



# 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

0225-13

## 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	SPEARS AUBREY D & CATHY D 631 COX RD MCDAVID, FL 32568 631 COX RD 12-1867-000 BEG ON NW COR OF SW1/4 OF SEC FOR POB E ALG N LI OF SW1/4 660 FT S 825 FT W 660 FT N 825 FT TO POB O (Full legal attached.)	Certificate #	2022 / 6509
		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)
# 2022/6509	06/01/2022	583.19	29.16	612.35
→Part 2: Total*				612.35

## 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)
# 2023/6633	06/01/2023	598.26	6.25	60.32	664.83
Part 3: Total*					664.83

## 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)	1,277.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	544.33
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)	2,196.51

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

<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.	22,972.50
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 ON NW COR OF SW1/4 OF SEC FOR POB E ALG N LI OF SW1/4 660 FT S 825 FT W 660 FT N 825 FT TO POB OR 4243 P 1984

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400421

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
12-1867-000	2022/6509	06-01-2022	BEG ON NW COR OF SW1/4 OF SEC FOR POB E ALG N LI OF SW1/4 660 FT S 825 FT W 660 FT N 825 FT TO POB OR 4243 P 1984

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

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

Information

[Open](#)

[Report](#)

Buildings

Address: 631 COX RD, Year Built: 1956, Effective Year: 1956, PA Building ID#: 14666

Structural Elements

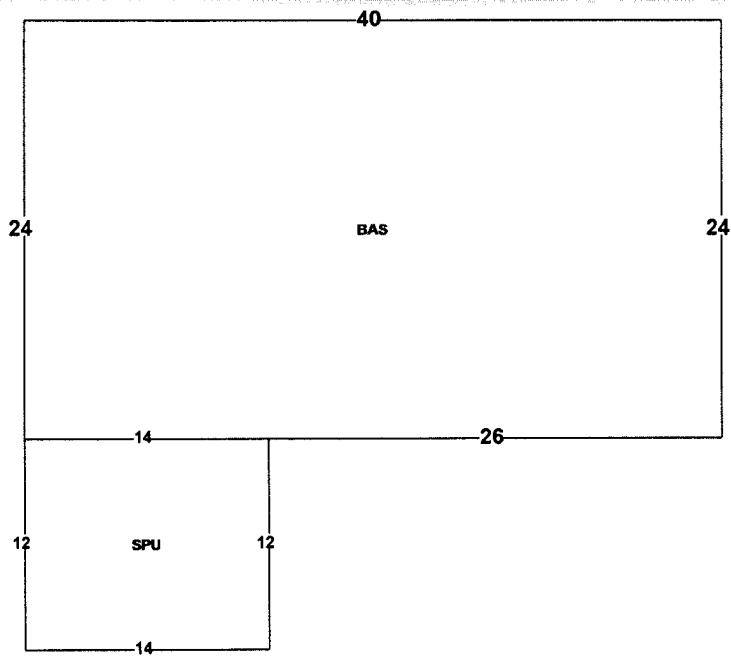
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1128 Total SF

BASE AREA - 960

SCRN PORCH UNF - 168



Images



5/17/2019 12:00:00 AM

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

Last Updated: 05/01/2024 (tc.7425)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06509**, 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 ON NW COR OF SW1/4 OF SEC FOR POB E ALG N LI OF SW1/4 660 FT S 825 FT W 660 FT N 825 FT TO POB OR 4243 P 1984**

**SECTION 34, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121867000 (0225-13)**

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

**AUBREY D SPEARS and CATHY D SPEARS**

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: 121867000 Certificate Number: 006509 of 2022**

**Payor: CATHY D SPEARS 631 COX RD MCDAVID, FL 32568      Date 11/15/2024**

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$2,532.24
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,173.64</del>

**\$2,617.27**

**\$2,634.27**

**PAM CHILDERS**  
 Clerk of the Circuit Court

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

**Case # 2022 TD 006509**

**Redeemed Date 11/15/2024**

**Name CATHY D SPEARS 631 COX RD MCDAVID, FL 32568**

Clerk's Total = TAXDEED	\$524.40	<del>\$2,617.27</del>
Due Tax Collector = TAXDEED	\$2,632.24	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

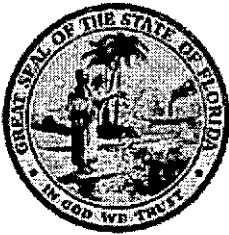
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 121867000 Certificate Number: 006509 of 2022**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="11/15/2024"/> 
Months	10	7
Tax Collector	<input type="text" value="\$2,196.51"/>	<input type="text" value="\$2,196.51"/>
Tax Collector Interest	\$329.48	\$230.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,532.24	<input type="text" value="\$2,433.39"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$47.88
Total Clerk	\$524.40	<input type="text" value="\$503.88"/> c H
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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,173.64	\$2,954.27
	Repayment Overpayment Refund Amount	\$219.37
Book/Page	<input type="text" value="9140"/>	<input type="text" value="1110"/>



**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 #: 12-1867-000 CERTIFICATE #: 2022-6509

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: Stacie Wright

BY

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

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

October 11, 2024

Tax Account #: **12-1867-000**

1. The Grantee(s) of the last deed(s) of record is/are: **AUBREY DENNIS SPEARS AND CATHY D. SPEARS**

**By Virtue of Warranty Deed recorded 4/13/1998 in OR 4243/1984**

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. **Judgment in favor of Monogram Credit Card Bank of Georgia recorded 7/21/2004 OR 5466/301**
  - b. **Judgment in favor of Green Tree Servicing, LLC f/k/a Conesco Finance servicing Corp. recorded 3/6/2006 OR 5854/354**
  - c. **Judgment in favor of Capital One Bank recorded 8/3/2007 OR 6193/1159**
  - d. **Judgment in favor of LVNV Funding LLC, as successor in interest to Sears National Bank recorded 9/24/2008 OR 6379/962**
4. Taxes:

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

**Tax Account #: 12-1867-000**

**Assessed Value: \$45,945.00**

**Exemptions: HOMESTEAD**

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:** FEB 5, 2025

**TAX ACCOUNT #:** 12-1867-000

**CERTIFICATE #:** 2022-6509

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.

**AUBREY DENNIS SPEARS**  
**CATHY D. SPEARS**  
**631 COX ROAD**  
**MCDavid, FL 32568**

**MONOGRAM CREDIT CARD BANK OF GEORGIA**  
**GE CONSUMER FINANCE**  
**4125 WINDWARD PLAZA DR., BUILDING 300**  
**ALPHARETTA, GA 30005**

**GREEN TREE SERVICING, LLC**  
**F/K/A CONSECO FINANCE SERVICING CORP**  
**1400 TURBINE DR**  
**RAPID CITY, SD 57703**

**CAPITAL ONE BANK**  
**6851 HERUCGI TURNPIKE SUITE 190**  
**SYOSSET, NY 11791**

**LVNV FUNDING, LLC**  
**SEARS NATIONAL BANK**  
**15 S MAIN ST, STE #600**  
**GREENVILLE, SC 29601**

**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 #:12-1867-000**

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

**BEG ON NW COR OF SW1/4 OF SEC FOR POB E ALG N LI OF SW1/4 660 FT S 825 FT W 660 FT N  
825 FT TO POB OR 4243 P 1984**

**SECTION 34, TOWNSHIP 5 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-1867-000(0225-13)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

10.50  
.70  
11.20

OR BK 4243 PG 1984  
Escambia County, Florida  
INSTRUMENT 98-473441

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
04/13/98 ERNIE LEE MORGAN, CLERK

By: *[Signature]*

STATE OF FLORIDA ]

ESCAMBIA COUNTY ]

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, MARTHA COLLEEN DUBOSE, who resides at 631 Cox Road, McDavid, Florida 32568, herein called GRANTOR, for and in consideration of Ten and no/100 ----- Dollars (\$10.00) and other good and valuable consideration to me, in hand paid by AUBREY DENNIS SPEARS and wife, CATHY D. SPEARS, who reside at 631 Cox Road, McDavid, Florida, herein called the GRANTEES, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Grantees for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Escambia County, Florida:

Commence on the N.W. Corner of the S.W. 1/4 of Section 34, T5N, R31W and Hence known as "Point of beginning" and proceed East along the North Line of said S.W. 1/4, 660 feet, Thence South and Parallel to the West Line of Section 34, 825 feet, Thence West and Parallel to the North Line of Said S.W. 1/4, 660 feet, to a point on the West line of Section 34, Thence North along the West line of Said Section, 825 feet to the point of Beginning, Containing 12.5 Acres more or less.

All above described property being in and a part of the West 1/2, of the S.W. 1/4 of Section 34, T5N, R31W. of Escambia County, Florida.

For Title Reference See OR Book 12 at pages 504-505.

The above described property was deeded to William Cawthon DuBose, Jr. and wife Martha Colleen DuBose by Warranty Deed Dated February 10, 1962. Said William Cawthon DuBose, Jr. became deceased on May 8, 1979.

TO HAVE AND TO HOLD the same unto the said Grantees, and the heirs and assigns of the Grantees forever.

And I covenant with the Grantees that I am lawfully seized in fee simple of said premises, that they are free of all liens and encumbrances, that I have a good right to convey the same, and that I and my heirs and personal representatives, will warrant and defend the same to the Grantees and to the heirs and assigns of the Grantees forever

RCD Apr 13, 1998 10:42 am  
Escambia County, Florida

against the lawful claims of all persons.

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-473441

Witness the hand and seal of the Grantor this the

31<sup>st</sup> day of March, 1998.

Martha Colleen Dubose  
MARTHA COLLEEN DUBOSE

Tammy Weaver  
WITNESS Tammy Weaver

6700 Poplar Thompson Rd. Jay, Florida 32565  
ADDRESS

Jodi Wilson  
WITNESS Jodi Wilson

1125 S Blvd #15, Brewton, AL 36426  
ADDRESS

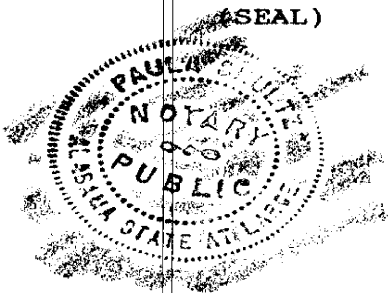
STATE OF ALABAMA ]

COUNTY OF ESCAMBIA ]

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, hereby certify that **MARTHA COLLEEN DUBOSE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 31<sup>st</sup> day of March, 1998.

Paula Shultz  
NOTARY PUBLIC  
My Commission Expires: 6-21-99



IN THE COUNTY COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
CASE NO.: 04-SC-1706  
DIVISION:

MONOGRAM CREDIT CARD BANK OF GEORGIA,  
a corporation

Plaintiff,

vs.

CATHY D SPEARS

Defendant(s),

OR BK 5459 PG1723  
Escambia County, Florida  
INSTRUMENT 2004-265788

RCD Jul 21, 2004 03:15 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-265788

OR BK 5466 PG0301  
Escambia County, Florida  
INSTRUMENT 2004-269277

FINAL JUDGMENT


The Court finding the Defendant is indebted to the Plaintiff in the sum of \$1346.82, it is:

ADJUDGED that the Plaintiff, MONOGRAM CREDIT CARD BANK OF GEORGIA, a corporation, recover from the Defendant, CATHY D SPEARS, the principal sum of \$1346.82, and prejudgment interest of \$0.00, with costs of \$94.50 and attorney's fees of \$200.00 for a total of \$1641.32 that shall bear interest at the rate of 7% per year, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida,

RCD Aug 02, 2004 09:53 am  
Escambia County, Florida

this 19 day of July, 2004.

  
JUDGE

Copies furnished to:

James C. Bray  
BRAY & SINGLETARY, P.A.  
Attorney for Plaintiff  
P. O. Box 53197  
Jacksonville, FL 32201  
Phone: (904) 356-2729

PLAINTIFF'S ADDRESS: (FS 55.10)

GE Consumer Finance  
4125 Windward Plaza Drive  
Building 300  
Alpharetta, GA 30005

CATHY D SPEARS  
Defendant  
631 COX ROAD  
MC DAVID, FL 32568



"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY:  D.C.

COUNTY CIVIL DIVISION  
FILED & RECORDED

2004 JUL 19 P 2:30

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-269277



IN THE CIRCUIT COURT OF THE  
FIRST JUDICIAL CIRCUIT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2005-CA-2391

GREEN TREE SERVICING, LLC,  
F/K/A CONSECO FINANCE SERVICING CORP.,  
1400 TURBINE DRIVE  
RAPID CITY, SOUTH DAKOTA 57703,

Plaintiff,

v.

AUBREY D. SPEARS,  
and THE UNKNOWN TENANTS IN POSSESSION,

Defendants.

CONDITIONAL FINAL JUDGMENT

THIS CAUSE came before the Court at the mutual request of the Parties for entry of an Order memorializing the agreement of the parties. The Court finds that the Defendant, AUBREY D. SPEARS, is attempting to bring the account with Plaintiff current, including payment of attorney's fees and costs which were incurred due to the prior delinquency, and finds that the Defendant, AUBREY D. SPEARS, is indebted to the Plaintiff for the monthly payments totaling \$1,071.91, together with attorneys fees of \$500.00, plus costs of \$330.00, for a grand total of \$1,901.91, collection of which is hereby ordered in the following manner:

- (a) The Defendant made a payment of \$600.00 to the Plaintiff on January 31, 2006.
- (b) The Defendant ~~made~~ <sup>shall make</sup> a payment of \$471.91 to the Plaintiff on February 28, 2006.
- (c) Attorney's fees of \$500.00 and costs of \$330.00, for a total sum of \$830.00, shall be paid pursuant to a mutual agreement between the parties.

Case: 2005 CA 002391

00023135453

Dkt: CA1036 Pg#: 3

Recorded in Public Records 04/02/2007 at 04:11 PM OR Book 6117 Page 500,  
Instrument #2007030993, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

85219118.001/D450F/03/16/2007/450/BN#3015/CID#5291151905097489

IN THE COUNTY COURT IN THE 1ST JUDICIAL  
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CAPITAL ONE BANK

Plaintiff,  
vs.

CASE NUMBER: 06-SC-6655

CATHY SPEARS

Defendant(s).

DEFAULT FINAL JUDGMENT

THIS ACTION, came onto be heard on the 11<sup>th</sup> day of January 20 07, and was heard after entry of default against the Defendant(s) and; IT IS ADJUDGED, that the Plaintiff, CAPITAL ONE BANK, hereby recovers from the Defendant(s), CATHY SPEARS, the principal sum of \$1959.95, with court costs in the sum of \$175.00, and attorney's fees in the amount of \$ 500, and pre-judgment interest in the amount of \$1251.95 all which shall bear interest at the rate of 11% percent % per year until paid as provided by Florida Statute 55.03, for all of which let execution issue. It is further ordered and adjudged that the Judgment Debtor shall complete under oath Florida Small Claims Rules Form 7.343 Fact Information Sheet including all required attachments, and serve it on the judgment creditor's Attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor (s) to complete the fact information form including all attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED, in Chambers, ESCAMBIA County, Florida, this 29<sup>th</sup> day of

March, 20 07.

Rally  
COUNTY COURT JUDGE

Conformed Copies to:

Please mail conformed copies to each Party checked off below:

☒ To: The Plaintiff at: 6851 JERICHO TURNPIKE SUITE 190, SYOSSET NY 11791  
☒ To: Law Offices of Stanley B. Erskine (Fla Bar ID# 264547) & Andrew D.  
Fleisher (Fla Bar ID# 260355) Attorney for Plaintiff  
55 Weston Road, Suite 300, Fort Lauderdale, Florida 33326 (954)384-1490

☒ To: The Defendant at: 631 COX RD., MC. DAVID, FL 32568I certify that a copy of the above judgment and the above referenced fact information sheet was mailed to each party checked off above.

By: \_\_\_\_\_  
Court Assistant or Deputy Court Clerk

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2007 MAR 29, P 3:18  
COUNTY CIVIL DIVISION  
FILED & RECORDED

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNEE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY FLORIDA

BY Kelly Hall DC  
DATE 8/11/2007

Case: 2006 SC 006655

00041653637

Dkt: CC1033 Pg#: 1

Recorded in Public Records 07/24/2008 at 12:59 PM OR Book 6356 Page 1381,  
Instrument #2008055934, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

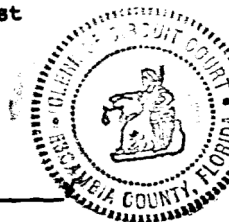
IN THE COUNTY COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
CASE NUMBER: 2007-SC-3847  
DIVISION: V

LVNV FUNDING LLC, as successor in interest  
to Sears National Bank  
Plaintiff,

vs.  
AUBREY D SPEARS

Defendant(s).

**FINAL JUDGMENT**



Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Mary Rhena D.C.  
Date: 9-24-08

The Court finding the Defendant(s) is/are indebted to the Plaintiff in  
the sum of \$1,970.33, it is:

ADJUDGED that the Plaintiff, LVNV FUNDING LLC, as successor in interest  
to Sears National Bank; recover from the Defendant(s), AUBREY D SPEARS, the  
principal sum of \$1,970.33 and prejudgment interest of \$168.08 with costs of  
\$175.00, and attorneys fees of \$300.00 for a total of \$2,613.41 that shall bear  
interest at the rate of 11% per year, for all of the above let execution  
issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, Florida  
this 24 day of July, 2008.

[Signature]  
JUDGE

Copies furnished to:

BRAY & LUNSFORD, P.A.  
Attorney for Plaintiff  
P.O Box 53197  
Jacksonville, FL 32201  
904-355-9921

AUBREY D SPEARS  
SS# [REDACTED]  
Defendant  
631 COX RD  
MC DAVID, FL 32568

PLAINTIFF'S ADDRESS (FS 55.10)

LVNV FUNDING LLC, as successor in interest  
to Sears National Bank  
15 S MAIN ST, STE#600  
GREENVILLE, SC 29601

Case: 2007 SC 003847



00018543364

Dkt: CC1033 Pg#: