



# 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

0225-20

## 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	WARD JUANITA C/O ROGER KERVIN 3001 LAWSON LN CANTONMENT, FL 32533 2800 BLK LAWSON LN 12-0544-283 N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SW 1/4 1306 8/10 FT (Full legal attached.)	Certificate #	2022 / 6238
		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)
# 2022/6238	06/01/2022	255.44	12.77	268.21
→ Part 2: Total*				268.21

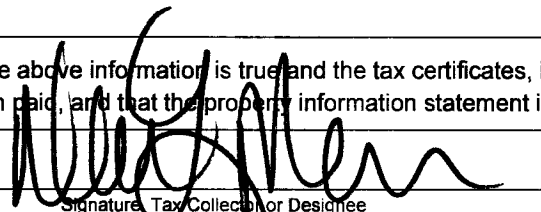
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/6370	06/01/2023	263.70	6.25	43.51	313.46
Part 3: Total*					313.46

## 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)	581.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	203.37
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)	1,160.04

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

Sign here:  Escambia, Florida  
Date April 25th, 2024

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/05/2025</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT 604 68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG SD LI 435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400394

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
12-0544-283	2022/6238	06-01-2022	N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT 604 68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG SD LI 435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167

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:		302N313000008006				Year		Land		Imprv		Total		Cap Val	
Account:		120544283				2023		\$13,748		\$0		\$13,748		\$13,748	
Owners:		WARD JUANITA				2022		\$13,748		\$0		\$13,748		\$13,748	
Mail:		C/O ROGER KERVIN 3001 LAWSON LN CANTONMENT, FL 32533				2021		\$13,748		\$0		\$13,748		\$13,748	
Situs:		2800 BLK LAWSON LN 32533				Disclaimer									
Use Code:		VACANT RESIDENTIAL 🔑				Tax Estimator									
Taxing Authority:		COUNTY MSTU				File for Exemption(s) Online									
Tax Inquiry:		<a href="#">Open Tax Inquiry Window</a>				<a href="#">Report Storm Damage</a>									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions									
Sales Data						None									
Sale Date		Book		Page		Value		Type		Official Records (New Window)		Legal Description			
01/1986		2170		167		\$100		WD		📄		N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SW 1/4 1306 8/10 FT TO POB CONT... 🔑			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features									
						None									

Parcel Information		Launch Interactive Map	
Section	Map Id:		
30-2N-31	30-2N-31		
Approx. Acreage:	Zoned:	<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
2.0379	RR RR RR RR RR RR RR RR RR RR RR RR RR		
Evacuation			

**& Flood  
Information**  
Open  
Report

Buildings

Images

None

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

Last Updated:05/02/2024 (tc.968)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06238**, 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:

**N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT 604 68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG SD LI 435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167**

**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120544283 (0225-20)**

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

**JUANITA WARD**

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.

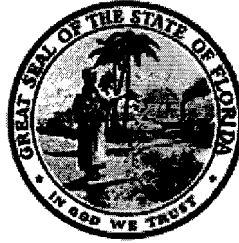
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

**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: 120544283 Certificate Number: 006238 of 2022**

**Payor: ROGER KERVIN 3001 LAWSON LN CANTONMENT, FL 32533      Date 8/21/2024**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total                \$524.40  
Tax Collector's Total      \$1,340.30  
Postage                      \$100.00  
Researcher Copies        \$0.00  
Recording                  \$10.00  
Prep Fee                    \$7.00  
Total Received            \$1,981.70

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*Redeemed*  
*1416.25*

*[Signature]*

**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>**



**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 #: 12-0544-283 CERTIFICATE #: 2022-6238

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 7, 2004 to and including October 7, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 11, 2024



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

October 11, 2024

Tax Account #: **12-0544-283**

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

**By Virtue of Warranty Deed recorded 1/17/1986 in OR 2170/167**

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. MSBU Fire Tax Lien in favor of Escambia County recorded 9/17/1999 – OR 4469/1407**

**b. MSBU Fire Tax Lien in favor of Escambia County recorded 10/8/1998 – OR 4321/1674**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-0544-283**

**Assessed Value: \$13,748.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

<b>TAX DEED SALE DATE:</b>	<u>FEB 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>12-0544-283</u>
<b>CERTIFICATE #:</b>	<u>2022-6238</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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**JUANITA WARD**  
**RT 1 BOX 384**  
**FLOMATON AL 36441-9745**

**JUANITA WARD**  
**3001 LAWSON LN**  
**CANTONMENT, FL 32533**

**Certified and delivered to Escambia County Tax Collector, this 11<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 11, 2024**

**Tax Account #:12-0544-283**

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

**N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF  
SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT 604  
68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG SD LI  
435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167**

**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0544-283(0225-20)**

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

FILE NO. L-4933-C  
DOC  
SUR  
REC

CORRECTIVE

This instrument was prepared by

## WARRANTY DEED

Wesley W. Mayhall

STATE OF FLORIDA

COUNTY OF ESCAMBIA P.O. BOX 494, FLOMATON, ALA. 36441  
Grantee's AddressKNOW ALL MEN BY THESE PRESENTS That JOHN W. LAWSON AND ROSE MARIE J. LAWSON,  
husband and wifeGrantor\*  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which  
is hereby acknowledged has bargained, sold, conveyed and granted unto JUANITA WARD, a single womangrantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying  
and being in the County of Escambia, State of Florida, to wit

The North 145.2 feet of the following described property:

Commencing at the Northwest corner of the Southwest 1/4 of Section 30,  
Township 2 North, Range 31 West, Escambia County, Florida; thence run South  
along the West line of said Southwest 1/4 for 1306.8 feet to THE POINT OF  
BEGINNING; thence continue along the same line for 435.6 feet; thence 90  
degrees 07 minutes 33 seconds left for 604.68 feet to the West line of a 60  
foot access easement; thence 90 degrees 01 minutes 41 seconds left and along  
said line for 435.6 feet; thence 89 degrees 58 minutes 19 seconds left for  
603.51 feet to THE POINT OF BEGINNING.

NOTED  
DATE Jan 17, 1986  
BY B. B. B. B.  
CLERK

Buyer to have an easement across seller's property on either the existing  
road or on substituted by seller, to the Perdido River.This deed is being given to correct an error in the legal description in that  
certain Deed recorded in Official Record Book 1925, Page 513, of the Public  
Records of Escambia County, Florida.Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all  
persons whomsoever

\*Wherever used herein the term "grantee/grantor" shall include the heirs, personal re-  
presentatives, successors and/or assigns of the respective parties hereto the use of singular  
member shall include the plural, and the plural the singular, the use of any gender shall  
include all genders

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on 14th day of January, 1986

Signed, sealed and delivered  
in the presence of

Kelly E. Mohan  
Rose Marie J. Lawson

JOHN W. LAWSON (SEAL)

ROSE MARIE J. LAWSON (SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIAThe foregoing instrument was acknowledged before me this 14th day of January, 1986 by  
JOHN W. LAWSON AND ROSE MARIE J. LAWSON, husband and wife

CLERK FILE NO.

424368

FILED AND RECD DEED IN  
THE PUBLIC REC. BOOK OF  
ESCAMBIA COUNTY

JAN 17 10 50 AM '86

NOTARY PUBLIC  
WESLEY W. MAYHALL

Notary Public

(Notary Seal)

My Commission Expires

DR BK 4469 PG1407  
Escambia County, Florida  
INSTRUMENT 99-662874

RCD Sep 17, 1999 08:34 a.m.  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-662874

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARD JUANITA  
RT 1 BOX 384  
FLOMATON AL 36441-9745

ACCT.NO. 12 0544 283 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

N 145 2/10 FT OF FOLLOWING  
PROPERTY BEG AT NW COR OF  
SW 1/4 OF SEC S ALG W LI  
OF SW 1/4 1306 8/10 FT TO  
POB CONT ALG SAME LI 435  
6/10 FT 90 DEG 07 MIN 33  
PROP.NO. 30 2N 31 3000 008 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by:

*George B. Donnelly*

DR BK 4321 PG1674  
Escambia County, Florida  
INSTRUMENT 98-540675

RCD Oct 08, 1998 08:18 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-540675

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARD JUANITA  
RT 1 BOX 384  
FLOMATON AL 36441-9745

ACCT.NO. 12 0544 283 000

AMOUNT \$7.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

N 145 2/10 FT OF FOLLOWING  
PROPERTY BEG AT NW COR OF  
SW 1/4 OF SEC S ALG W LI

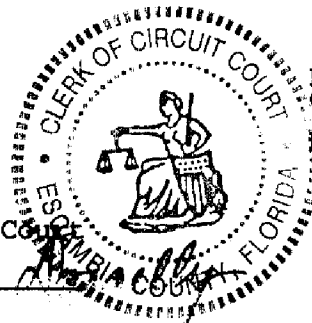
PROP.NO. 30 2N 31 3000 008 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *[Signature]*  
Deputy Clerk



Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Wanda A. McCreary  
Deputy Finance Director

