



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

0625-79

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	Oct 23, 2024
Property description	BROWN KEVIN 516 W NINE 1/2 MILE RD PENSACOLA, FL 32534 428 CHILDERS ST 11-0215-445 BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 (Full legal attached.)	Certificate #	2022 / 5347
		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)
# 2022/5347	06/01/2022	2,933.04	146.65	3,079.69
→Part 2: Total*				3,079.69

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)
# 2024/5616	06/01/2024	3,143.15	6.25	157.16	3,306.56
# 2023/5511	06/01/2023	3,034.60	6.25	300.93	3,341.78
Part 3: Total*					6,648.34

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)	9,728.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	10,103.03

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: Candice Leuts Escambia, Florida
Signature, Tax Collector or Designee Date November 22nd, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

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.

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400947

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
11-0215-445	2022/5347	06-01-2022	BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

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

10-23-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 191N303101000002 Account: 110215445 Owners: BROWN KEVIN Mail: 516 W NINE 1/2 MILE RD PENSACOLA, FL 32534 Situs: 428 CHILDERS ST 32534 Use Code: OFFICE, 1 STORY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$74,400</td> <td>\$131,365</td> <td>\$205,765</td> <td>\$205,765</td> </tr> <tr> <td>2023</td> <td>\$74,400</td> <td>\$129,598</td> <td>\$203,998</td> <td>\$203,998</td> </tr> <tr> <td>2022</td> <td>\$74,400</td> <td>\$120,193</td> <td>\$194,593</td> <td>\$194,593</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey		Year	Land	Imprv	Total	Cap Val	2024	\$74,400	\$131,365	\$205,765	\$205,765	2023	\$74,400	\$129,598	\$203,998	\$203,998	2022	\$74,400	\$120,193	\$194,593	\$194,593				
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2002</td> <td>5043</td> <td>1067</td> <td>\$145,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1976</td> <td>1031</td> <td>946</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1974</td> <td>723</td> <td>554</td> <td>\$10,200</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2002	5043	1067	\$145,000	WD		01/1976	1031	946	\$100	WD		01/1974	723	554	\$10,200	WD		2024 Certified Roll Exemptions None Legal Description BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E... Extra Features ASPHALT PAVEMENT CONCRETE WALKS FRAME SHED MISC	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																						
07/2002	5043	1067	\$145,000	WD																							
01/1976	1031	946	\$100	WD																							
01/1974	723	554	\$10,200	WD																							
Parcel Information		Launch Interactive Map																									

Last Updated:11/22/2024 (tc.5568)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05347**, 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:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110215445 (0625-79)

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

KEVIN BROWN

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** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 22nd 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



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 #: 11-0215-445 CERTIFICATE #: 2022-5347

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: February 11, 2005 to and including February 11, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **11-0215-445**

1. The Grantee(s) of the last deed(s) of record is/are: **KEVIN BROWN**

By Virtue of General Warranty Deed recorded 12/31/2002 in OR 5043/1067

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **NONE**

4. Taxes:

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

Tax Account #: 11-0215-445

Assessed Value: \$205,765.00

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: JUNE 4, 2025

TAX ACCOUNT #: 11-0215-445

CERTIFICATE #: 2022-5347

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>2024</u> tax year.

KEVIN BROWN
428 CHILDERS ST
PENSACOLA, FL 32534

KEVIN BROWN
516 W NINE 1/2 MILE RD
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 18th day of February, 2025.

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

February 18, 2025

Tax Account #:11-0215-445

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE
EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR
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RT 124 92/100 FT TO POB OR 5043 P 1067**

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0215-445(0625-79)

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

1030
1050 ✓
This instrument prepared by:
Richard M. Colbert
Clark, Partington, Hart, Larry,
Bond & Stackhouse
Post Office Box 13010
Pensacola, FL 32591-3010

DR BK 5043 PG 1067
Escambia County, Florida
INSTRUMENT 2002-044584
DEED DOC STAMPS PD @ ESC CO \$1015.00
12/31/02 ERMIE LEE MCKINNA, CLERK
By: [Signature]

Parcel ID Number: 19-1N-30-3101-000-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JO ANN JONES, a widowed and unremarried woman**, Grantor, whose mailing address is: 2451 Brookpark Road, Pensacola, Florida 32534 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto **KEVIN BROWN**, Grantee, whose mailing address is: 516 West 9 1/2 Mile Road, Pensacola, Florida 32534, Grantee's heirs and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of Florida, described on the Exhibit "A" attached hereto and made a part hereof.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

Grantor covenants that she is lawfully seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that said property is free from encumbrances; that said Grantee shall have the peaceable and quiet possession thereof; and that Grantor fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, effective the 19th day of July, 2002.

WITNESSES:

[Signature]
Jacquelyn P. Boozer

Print/Type Name of Witness

[Signature]
T. A. Bonowski, Jr.

Print/Type Name of Witness

[Signature]
JO ANN JONES

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of July, 2002 by Jo Ann Jones, who ☒ is personally known to me or ☐ who has produced _____ as identification.

JACQUELYN P. BOOZER
NOTARY PUBLIC-STATE OF FL
COMMISSION EXP. OCT. 30, 2004
COMM NO. CC 973405

(NOTARIAL SEAL)

[Signature]
Jacquelyn P. Boozer

(Print/Type Name)

NOTARY PUBLIC

Commission number: _____

My Commission expires: _____

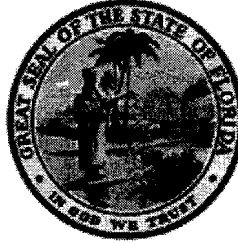
EXHIBIT "A"

Commencing at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter Section 19, T-1-N, R-30-W, Escambia County, Florida, also being the Southeast corner of Greenbriar Lake Estates according to the plat recorded in Plat Book 7 at Page 32 of the Public Records of said County; thence go Easterly along the South line of said Section 19 for 613.88 feet to the centerline of Clear Creek, which is also the Point-of-Beginning; thence continue along said line for 393.43 feet; thence deflect left 90°-20'-20" and go 709.08 feet; thence deflect left 120°-45'-54" and go 834.06 feet to a concrete monument; thence deflect right 0°-14' and go 172.45 feet to the centerline of Clear Creek; thence deflect left 94°-04'-30" and go 79.49 feet along the centerline of said creek; thence deflect left 15°-26'-49" and go 113.37 feet along the centerline of said creek; thence deflect right 23°-28'-51" and go 101.27 feet along the centerline of said creek; thence deflect right 9°-28'-01" and go 124.92 feet along the centerline of said creek back to the Point-of-Beginning.

RCD Dec 31, 2002 05:14 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-044584

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: 110215445 Certificate Number: 005347 of 2022**

Payor: KEVIN BROWN 516 W NINE 1/2 MILE RD PENSACOLA, FL 32534 Date 4/24/2025

Clerk's Check # 373133
Tax Collector Check # 1

Clerk's Total	\$510.72
Tax Collector's Total	\$11,321.64
Postage	\$16.40
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$11,865.76

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>**

4/24/2025

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05347 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEVIN BROWN 516 W NINE 1/2 MILE RD PENSACOLA, FL 32534	KEVIN BROWN 428 CHILDERS ST PENSACOLA, FL 32534
--	---

WITNESS my official seal this 17th day of April 2025.



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 June 4, 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. 05347, 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:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110215445 (0625-79)

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

KEVIN BROWN

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** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 June 4, 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. 05347, 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:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110215445 (0625-79)

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

KEVIN BROWN

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** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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:

428 CHILDERS ST 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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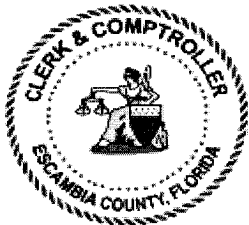
Dated this 16th day of April 2025.

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:

KEVIN BROWN
516 W NINE 1/2 MILE RD
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 062579

Document Number: ECSO25CIV014134NON

Agency Number: 25-005749

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05347 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEVIN BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 4/25/2025 at 8:55 AM and served same on KEVIN BROWN , at 1:29 PM on 4/28/2025 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 POE 428 CHILDERS ST

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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 June 4, 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. 05347, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110215445 (0625-79)

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

KEVIN BROWN

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 Monday in the month of June, which is the 4th day of June 2025.

Dated this 16th day of April 2025.

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:

KEVIN BROWN
516 W NINE 1/2 MILE RD
PENSACOLA, FL 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Emily Hogg
Deputy Clerk

RECEIVED
2025 APR 25 AM 6:53
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE *DU25-79*

Document Number: ECSO25CIV014057NON

Agency Number: 25-005697

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 05347, 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: KEVIN BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/25/2025 at 8:51 AM and served same at 7:03 AM on 4/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POST TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Reid 928
J. REID, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

005697

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 June 4, 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. 05347**, 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:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 613 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110215445 (0625-79)

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

KEVIN BROWN

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 Monday** in the month of June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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:

428 CHILDERS ST 32534



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

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
2025 APR 16 AM 8:51
ESCambia COUNTY FL
CLERK OF CIRCUIT COURT
OFFICE

KEVIN BROWN [0625-79]
516 W NINE 1/2 MILE RD
PENSACOLA, FL 32534

9171 9690 0935 0127 2400 58

KEVIN BROWN [0625-79]
428 CHILDERS ST
PENSACOLA, FL 32534

9171 9690 0935 0127 2400 65

Redeemed

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

By: Emily Hogg
Deputy Clerk

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 05347, 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:

BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 19 (ALSO BEING SE COR OF GREENBRIAR LAKE EST PB 7 P 32) N 89 DEG 48 MIN E ALG S LI OF SEC 813 88/100 FT TO CENTER LI OF CLEAR CREEK SD PT BEING POB CONT N 89 DEG 49 MIN E 393 43/100 90 DEG 20 MIN 20 SEC LEFT 709 8/100 FT 120 DEG 45 MIN 54 SEC LEFT 534 06/100 FT 0 DEG 14 MIN RT 172 45/100 FT TO CENTER LI OF CREEK 94 DEG 04 MIN 30 SEC LEFT 79 49/100 FT ALG CENTER LINE OF CREEK 15 DEG 26 MIN 49 SEC LEFT 113 37/100 FT 23 DEG 28 MIN 51 SEC RT 101 27/100 FT 9 DEG 28 MIN 01 SEC RT 124 92/100 FT TO POB OR 5043 P 1067

SECTION 19, TOWNSHIP 1 N, RANGE 30
W
TAX ACCOUNT NUMBER 110215445
(0625-79)

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

KEVIN BROWN

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 Monday in the month of June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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

Name: Emily Hogg, Deputy Clerk
Order Number: 7926
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025


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

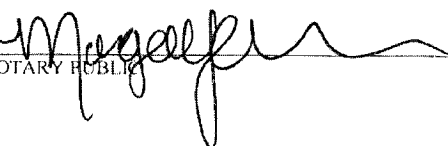
2022 TD 05347 MIKON FINANCIAL SERVICES INC AND OCEAN BANK Brown

was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 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 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

