

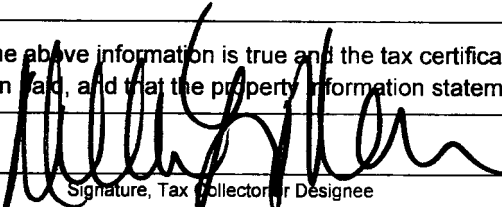


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0225-05

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	RUSSELL DENISE 8735 BOWMAN AVE PENSACOLA, FL 32534 18 W YONGE ST 13-2286-500 LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81	Certificate #	2022 / 6879		
		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)	
# 2022/6879	06/01/2022	627.98	31.40	659.38	
→ Part 2: Total*				659.38	
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)
# 2023/7017	06/01/2023	734.94	6.25	121.27	862.46
Part 3: Total*					862.46
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)				1,521.84	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				695.30	
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)				2,592.14	
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		
Signature, Tax Collector or Designee			Date April 25th, 2024		

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

He.25

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

## INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400318

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
13-2286-500	2022/6879	06-01-2022	LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81

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

[illegible]




### Buildings

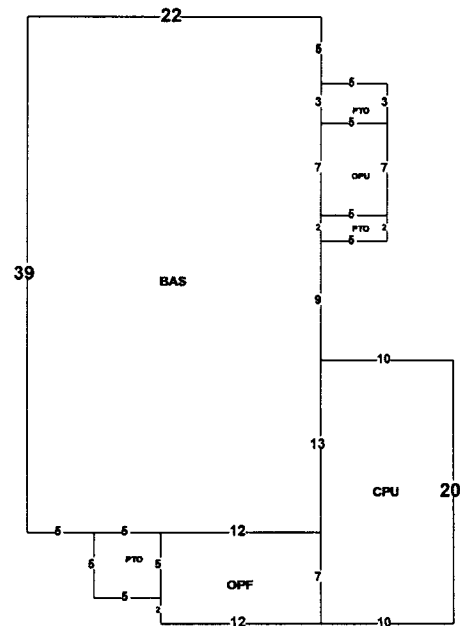
Address: 18 W YONGE ST, Year Built: 1940, Effective Year: 1940, PA Building ID#: 18554

#### Structural Elements

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1227 Total SF

BASE AREA - 858  
CARPORT UNF - 200  
OPEN PORCH FIN - 84  
OPEN PORCH UNF - 35  
PATIO - 50



### Images



4/25/2024 12:00:00 AM



4/25/2024 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.6761)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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 #: 13-2286-500 CERTIFICATE #: 2022-6879

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 #: **13-2286-500**

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

**By Virtue of Quitclaim Deed recorded 7/1/2015 in OR 7368/881**

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. **Code Enforcement Order in favor of Escambia County recorded 2/4/2011 OR 6686/908**
- b. **Code Enforcement Order in favor of Escambia County recorded 5/9/2016 OR 7520/934**
- c. **Code Enforcement Order in favor of Escambia County recorded 3/29/2023 OR 8952/1102; together with Cost Order recorded 2/7/2024 OR 9101/624**
- d. **Judgment in favor of Shawnee Corporation DBA Paradise Hardware & Lumber recorded 6/29/2005 OR 5671/1228**
- e. **Judgment in favor of CSGA, LLC/Providian Bank recorded 10/17/2007 OR 6234/1351**

4. Taxes:

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

**Tax Account #: 13-2286-500**

**Assessed Value: \$30,521.00**

**Exemptions: NONE**

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

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 5, 2025

**TAX ACCOUNT #:** 13-2286-500

**CERTIFICATE #:** 2022-6879

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

<b>DENISE RUSSELL</b>	<b>ESCAMBIA COUNTY CODE ENFORCEMENT</b>
<b>8735 BOWMAN AVE</b>	<b>3363 W PARK PL</b>
<b>PENSACOLA, FL 32534</b>	<b>PENSACOLA, FL 32505</b>

<b>DENISE RUSSELL</b>	<b>SHAWNEE CORPORATION DBA</b>	<b>CSGA, LLC</b>
<b>18 W YONGE ST</b>	<b>PARADISE HARDWARE &amp; LUMBER</b>	<b>PROVIDIAN BANK</b>
<b>PENSACOLA, FL 32501</b>	<b>10800 HWY 98 WEST</b>	<b>950 S PINE ISLAND ROAD</b>
	<b>PENSACOLA, FL 32503</b>	<b>SUITE 150</b>
		<b>PLANTATION, FL 33324</b>

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 #:13-2286-500**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-2286-500(0225-05)**

Recording requested by: Johnny, Judith Mims Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by: \_\_\_\_\_  
Name: Denise Russell Name \_\_\_\_\_  
Address: 8735 Bowman Ave. Address \_\_\_\_\_  
City/State/Zip: Pensacola, FL 32534 City/State/Zip \_\_\_\_\_  
Property Tax Parcel/Account Number: 13-2286-500, 13-2286-000

## Quitclaim Deed

This Quitclaim Deed is made on \_\_\_\_\_, between  
Johnny and Judith Mims, Grantor, of 8735 Bowman Ave.  
\_\_\_\_\_, City of Pensacola, State of Florida,  
and Denise Russell, Grantee, of 8735 Bowman Ave.  
\_\_\_\_\_, City of Pensacola, State of Florida 32534.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 20, 22 W. Yonge St Pensacola, Fl.

\_\_\_\_\_, City of Pensacola, State of Florida.  
Lot One (1) and Two (2) in Block One Hundred Forty Two (142)  
of the East King Tract, Belmont Numbering, lying West  
of Tarragona Street and being outside of corporate limits  
of the City of Pensacola, Escambia County, State of Florida.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: July 1, 2015

Johnny R. Mims Judith R. Mims  
Signature of Grantor

Johnny R. Mims Judith R. Mims  
Name of Grantor

[Signature]  
Signature of Witness #1

Tatiana Apostol  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

[Signature]  
Printed Name of Witness #2

State of Florida County of Escambia  
On July 1 2015, the Grantor, Johnny R. Mims - Judith R. Mims,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature



Notary Public,  
In and for the County of Escambia State of Florida  
My commission expires: 2-28-2016 Seal

Send all tax statements to Grantee.



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
190 GOVERNMENTAL CENTER  
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 CO 028447 A  
CODE ENFORCMENT CITATION NO: CE100804990  
/ DOB:

JOHNNY R MIMS  
8735 BOWMAN AVE  
PENSACOLA FL 32534

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$400.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 3 day of Feb, 2011.

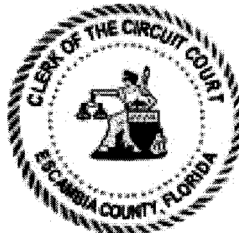
*Thomas E Johnson*  
JUDGE THOMAS E JOHNSON

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 4 day of February, 2011.



ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT

By: *Ernie Lee Magaha*  
Deputy Clerk

Dkt ID: 00019685129\* / JUDCO / Case: 2010 CO 028447 A

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#15-08-03499  
LOCATION: 18 W Yonge St  
PR# 000S009010010142**

**Russell, Denise  
8735 Bowman Ave  
Pensacola, FL 32534  
RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the Respondent or representative,  
thereof, Johany Mims ~~NAMED ABOVE~~, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions  
☒ 42-196 (b) Trash and Debris  
☐ 42-196 (c) Inoperable Vehicle(s); Described

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  
DATE: 5-9-16 D.C.

- ☒ 42-196 (d) Overgrowth
- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☒ (n) ☒ (o)
- ☒ (p) ☐ (q) ☒ (r) ☐ (s) ☒ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 8/1/, 2016 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 8/2 /, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

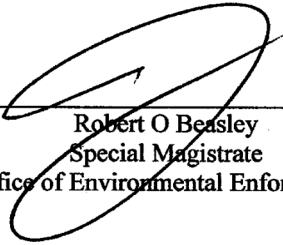
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 3<sup>rd</sup> day of May, 2016.

  
\_\_\_\_\_  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

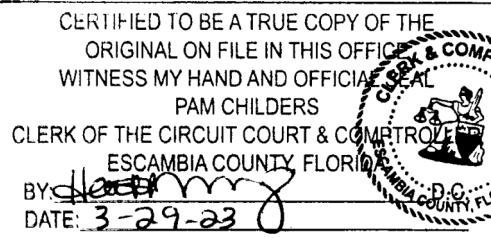
CASE NO: CE22031081U  
LOCATION: 18 W YONGE ST  
PR#: 000S009010010142

VS.

RUSSELL, DENISE  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, John Mims,  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:

**Sec. 42-196(a) Nuisance - (A) Nuisance**

**Sec. 42-196(b) Nuisance - (B) Trash and Debris**

**Sec. 42-196(d) Nuisance - (D) Overgrowth**

**Unsafe Structures - 30-203 (DD) Structural elements unmaintained**

**Unsafe Structures - 30-203 (N) Siding**

**Unsafe Structures - 30-203 (O) Roof**

**Unsafe Structures - 30-203 (P) Eaves/soffits**

**Unsafe Structures - 30-203 (R) Unsafe stair/porch**

**Unsafe Structures - 30-203 (T) Windows in bad repair**

**Unsafe Structures - 30-203 (X) Exterior door in bad repair**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/26/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$10.00** per day, commencing **7/27/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**



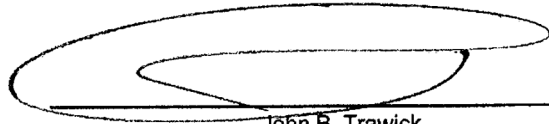
At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

**RESPONDENT(S)** have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** in Escambia County, Florida on this 28th day of March, 2023.



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 2/7/2024 10:30 AM OR Book 9101 Page 590,  
Instrument #2024009422, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

RUSSELL, DENISE  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

Case No: CE22031081U  
Location: 18 W YONGE ST  
PR #: 000S009010010142

Cost Order

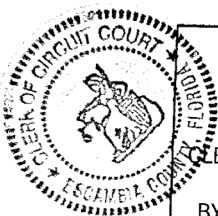
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/28/2023.

Itemized Cost		
Daily fines	\$1,410.00	\$10.00 Per Day From: <u>07/27/2023</u> To: <u>12/15/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$6,500.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
<b>Total: \$8,160.00</b>		

DONE AND ORDERED at Escambia County, Florida on February 6<sup>th</sup> 2024

John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement



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: [Signature] D.C.  
DATE: 2-7-2024

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

SHAWNEE CORPORATION DBA PARADISE HARDWARE & LUMBER  
10800 HWY 98 WEST  
PENSACOLA FL 32506

**Plaintiff,**

**VS.**

JOHNNY MIMS  
130 ATTUCKS CT  
PENSACOLA FL 32501

**Defendant.**

Case No. 2005 SC 001358  
Division: II  
**FINAL JUDGMENT AGAINST  
JOHNNY MIMS**

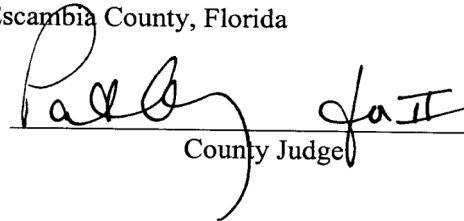
ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2005 JUN 28 P 1:00  
COUNTY CIVIL DIVISION  
FILED & RECORDED

\*\*\*\*\*

**THIS CAUSE** having come before the Court upon default in a mediated/stipulated agreement,  
and the Court being fully advised in the premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of  
\$2081.00, that shall bear interest at the rate of 7% per annum, for which let execution issue.

~~DONE~~ **AND ORDERED** in Chambers at Pensacola, Escambia County, Florida  
this 28 day of June, 2005.

  
County Judge

Copies to:

SHAWNEE CORPORATION

JOHNNY MIMS

Recorded in Public Records 10/17/2007 at 11:50 AM OR Book 6234 Page 1351,  
Instrument #2007099027, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 08/01/2007 at 10:04 AM OR Book 6191 Page 690,  
Instrument #2007072681, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2007 SC 001285

CSGA, LLC as successor in  
Interest to Providian Bank,

Plaintiff,

vs.

JOHNNY MIMS,

Defendant.

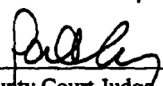
**DEFAULT FINAL JUDGMENT**

This cause having come to be heard before this Honorable Court and the Court having been advised that a Default has been entered against the Defendant, JOHNNY MIMS, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff does hereby have, receive and recover damages against the Defendant, JOHNNY MIMS in the principal sum of \$3,278.50 together with costs in the amount of \$300.00, for a total of \$3,578.50, which shall bear interest at the rate of 11% per annum until paid in full and, in addition, prejudgment interest in the sum of \$917.10, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

DONE AND ORDERED in Chambers, at ESCAMBIA County, Florida, this 28 day of July, 2007.

  
County Court Judge

Copies furnished to:

CSGA, LLC, c/o  
Bryan Manno, Esq.  
950 S. Pine Island Road, Suite 200  
Plantation, Florida 33324

JOHNNY MIMS  
12 West Youngs Street Unit B  
Pensacola, Florida 32501



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 Amber McElin DC  
DATE 10/15/2007

Case: 2007 SC 001285



00024143150

Dkt: CC1033 Pg#:

COUNTY CIVIL DIVISION  
FILED & RECORDED

2007 JUL 26 A 10:26

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 06879 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:

DENISE RUSSELL      DENISE RUSSELL  
8735 BOWMAN AVE      18 W YONGE ST  
PENSACOLA, FL 32534      PENSACOLA, FL 32501

SHAWNEE CORPORATION DBA PARADISE HARDWARE & LUMBER  
10800 HWY 98 WEST  
PENSACOLA, FL 32503

CSGA, LLC  
PROVIDIAN BANK  
9505 PINE ISLAND ROAD  
SUITE 150  
PLANTATION, FL 33324

ESCAMBIA COUNTY / COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

ESCAMBIA COUNTY / STATE OF FLORIDA  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

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. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

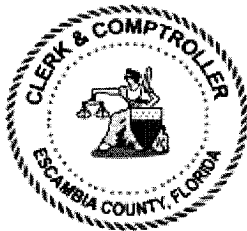
The assessment of the said property under the said certificate issued was in the name of

**DENISE RUSSELL**

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. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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:**

**18 W YONGE ST 32501**



**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. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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:

**DENISE RUSSELL**  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

**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**

0125.05

**Document Number:** ECSO24CIV043481NON

**Agency Number:** 25-002222

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06879 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DENISE RUSSELL


**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 8:38 AM on 12/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:  928

A. DUDA, 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. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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:

**18 W YONGE ST 32501**



**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**

0225-05

**Document Number:** ECSO24CIV043619NON

**Agency Number:** 25-002267

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06879 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DENISE RUSSELL

**Defendant:**

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

Non-Executed

Received this Writ on 12/20/2024 at 9:06 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DENISE RUSSELL , Writ was returned to court UNEXECUTED on 1/2/2025 for the following reason:

PER SUBJECT'S FATHER, SUBJECT LIVES IN GEORGIA.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

 920

C. CEPHUS, 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. 06879**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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:**

**DENISE RUSSELL**  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
DEC 13 2024

## 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. 06879**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132286500 (0225-05)**

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

**DENISE RUSSELL**

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:

**DENISE RUSSELL**  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

DENISE RUSSELL [0225-05]  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

9171 9690 0935 0128 0656 98

DENISE RUSSELL [0225-05]  
18 W YONGE ST  
PENSACOLA, FL 32501

9171 9690 0935 0128 0657 04

SHAWNEE CORPORATION DBA  
PARADISE HARDWARE & LUMBER  
[0225-05]  
10800 HWY 98 WEST  
PENSACOLA, FL 32503

9171 9690 0935 0128 0657 11

CSGA, LLC [0225-05]  
PROVIDIAN BANK  
9505 PINE ISLAND ROAD  
SUITE 150  
PLANTATION, FL 33324

9171 9690 0935 0128 0656 43

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0225-05]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 0656 36

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [0225-05]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

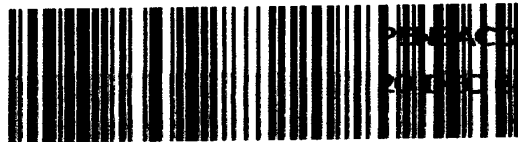
9171 9690 0935 0128 0656 29

ESCAMBIA COUNTY / STATE OF  
FLORIDA [0225-05]  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

Contact -  
Family

**CERTIFIED MAIL™**

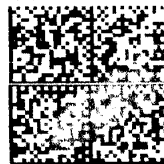
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325

20 DEC 2024 PM

9171 9690 0935 0128 0656 43



QUOTIENT

FIRST-CLASS MAIL

PM

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

12/19/2024 ZIP 32502  
043M31219251

US POSTAGE

*RTS*

CSGA, LLC [0225-05]  
PROVIDIAN BANK  
9505 PINE ISLAND ROAD  
SUITE 150  
PLANTATION, FL 33324

NIXIE

331 DE 1

0012/28/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583335

\*2638-00955-20-36

325024-53333



CERTIFIED MAIL™

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



9171 9690 0935 0128 0656 98

PENSACOLA FL 32502

20 DEC 2024 PM 1:11



quadiant

FIRST-CLASS MAIL  
IMI

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

12/19/2024 ZIP 32502  
043M31219251

US POSTAGE

DENISE RUSSELL [0225-05]  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

*L/W 7/123*

NIXIE

326 DE 1

0001/17/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

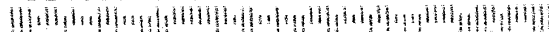
9326080055300520

UNC

BC: 32502583335

\*2638-00465-20-36

32502-5833  
32534-16803



CERTIFIED MAIL™

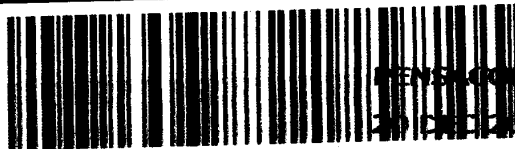
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

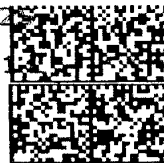
Pensacola, FL 32502



PENSACOLA FL 32502

20 DEC 2024 PM 12:25

9171 9690 0935 0128 0657 04



quadiant

FIRST-CLASS MAIL  
IMI

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

12/19/2024 ZIP 32502  
043M31219251

US POSTAGE

DENISE RUSSELL [0225-05]  
18 W YONGE ST  
PENSACOLA, FL 32501

NIXIE

322 DE 1

0012/26/24

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

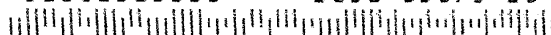
VAC

BC: 32502583335

\*2638-05673-20-36

32502>5833

32501-173118





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2024

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-2286-500	06		000S009010010142

PROPERTY ADDRESS:  
18 W YONGE ST

EXEMPTIONS:

RUSSELL DENISE  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

PRIOR YEAR(S) TAXES OUTSTANDING

22/6879

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	33,573	0	33,573	222.14
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	59,491	0	59,491	104.23
BY STATE LAW	3.0950	59,491	0	59,491	184.12
WATER MANAGEMENT	0.0218	33,573	0	33,573	0.73
SHERIFF	0.6850	33,573	0	33,573	23.00
M.S.T.U. LIBRARY	0.3590	33,573	0	33,573	12.05
ESCAMBIA CHILDRENS TRUST	0.4043	33,573	0	33,573	13.57

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$559.84

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 1 BEL TR BLK 142 BELMONT TRACT OR 7368 P 881 CA 81	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$685.17

If Paid By Please Pay	Jan 31, 2025 \$671.47	Feb 28, 2025 \$678.32	Mar 31, 2025 \$685.17
--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

## 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jan 31, 2025 671.47
AMOUNT IF PAID BY	Feb 28, 2025 678.32
AMOUNT IF PAID BY	Mar 31, 2025 685.17
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

### ACCOUNT NUMBER

13-2286-500

### PROPERTY ADDRESS

18 W YONGE ST

RUSSELL DENISE  
8735 BOWMAN AVE  
PENSACOLA, FL 32534

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06879, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BEL TR BLK 142 BELMONT TRACT  
OR 7368 P 881 CA 81

SECTION 00, TOWNSHIP 0 S, RANGE 00 W  
TAX ACCOUNT NUMBER 132286500  
(0225-05)

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

DENISE RUSSELL

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

Dated this 19th day of December 2024.

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7613  
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 06879 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – D. Russell

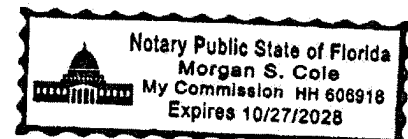
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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.

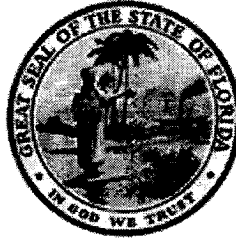
X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

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



**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: 132286500 Certificate Number: 006879 of 2022**

**Payor: JOHNNY MIMS 8735 BOWMAN AVE PENSACOLA, FL 32534      Date 1/31/2025**

Clerk's Check #      4068001099  
Tax Collector Check #      1

Clerk's Total	\$524.40
Tax Collector's Total	\$2,987.21
Postage	\$49.20
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,577.81

**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>**

1/31/2025