



# 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

0225-22

## 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	CUTLER NATHAN E CUTLER CAROLYN A 4135 NORTH HWY 95A CANTONMENT, FL 32533 4135 HIGHWAY 95 N 12-0418-125 BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY RW LI OF BARRINEAU PARK R (Full legal attached.)	Certificate #	2022 / 6200
		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)
# 2022/6200	06/01/2022	497.59	24.88	522.47
→ Part 2: Total*				522.47

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/6327	06/01/2023	641.13	6.25	55.83	703.21
Part 3: Total*					703.21

## 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)	1,225.68
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)	1,600.68

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

+6.25

H

<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.	34,748.00
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.

BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400478

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
12-0418-125	2022/6200	06-01-2022	BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

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:	232N313200000005					Year	Land	Imprv	Total	Cap Val
Account:	120418125					2023	\$14,000	\$59,985	\$73,985	\$69,496
Owners:	CUTLER NATHAN E CUTLER CAROLYN A					2022	\$14,000	\$53,472	\$67,472	\$67,472
Mail:	4135 NORTH HWY 95A CANTONMENT, FL 32533					2021	\$13,680	\$46,967	\$60,647	\$47,224
Situs:	4135 HIGHWAY 95 N 32533					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)	HOMESTEAD EXEMPTION				
03/24/2021	8491	1576	\$100	QC		Legal Description				
03/24/2021	8491	1575	\$100	OT		BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI				
09/2004	5498	574	\$69,500	WD		353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81				
01/1998	4217	1036	\$13,000	WD		DEG 58... 🔑				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						METAL SHED				

Parcel Information		Launch Interactive Map	
<b>Section</b>			
<b>Map Id:</b>	<div> <div>+</div> <div>-</div> </div>		
<b>23-2N-31</b>			
<b>Approx. Acreage:</b>	1.9965		
<b>Zoned:</b> 🔑	RR RR RR RR RR RR RR RR RR RR RR RR RR RR RR		
		<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	

Buildings

Address:4135 HIGHWAY 95 N, Year Built: 1992, Effective Year: 1992, PA Building ID#: 124773

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-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-8  
NO. STORIES-1  
STORY HEIGHT-0

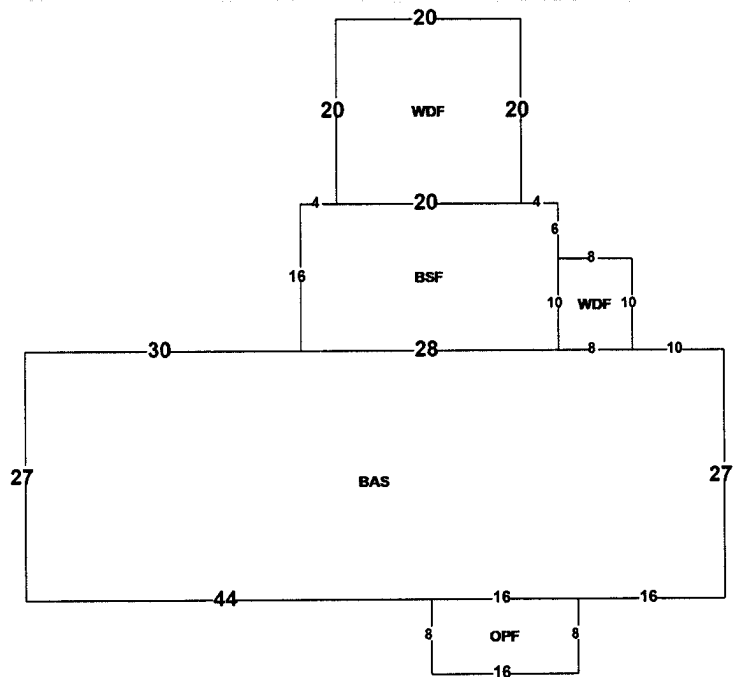
Areas - 3108 Total SF

BASE AREA - 2052

BASE SEMI FIN - 448

OPEN PORCH FIN - 128

WOOD DECK FIN - 480



Images



4/11/2022 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120418125 (0225-22)**

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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 #: 12-0418-125 CERTIFICATE #: 2022-6200

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 11, 2004 to and including October 11, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: October 15, 2024

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

October 15, 2024

Tax Account #: **12-0418-125**

1. The Grantee(s) of the last deed(s) of record is/are: **NATHAN E CUTLER AND CAROLYN A CUTLER**

**By Virtue of Quit Claim Deed recorded 3/24/2021 in OR 8491/1576**

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. Final Judgment in favor of LVNV Funding LLC recorded 05/05/2016 OR 7518/1802**
  - b. Final Judgment in favor of Gulf Winds Federal Credit Union recorded 11/09/2017 OR 7807/1120**

4. Taxes:

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

**Tax Account #: 12-0418-125**

**Assessed Value: \$69,496.00**

**Exemptions: HOMESTEAD EXEMPTION**

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>	<u>FEB 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>12-0418-125</u>
<b>CERTIFICATE #:</b>	<u>2022-6200</u>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**LVNV FUNDING LLC**  
**55 BEATTIE PL STE 110 MS 251**  
**GREENVILLE SC 29601**

**GULF WINDS FEDERAL CREDIT UNION**  
**220 EAST NINE MILE RD**  
**PENSACOLA FL 32534**

**NATHAN E CUTLER**  
**CAROLYN A CUTLER**  
**4135 N HWY 95A**  
**CANTONMENT FL 32533**

Certified and delivered to Escambia County Tax Collector, this 15<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 15, 2024**

**Tax Account #:12-0418-125**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0418-125(0225-22)**

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

This Instrument Prepared By:  
Carolyn A. Cutler  
4135 Highway 95 N., Cantonment, FL 32533

Space Above For Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed The 24<sup>th</sup> Day Of March, 2021  
By Carolyn A. King, a widow Whose Post Office Address Is 4135 North Hwy 95A, Cantonment, FL 32533 First Party.

TO Nathan E. Cutler and Carolyn A. Cutler, Husband and Wife Whose Post Office Address Is 4135 North Hwy 95A, Cantonment, FL 32533 Second Party. (Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 10.00 (Ten Dollar)  
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And  
Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In  
And To The Following Described Lot ,Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia, State Of  
Florida, To Wit:

PARCEL ID# 232N313200000005  
KNOWN AS: 4135 Highway 95 N, Cantonment, FL 32533  
COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH  
00 DEGREES 07'16" EAST ALONG THE WEST LINE OF SECTION 23 FOR 353.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BARRINEAU PARK  
ROAD (ESCAMBIA COUNTY ROAD #196, 100' R/W); THENCE SOUTH 81 DEGREES 58'48" EAST AONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR  
163.57 FEET; THENCE SOUTH 00 DEGREES 25'18" EAST FOR 1207.34 FEET; THENCE NORTH 89 DEGREES 18'18" WEST FOR 168.28 FEET; THENCE  
SOUTH 00 DEGREES 07'16" EAST FOR 1117.48 FEET; THENCE SOUTH 89 DEGREES 18'18" EAST FOR 1876.77 FEET TO THE WESTERLY RIGHT-OF-WAY  
LINE OF OLD PALAFOX HIGHWAY (ESCAMBIA COUNTY ROAD #95-A, 66' R/W); THENCE SOUTH 06 DEGREES 59'13" WEST ALONG SAID WESTERLY  
RIGHT -OF-WAY LINE FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06 DEGREES 59'13" WEST ALONG SAID RIGHT-OF-  
WAY LINE FOR 164.38 FEET; THENCE NORTH 89 DEGREES 18'18" WEST FOR 530.00 FEET; THENCE NORTH 06 DEGREES 59'13" EAST FOR 164.38 FEET;  
THENCE SOUTH 89 DEGREES 18'18" EAST FOR 530.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 23, TOWNSHIP 2  
NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. OR 5498 P 574

SUBJECT TO all rights, reservations, agreements and easements of record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And  
All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use,  
Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

[Signature]  
Witness Signature (To Grantor)  
Printed Name Brooke Whitman

Carolyn A. King  
Grantor Signature Carolyn A. King

[Signature]  
Witness Signature (To Grantor)  
Printed Name Lisa English

STATE OF FLORIDA)  
COUNTY OF ESCAMBIA)  
The Foregoing Instrument Was Acknowledged Before Me This March 24, 2021

By Carolyn A. King Who Is Personally Known To Me Or Who Has Produced A Florida Drivers License # K520-101-47-668-0 As Identification.

[Signature]  
Notary Signature



Filing # 41016970 E-Filed 05/03/2016 01:57:19 PM

IN THE COUNTY COURT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2016 SC 000446

LVNV FUNDING, LLC ,  
Plaintiff,

**DEFAULT FINAL JUDGMENT**

vs.

Carolyn King ,  
Defendant(s)

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 55 Beattie Pl., Ste 110, MS 251, Greenville SC 29601 shall recover from Defendant(s), Carolyn King , the principal sum of \$1,787.86, court costs in the amount of \$235.00, the total of which shall bear interest at the prevailing statutory interest rate of 4.78% per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Rules Form 1.977 (Fact Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment unless it is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 3rd day of  
may, 2016.

  
COUNTY COURT JUDGE

Copies furnished to:  
ANDREU, PALMA & ANDREU, PL  
1000 NW 57th Ct., Ste. 400  
Miami, FL 33126

Carolyn King  
4851 Chestnut Rd  
Molino FL 32577-6027  
15-21510

Recorded in Public Records 10/26/2017 8:57 AM OR Book 7800 Page 343,  
Instrument #2017084255, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 63225873 E-Filed 10/24/2017 10:29:07 AM

**IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**GULF WINDS FEDERAL CREDIT UNION  
220 EAST NINE MILE ROAD  
PENSACOLA, FL 32534**

PLAINTIFF,

Vs.

**NATHAN CUTLER  
4135 N HIGHWAY 95A  
CANTONMENT, FL 32533**

CASE NO: 2017 SC 001721

DIVISION: V

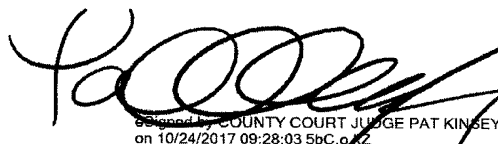
DEFENDANT,

**FINAL JUDGMENT AGAINST  
NATHAN CUTLER**

**THIS CAUSE** having come before the Court, and the Court being fully advised in the  
premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff **GULF WINDS FEDERAL CREDIT  
UNION** hereby recovers from the Defendant **NATHAN CUTLER** the sum of **\$1,856.19**, plus  
prejudgment interest of **\$0.00** and costs of **\$225.00** for a total of **\$2,081.19** that shall bear interest at  
the rate of **5.35% per annum**, for which let execution issue.

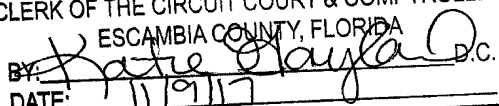
**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.

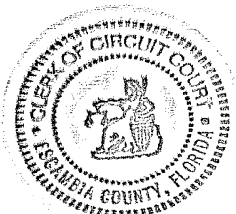
  
Signed by COUNTY COURT JUDGE PAT KINSEY  
on 10/24/2017 09:28:03 5bC.q.Z

**COUNTY JUDGE**

Copies to:

**GULF WINDS FEDERAL CREDIT UNION  
NATHAN CUTLER**

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 11/9/17



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 06200 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:

NATHAN E CUTLER      CAROLYN A CUTLER  
4135 NORTH HWY 95A    4135 NORTH HWY 95A  
CANTONMENT, FL 32533   CANTONMENT, FL 32533

LVNV FUNDING LLC      GULF WINDS FEDERAL CREDIT UNION  
55 BEATTIE PL STE 110 MS 251    220 EAST NINE MILE RD  
GREENVILLE SC 29601      PENSACOLA FL 32534

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. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120418125 (0225-22)**

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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

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. 06200, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

SECTION 23, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120418125 (0225-22)

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

NATHAN E CUTLER and CAROLYN A CUTLER

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.

### Post Property:

4135 HIGHWAY 95 N 32533



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. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120418125 (0225-22)**

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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**.

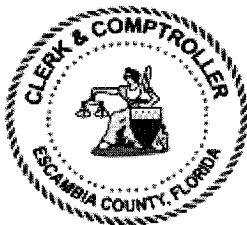
Dated this 13th day of December 2024.


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:

**NATHAN E CUTLER**  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

**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. 06200, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

SECTION 23, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120418125 (0225-22)

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

NATHAN E CUTLER and CAROLYN A CUTLER

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:

**CAROLYN A CUTLER**  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

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**

0225.22

**Document Number:** ECSO24CIV043508NON

**Agency Number:** 25-002230

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06200 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NATHAN E CUTLER AND CAROLYN A CUTLER

**Defendant:**

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

Received this Writ on 12/20/2024 at 9:05 AM and served same at 1:16 PM on 1/2/2025 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: \_\_\_\_\_

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

SECTION 23, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120418125 (0225-22)

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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.

### Post Property:

4135 HIGHWAY 95 N 32533



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**

0225-22

**Document Number:** ECSO24CIV043516NON

**Agency Number:** 25-002286

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06200 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NATHAN E CUTLER AND CAROLYN A CUTLER

**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 CAROLYN A CUTLER , at 4:59 PM on 1/6/2025 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.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120418125 (0225-22)**

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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:**

**CAROLYN A CUTLER**  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

**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**

0225.72

**Document Number:** ECSO24CIV043510NON

**Agency Number:** 25-002285

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06200 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NATHAN E CUTLER AND CAROLYN A CUTLER

**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 NATHAN E CUTLER , at 4:59 PM on 1/6/2025 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.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Printed By: LCMITCHE

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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. 06200**, 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 NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576**

**SECTION 23, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120418125 (0225-22)**

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

**NATHAN E CUTLER and CAROLYN A CUTLER**

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**.

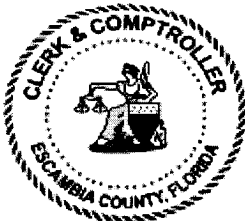
Dated this 13th day of December 2024.

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:**

**NATHAN E CUTLER**  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

**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: 120418125 Certificate Number: 006200 of 2022**

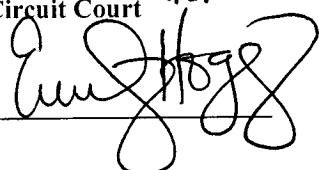
**Payor: NATHAN E CUTLER 4135 NORTH HWY 95A CANTONMENT, FL 32533      Date  
 1/16/2025**

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$1,847.03
		Postage	\$32.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,421.23</del>

~~\$2,421.23~~ **\$2,340.58**

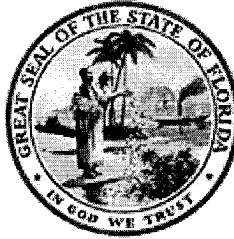
**\$2,390.38**  
 + 83.66 card fee  
**\$2,474.04**

**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 006200**

**Redeemed Date 1/16/2025**

**Name NATHAN E CUTLER 4135 NORTH HWY 95A CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$524.40	<b>\$2,340.58</b>
Due Tax Collector = TAXDEED	\$1,847.03	
Postage = TD2	\$32.80	
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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 120418125 Certificate Number: 006200 of 2022**

Redemption ☒ Yes ☐ No 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="1/16/2025"/>
Months	10	9
Tax Collector	<input type="text" value="\$1,600.68"/>	<input type="text" value="\$1,600.68"/>
Tax Collector Interest	\$240.10	\$216.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,847.03	<input type="text" value="\$1,823.02"/> TK
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="\$32.80"/>	<input type="text" value="\$32.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,421.23	\$2,390.38
	Repayment Overpayment Refund Amount	\$30.85

NATHAN E CUTLER [0225-22]  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

9171 9690 0935 0128 0647 21

CAROLYN A CUTLER [0225-22]  
4135 NORTH HWY 95A  
CANTONMENT, FL 32533

9171 9690 0935 0128 0647 14

LVNV FUNDING LLC [0225-22]  
55 BEATTIE PL STE 110 MS 251  
GREENVILLE SC 29601

9171 9690 0935 0128 0647 07

GULF WINDS FEDERAL CREDIT  
UNION [0225-22]  
220 EAST NINE MILE RD  
PENSACOLA FL 32534

9171 9690 0935 0128 0646 91

Contact-  
owner

# 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. 06200, 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:

4WR1/1-1/22TD

BEG AT NW COR OF SEC S 0 DEG 7 MIN 16 SEC E ALG W LI 353 60/100 FT TO SLY R/W LI OF BARRINEAU PARK RD S 81 DEG 58 MIN 48 SEC E ALG R/W 163 57/100 FT S 0 DEG 25 MIN 18 SEC E 1207 34/100 FT N 89 DEG 18 MIN 18 SEC W 168 28/100 FT S 0 DEG 7 MIN 16 SEC E 1117 48/100 FT S 89 DEG 18 MIN 18 SEC E 1876 77/100 FT TO WLY R/W LI OF OLD PALAFOX HWY S 6 DEG 59 MIN 13 SEC W ALG R/W 336 FT FOR POB CONT ALG R/W 164 38/100 FT N 89 DEG 18 MIN 18 SEC W 530 FT N 6 DEG 59 MIN 13 SEC E 164 38/100 FT S 89 DEG 18 MIN 18 SEC E 530 FT TO POB OR 8491 P 1576

SECTION 23, TOWNSHIP 2 N, RANGE 31

TAX ACCOUNT NUMBER 120418125  
(0225-22)

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

NATHAN E CUTLER and CAROLYN A CUTLER

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

Name: Emily Hogg, Deputy Clerk  
Order Number: 7621  
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 06200 MIKON FINANCIAL SERVICES INC  
AND OCEAN BANK - N. E. and C. A. Cutler

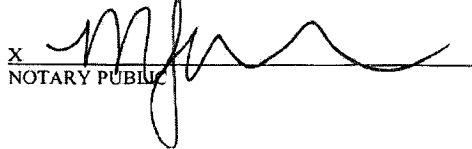
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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

