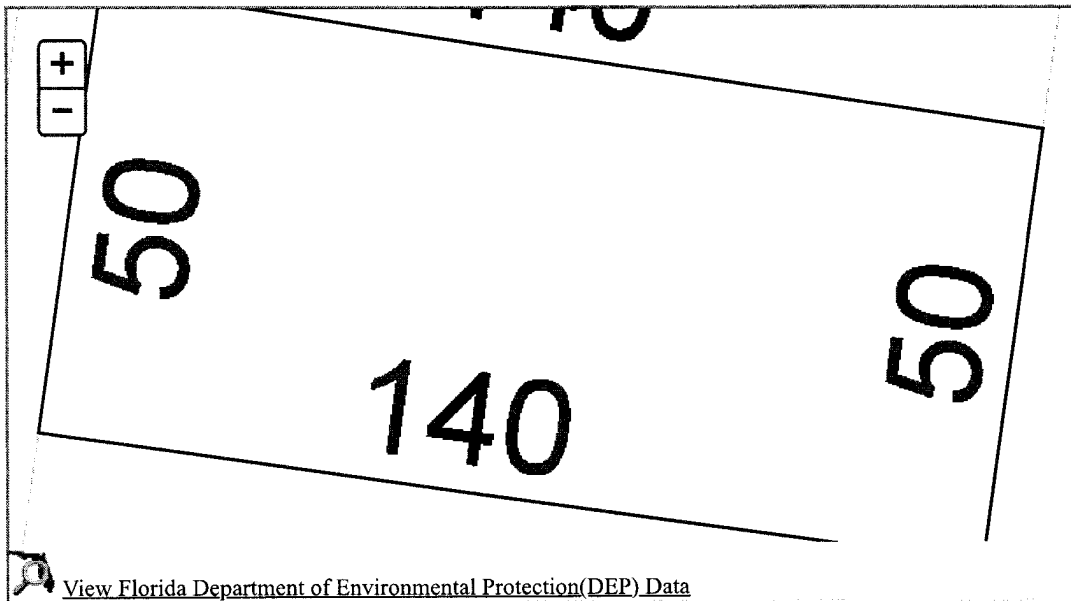
Section  
Map Id:  
35-2S-31-1

Approx.  
Acreage:  
0.2096

Zoned:

HDMU  
HDMU  
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Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)


#### Buildings

Address:915 BREMEN AVE, Year Built: 1998, Effective Year: 1998, PA Building ID#: 129296

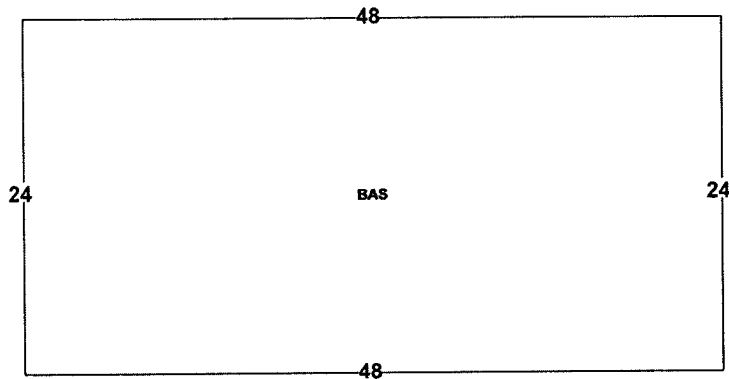
##### Structural Elements

##### DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-COMP SHINGLE/WOOD  
MH ROOF FRAMING-FLAT/SHED  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 1152 Total SF

BASE AREA - 1152



#### Images



7/21/2021 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/02/2024 (tr.2064)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04710**, 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 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100604000 (0225-59)**

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

**CHRIS M OFFENBURGER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th day of February 2025**.

Dated this 2nd 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 #: 10-0604-000 CERTIFICATE #: 2022-4710

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: October 7, 2004 to and including October 7, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 9, 2024

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

October 9, 2024

Tax Account #: **10-0604-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRIS M. OFFENBURGER**

**By Virtue of Warranty Deed recorded 1/14/2010 in OR 6550/628**

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. **Mortgage in favor of Jimmy B. Cato and Virginia S. Cato, Trustees under the Cato Family Trust dated February 28, 1994 recorded 01/14/2010 – OR 6550/629 – ABTRACTOR'S NOTE: DEATH CERTIFICATES ON JIMMY B CATO RECORDED OR 8949/247 AND VIRGINIA S. CATO RECORDED OR 8949/246 – AFFIDAVIT IN OR 9012/1592 SHOWS JENNIFER LUCAS AS SUCCESSOR TRUSTEE**

4. Taxes:

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

**Tax Account #: 10-0604-000**

**Assessed Value: \$37,151.00**

**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**

<b>TAX DEED SALE DATE:</b>	<b>FEB 5, 2025</b>
<b>TAX ACCOUNT #:</b>	<b>10-0604-000</b>
<b>CERTIFICATE #:</b>	<b>2022-4710</b>

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.

**CHRIS M OFFENBURGER**  
**6024 CHANDLER CIR**  
**PENSACOLA, FL 32507**

**CHRIS M OFFENBURGER**  
**6024 CHANDELLE CIR**  
**PENSACOLA, FL 32507**

**CHRIS M OFFENBURGER**  
**915 BREMEN AVE**  
**PENSACOLA, FL 32507**

**ABTRACTOR'S NOTE: TAX ROLL SHOWS  
ADDRESS IS CHANDLER CIR – WE FIND  
ADDRESS IS CHANDELLE CIR BUT HAVE  
SHOWN BOTH ADDRESSES FOR NOTICE**

**JENNIFER LUCAS AS  
SUCCESSOR TRUSTEE OF THE  
SUCCESSOR TO JIMMY B CATO AND  
VIRGINIA S CATO, TRUSTEES OF THE  
CATO FAMILY TRUST DATED 2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32567**

**Certified and delivered to Escambia County Tax Collector, this 9<sup>th</sup> day of October, 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**

**October 9, 2024**

**Tax Account #:10-0604-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-0604-000(0225-59)**

4

Prepared by:  
Debbie T. Adams  
Okaloosa Title & Abstract Company, Inc.  
402 North Main Street  
Crestview, Florida 32536

File Number: 09-1984

## Warranty Deed

**THIS WARRANTY DEED** made this January 11, 2010 A.D. By **Jimmy B. Cato and wife, Virginia S. Cato, Individually and as Trustees, as tenants in common of the The Cato Family Trust dated February 28, 1998**, whose post office address is: 8279 Old Ebenezer Road, Laurel Hill, FL 32567, hereinafter called the grantor, to **Chris M. Offenburger**, whose post office address is: 6024 Chandler Circle, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 15, Block 74, Beach Haven Tract, being a part of Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida.

Parcel ID Number: 352S311000015074

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

**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:*

Debbie T. Adams  
Witness Printed Name DEBBIE T. ADAMS


Jimmy B. Cato INDIVIDUALLY AND AS TRUSTEE (Seal)  
Jimmy B. Cato, Individually and as Trustee

Roberta Cannon Youngblood  
Witness Printed Name Roberta Cannon Youngblood

Virginia S. Cato INDIVIDUALLY AND AS TRUSTEE (Seal)  
Virginia S. Cato, Individually and as Trustee

State of Florida  
County of Okaloosa

The foregoing instrument was acknowledged before me this 11th day of January, 2010, by Jimmy B. Cato and Virginia S. Cato as Trustees of the The Cato Family Trust dated February 28, 1998, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Debbie T. Adams  
Notary Public  
Print Name: DEBBIE T. ADAMS  
My Commission Expires: May 24, 2012  


Prepared by and return to:  
Okaloosa Title & Abstract Company, Inc.  
Debbie T. Adams  
402 North Main Street

09-1984

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## PURCHASE MONEY MORTGAGE

**Chris M. Offenburger, a married man, as his separate and non-homestead property,** whose post office address is 6024 Chandler Circle Pensacola, Florida 32507 hereinafter called MORTGAGOR, in consideration of the principal sum specified in the promissory note hereinafter described, received from **Jimmy B. Cato and Virginia S. Cato, Trustees, as tenants in common under the Cato Family Trust dated February 28, 1994** whose post office address is 8279 Old Ebenezer Road, Laurel Hill, FL 32567 hereinafter called MORTGAGEE, hereby on this January 08, 2010, mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Lot 15, Block 74, Beach Haven Tract, being a part of Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

AND the said Mortgagor, hereby covenants with Mortgagee, Mortgagee's heirs and assigns, that Mortgagors are well seized of said property, and have a good right to convey the same; that it is free from any lien or encumbrance in law or equity, and that the said Mortgagor shall and will warrant, and by these presents forever defend, the said premises unto the said Mortgagee, Mortgagee's heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be and is a mortgage to secure the payment of ONE promissory note of even date hereof for the sum of **Seventeen Thousand dollars and no cents**, (\$17,000.00), with interest thereon from the date hereof at the rate of Five and one-half percent, per cent (5.5 %) made by the said Mortgagor and payable to the order of the said Mortgagee in the manner following:

**Payable in 179 equal and consecutive monthly installments of \$138.90 each, with one (1) final installment in the amount of \$140.02, for a total of 180 consecutive monthly installments. The first installment will be due and payable on or before February 11, 2010 and a like installment will be due and payable on or before the same day of each succeeding month thereafter, until said principal and interest have been paid in full. A \$5.00 a day late charge will apply if payment is made after the 11th day of each month. NO PREPAYMENT PENALTY.**

(Whenever used herein the terms "mortgagor" and "mortgagee" shall include the singular and plural wherever the context so requires.)

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assignments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the mortgagee may pay them without waiving the option to foreclose and such payments, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage
3. To commit, permit or suffer no waste, impairment or deterioration of the mortgaged property.
4. To pay all expenses reasonably incurred by the mortgagee because of failure to the mortgagor to comply with the agreements in that note or this mortgage, including a reasonable attorney's fee. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage.
5. If any payment provided for in that note is not paid when it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the mortgagee and the mortgagee may foreclose this mortgage in the manner provided by law and have the mortgaged property sold to satisfy or apply to the indebtedness hereby secured

Prepared by and return to:  
Okaloosa Title & Abstract Company, Inc.  
Debbie T. Adams  
402 North Main Street

6. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the mortgagor or the adequacy of the security, or to otherwise administer the application of said rents and profits in accordance with the law.

7. To keep all buildings, now or hereafter on that land insured against damage by fire, lightening and other insurable hazards in a sum equal to the maximum insurable value, by an insurer satisfactory to the mortgagee, with loss, if any, payable to Mortgagee or Assigns, until indebtedness is fully said. If the mortgagor shall not do so, the mortgagee may do so without waiving the option to foreclose and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage. If any sum becomes payable under such policy, the mortgagee may apply it to the indebtedness secured by this mortgage or may permit the mortgagor to use it for other purposes without impairing the lien of this mortgage.

8. Time is of the essence concerning this mortgage and all acts required to be done and performed hereunder.

9. Mortgagor covenants and agrees not to sell, convey, transfer, or further encumber any interest in or any part of the mortgaged property without payment in full of the amounts secured hereby or otherwise obtaining the prior written consent of the mortgagee. In the event the mortgaged property is conveyed in violation of this provision, the entire amount secured hereby shall immediately become due and payable and if said amount is not promptly paid, mortgagee may foreclose this mortgage in the manner provided by law.

10. This is purchase money mortgage.

Signed in the presence of:

Debbie T. Adams  
Print Name: DEBBIE T. ADAMS

Robert T. Adams  
Print Name: Robert T. Adams

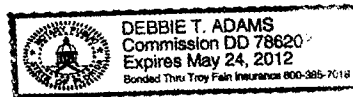
STATE OF FLORIDA

COUNTY OF OKALOOSA

Chris M. Offenburger  
Chris M. Offenburger

The foregoing instrument was acknowledged before me this January 11, 2010, by Chris M. Offenburger, who is personally known to me or who has produced driver license as identification.

Debbie T. Adams  
Print Name: DEBBIE T. ADAMS  
NOTARY PUBLIC



Prepared by and Return to:  
Christin Bramblette  
South Oak Title  
2810 Martin Luther King Junior Boulevard  
Suite A  
Panama City, FL 32405

## FLORIDA TRUST CERTIFICATION AFFIDAVIT PURSUANT TO F.S. 736.1017

STATE OF FLORIDA  
COUNTY OF BAY

Before me, the undersigned authority, after having been duly sworn, personally appeared, hereinafter referred to as the Affiant(s) herein, who, after being by me duly sworn on oath, depose(s) and state(s) as follows:

That Affiant(s) is/are the current trustee(s) of the, hereinafter referred to as the "Trust";

That the trust exists, and the settlor (creator) of the trust was Jimmy B Cato & Virginia S Cato

That Affiant(s) reside(s) at: 8279 Old Ebenezer Rd.  
Lanier Hill, FL 32507

That the subject property ☐ is or ☒ is not affiant(s)', nor any member of affiant(s)' immediate family's homestead, nor is contiguous thereto;

That if subject property is affiant(s)' homestead his/her spouse will join in the conveyance this affidavit accompanies;

That this certification of trust pertains to the trust property located at: 3503 West Cervantes Street, Pensacola, FL 32505;

That Affiant(s) is/are still acting Trustee and that no successor Trustee(s) has/have been appointed.

That Affiant(s) as Trustee(s) has/have full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party(ies).

That the Trust is: ☒ Irrevocable, ☐ Revocable. The following individual(s) has/have power to revoke the trust:

Jimmy B Cato & Virginia S Cato

Initial the applicable provision set forth below:

☐ The Trust does not contain any Power of Direction as defined in the Florida Uniform Directed Trust Act pursuant to Sections 736.1401-736.1416, Florida Statutes.

( ) The Trust contains a Power of Direction under the Florida Uniform Directed Trust Act pursuant to Sections 736.1401-736.1416, Florida Statutes, which requires a directive by the current Trust Director(s) directing the Trustee(s) to execute and deliver the documents required by the transaction for which this Certification of Trust is being given. The current Trust Director(s) of the Trust is/are \_\_\_ and the required written direction of such Trust Director(s) directing the Trustee(s) to execute and deliver the required documents is ATTACHED HERETO and made a part hereof.

That title to the property is currently shown in the last deed of record as: Deed recorded on January 1, 2001 dated January 2, 2001 with the Escambia Recording Office in Book #NA, Page#NA.

[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as Exhibits]

That this Affidavit is made for the purpose of inducing South Oak Title and its respective underwriter to issue title insurance pursuant to File No.: PC-22-6024 insuring the following described property:

3503 West Cervantes Street, Pensacola, FL 32505

Affiant(s) further state(s) that Affiant(s) is/are familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature and agree(s) to indemnify and hold harmless South Oak Title and its respective underwriter from any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

Further, Affiant (s) say(eth) naught.

Signed, sealed, and delivered

In the presence of these witnesses:

WITNESS

PRINT NAME: Christin Bramblette

WITNESS

PRINT NAME: Christy L. Parker

STATE OF FLORIDA

COUNTY OF BAY

Sworn to (or affirmed) and subscribed before me by means of ( ) physical presence or ( ) online notarization this 20 day of July 2023, by Jennifer Lucas, Individually and as Successor Trustee.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: \_\_\_\_\_

Jennifer Lucas  
Jennifer Lucas, Individually and  
as Successor Trustee



CHRISTIN BRAMBLETTE  
Commission # HH 312994  
Expires August 4, 2026

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04710 of 2022

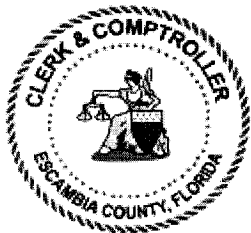
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRIS M OFFENBURGER   CHRIS M OFFENBURGER  
6024 CHANDLER CIR   915 BREMEN AVE  
PENSACOLA, FL 32507   PENSACOLA, FL 32507

JENNIFER LUCAS AS SUCCESSOR TRUSTEE   JIMMY B CATO, TRUSTEE  
THE CATO FAMILY TRUST DATED 2/28/1994   THE CATO FAMILY TRUST DATED 2/28/1994  
8279 OLD EBENZER RD   8279 OLD EBENZER RD  
LAUREL HILL, FL 32567   LAUREL HILL, FL 32567

VIRGINIA S CATO, TRUSTEE   CHRIS M OFFENBURGER  
THE CATO FAMILY TRUST DATED 2/28/1994   6024 CHANDELLE CIR  
8279 OLD EBENZER RD   PENSACOLA, FL 32507  
LAUREL HILL, FL 32567

WITNESS my official seal this 19th day of December 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 04710**, 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 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100604000 (0225-59)**

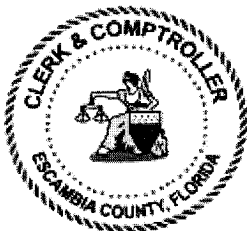
The assessment of the said property under the said certificate issued was in the name of

**CHRIS M OFFENBURGER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th day of February 2025**.

Dated this 16th day of December 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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**CHRIS M OFFENBURGER**

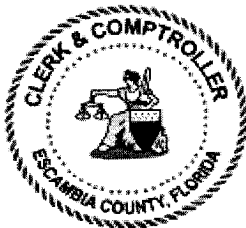
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Dated this 13th day of December 2024.

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:**

**915 BREMEN AVE 32507**



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

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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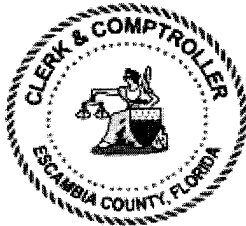
Dated this 13th day of December 2024.

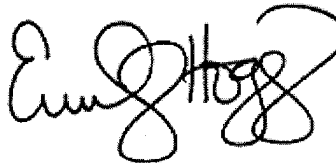
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

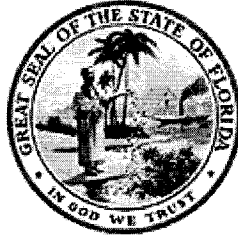
**CHRIS M OFFENBURGER**  
6024 CHANDLER CIR  
PENSACOLA, FL 32507

**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

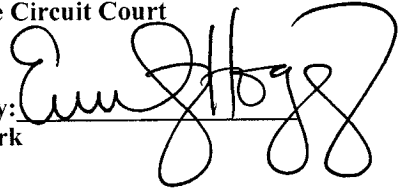
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 100604000 Certificate Number: 004710 of 2022**

**Payor: CHRIS M OFFENBURGER 6024 CHANDELLE CIR PENSACOLA, FL 32507      Date  
1/6/2025**

Clerk's Check #	1	Clerk's Total	<del>\$524.40</del> <b>\$2,473.64</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,022.37</del>
		Postage	\$49.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,612.97</del>

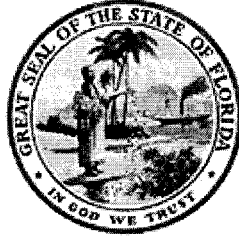
**\$2,539.84**

**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 004710**

**Redeemed Date 1/6/2025**

**Name CHRIS M OFFENBURGER 6024 CHANDELLE CIR PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$524.40 <b>\$2,473.64</b>
Due Tax Collector = TAXDEED	\$2,022.37
Postage = TD2	\$49.20
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: 100604000 Certificate Number: 004710 of 2022**

Redemption 
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="1/6/2025"/> 
Months	10	9
Tax Collector	<input type="text" value="\$1,753.15"/>	<input type="text" value="\$1,753.15"/>
Tax Collector Interest	\$262.97	\$236.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,022.37	<input type="text" value="\$1,996.08"/> 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	\$68.40	\$61.56
Total Clerk	\$524.40	<input type="text" value="\$517.56"/> 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="\$49.20"/>	<input type="text" value="\$49.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,612.97	\$2,579.84
	Repayment Overpayment Refund Amount	\$33.13
Book/Page	<input type="text" value="9140"/>	<input type="text" value="1333"/>

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0225.59

**Document Number:** ECSO24CIV043670NON

**Agency Number:** 25-002298

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04710 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

R

**Plaintiff:** RE: CHRIS M OFFENBURGER

**Defendant:**

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

Individual

Received this Writ on 12/20/2024 at 9:07 AM and served same on CHRIS M OFFENBURGER , at 8:01 PM on 12/21/2024 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.

SERVED AT 6024 CHANDELLE CIRCLE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: W. Hollingsworth #310

W. HOLLINGSWORTH, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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. 04710**, 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 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100604000 (0225-59)**

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

**CHRIS M OFFENBURGER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

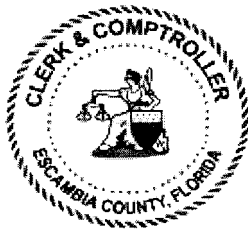
Dated this 13th day of December 2024.

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:

**CHRIS M OFFENBURGER**  
6024 CHANDLER CIR  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0725.59

**Document Number:** ECSO24CIV043570NON

**Agency Number:** 25-002248

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04710 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

(R)

**Plaintiff:** RE: CHRIS M OFFENBURGER

**Defendant:**

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

Received this Writ on 12/20/2024 at 9:06 AM and served same at 7:16 AM on 12/26/2024 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:

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## WARNING

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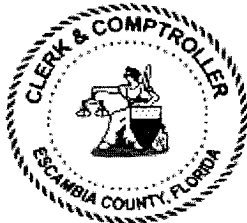
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Dated this 13th day of December 2024.

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:

**915 BREMEN AVE 32507**



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

By:  
Emily Hogg  
Deputy Clerk

FILED  
13 DEC 2024  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

CHRIS M OFFENBURGER [0225-59]  
6024 CHANDLER CIR  
PENSACOLA, FL 32507

9171 9690 0935 0128 1016 55

JENNIFER LUCAS AS SUCCESSOR  
TRUSTEE [0225-59]  
THE CATO FAMILY TRUST DATED 2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32567

9171 9690 0935 0128 1016 79

VIRGINIA S CATO, TRUSTEE [0225-59]  
THE CATO FAMILY TRUST DATED  
2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32567

9171 9690 0935 0128 1015 94

CHRIS M OFFENBURGER [0225-59]  
915 BREMEN AVE  
PENSACOLA, FL 32507

9171 9690 0935 0128 1016 62

JIMMY B CATO, TRUSTEE [0225-59]  
THE CATO FAMILY TRUST DATED  
2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32567

9171 9690 0935 0128 1016 86

CHRIS M OFFENBURGER [0225-59]  
6024 CHANDELLE CIR  
PENSACOLA, FL 32507

9171 9690 0935 0128 1016 00

*Redeemed*

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

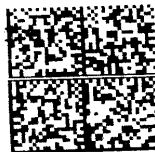
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

20 DEC 2024 PM



quadiant

FIRST-CLASS MAIL

IMI

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

12/20/2024 ZIP 32502  
043M31219251

**US POSTAGE**

9171 9690 0935 0128 1016 62

*1:19 pm xcl*

CHRIS M OFFENBURGER [0225-59]

915 BREMEN AVE

PENSACOLA, FL 32507

.. 9326010086666661

NIXIE

326 DE 1

0001/16/25

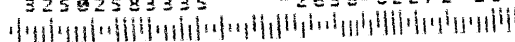
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

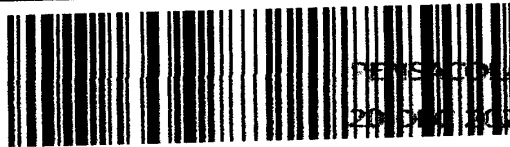
BC: 32502583335

\*2638-02272-20-47

32502>5833  
32507-170515



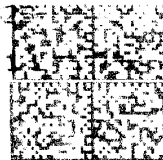
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**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

*12-23-24*  
*12-28-24*  
*425*

JENNIFER LUCAS AS SUCCESSOR  
TRUSTEE [0225-59]  
THE CATO FAMILY TRUST DATED 2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32567

NIXIE

326 DE 1

0002/16/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

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BC: 32502583535

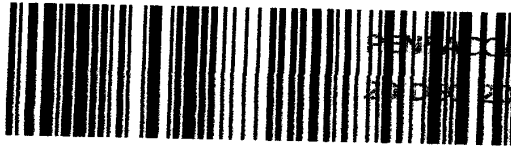
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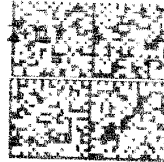
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325

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VIRGINIA S CATO, TRUSTEE [0225-59]  
THE CATO FAMILY TRUST DATED  
2/28/1994  
8279 OLD EBENZER RD  
LAUREL HILL, FL 32551

12/23/24  
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(12/24)

12-28  
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NIXIE

325 DE 1

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RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335

\*2738-06986-20-46

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**CERTIFIED MAIL**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

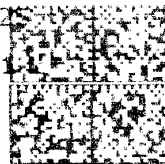
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JIMMY B CATO, TRUSTEE [0225-59]

THE CATO FAMILY TRUST DATED

2/28/1994

8279 OLD EBENZER RD

LAUREL HILL FL 32567

WTXIE

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RETURN TO SENDER

UNDELIVERED

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# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04710, 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 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 100604000  
(0225-59)

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

CHRIS M OFFENBURGER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of February, which is the 5th day of February 2025.

Dated this 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7640  
Order Date: 12/26/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 1/1/2025  
Last Issue: 1/22/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025

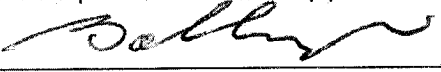
Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2022 TD 04710 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - C. M. Offenburger

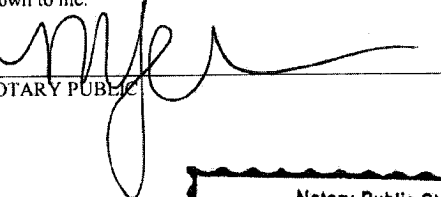
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC

