

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

0825.59

Part 1: Tax Deed	Applicatio	n Inforn	nation						
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC PO BOX 12 NEWARK, I	: FBO SE 225				Application date			Apr 16, 2025
Property description	WIGGINS N 1697 SAXO	N ST	32505			Certif	cate #		2023 / 1054
	PENSACOLA, FL 32505 1697 SAXON ST 03-0836-350 BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI (Full legal attached.)			Date certificate issued		sued	06/01/2023		
Part 2: Certificat	es Owned	by Appl	icant an	d Filed wi	th Tax Deed	Applic	ation	14.73	The second secon
Column 1 Certificate Number	er Date	Column of Certific			olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2023/1054		06/01/20	23		519.34		116.96		636.30
		•					→Part 2:	Total*	636.30
Part 3: Other Ce	rtificates R	edeeme	d by Ap	plicant (O	ther than Co	unty)		H.	
Column 1 Certificate Number	Colum Date of C	Other	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		Column Interest		Total (Column 3 + Column 4 + Column 5)
# 2024/1107	06/01/2			531.68		6.25		38.99	576.92
						•	Part 3:	Total*	576.92
Part 4: Tax Coll	ector Certif	ied Am	ounts (L	ines 1-7)			fice Sic	i kaza	
Cost of all cer	- C - C - C - C - C - C - C - C - C - C				r certificates re	deeme Total c	by applicar f Parts 2 + 3	nt above	1,213.22
2. Delinquent tax	ces paid by th	e applica	int	, <u>, , , , , , , , , , , , , , , , , , </u>					0.00
3. Current taxes	paid by the a	pplicant	1.0.044						476.57
4. Property infor	mation report	fee							200.00
5. Tax deed app					· · ·			··	175.00
6. Interest accru		ector und	der s.197.	542, F.S. (s	ee Tax Collect	or Instr	uctions, page	e 2)	0.00
7.			. 1 22.			То	al Paid (Line	es 1-6)	2,064.79
I certify the above have been pa	information is	true and	the tax co	ertificates, i	nterest, propers attached.	ty infor	mation repor	t fee, a	nd tax collector's fees
 	HWI	11	<u> </u>				Escambia	a, Florio	ia
Sign here:	nature, Tax Colle	ctor or Des	gnee			0	ate <u>April</u>	21st, 2	2025

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

+4.25

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	Certified or registered mail charge
10.	
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign h	nere: Date of sale 08/06/2025 Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF SEC WALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

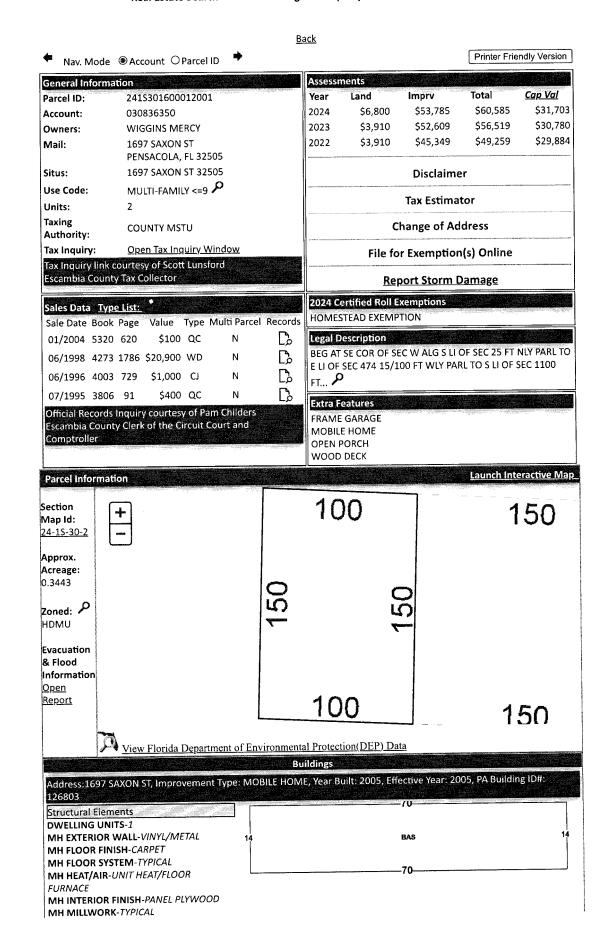
Application Number: 2500031

To: Tax Collector of ESCAME	BIA COUNTY, FI	lorida	
I, FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411, hold the listed tax certificate and h	nereby surrender the sa	me to the Tax (Collector and make tax deed application thereon:
Account Number	Certificate No.	Date 🕒	Legal Description
03-0836-350	2023/1054	06-01-2023	BEG AT SE COR OF SEC WALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620
 pay all delinquent and pay all Tax Collector's fine Sheriff's costs, if applications 	tax certificates plus inter omitted taxes, plus inter fees, property informationable.	rest covering th n report costs, (
Electronic signature on file FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	s signature		<u>04-16-2025</u> Application Date
Applicants	Signature		

Real Estate Search

Tangible Property Search

Sale List

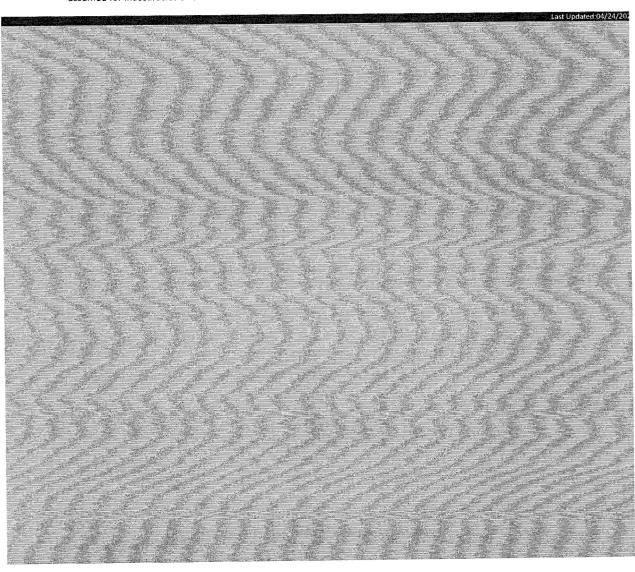


TOTAL STREET, TO			
MH STRUCTURAL FRAME-TYPICAL NO. PLUMBING FIXTURES-5			
NO. STORIES-1			
STORY HEIGHT-0			
STORT HEIGHT-0			
Areas - 980 Total SF			
BASE AREA - 980			
Improvement Type: MOBILE HOME, Year Bu	ilt: 1968, Effective Year: 1	968, PA Building ID#: 126804	
Structural Elements	Annual Control of the State of		
DWELLING UNITS-1			
MH EXTERIOR WALL-VINYL/METAL			
MH FLOOR FINISH-CARPET			
MH FLOOR SYSTEM-TYPICAL		56	
MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE			
MH INTERIOR FINISH-PANEL PLYWOOD			
MH MILLWORK-TYPICAL	14	BAS	14
MH ROOF COVER-COMP SHINGLE/WOOD	'[<u> </u>	
MH ROOF FRAMING-GABLE HIP			
MH STRUCTURAL FRAME-TYPICAL		56	
NO. PLUMBING FIXTURES-5			
NO. STORIES-1			
STORY HEIGHT-0			
Areas - 784 Total SF			
BASE AREA - 784			
	Images		多数分别的数据 数数



11/1/2019 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025029784 4/28/2025 11:53 AM
OFF REC BK: 9308 PG: 815 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

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 August, which is the 6th day of August 2025.

Dated this 28th day of April 2025.

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

COUNT RANGE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

	*	,					
THE ATTACHED	REPORT IS ISSUED TO:						
SCOTT LUNSFOR	RD, ESCAMBIA COUNTY TAX	COLLECTOR					
TAX ACCOUNT #	#: 03-0836-350	CERTIFICATE #: _	2023-1	054			
REPORT IS LIMIT	NOT TITLE INSURANCE. THE FED TO THE PERSON(S) EXPE REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN TH	IE PROPERTY			
listing of the owner tax information and	rt prepared in accordance with the r(s) of record of the land describe d a listing and copies of all open orded in the Official Record Book on page 2 herein.	d herein together with co or unsatisfied leases, mor	arrent and delinqu rtgages, judgment	ent ad valorem s and			
and mineral or any	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.						
	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 "R	eport" herein refers to the Propert	y Information Report an	nd the documents	attached hereto.			
Period Searched:	May 12, 2005 to and includ	ling May 12, 2025	Abstractor:	Andrew Hunt			
BY							
Malaly	he!						

Michael A. Campbell, As President

Dated: May 14, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 14, 2025

Tax Account #: 03-0836-350

1. The Grantee(s) of the last deed(s) of record is/are: MERCY WIGGINS

By Virtue of Quit Claim Deed recorded 1/2/2004 in OR 5320/620

- 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. Mortgage in favor of Synovus Bank recorded 5/7/2008 OR 6324/345 together with Assignment recorded 6/3/2008 OR 6335/1424 and Assignment recorded 12/6/2012 OR 6944/1610
 - b. Judgment in favor of Okinus Inc recorded 3/28/2017 OR 7686/1976
 - c. Judgment in favor of National Revenue Service Inc recorded 2/6/2009 OR 6422/1430
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 03-0836-350 Assessed Value: \$31,703.00 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 Property Information Report 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 SOLUTIONS

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:	PROPERTY INFORMATION REPORT FOR TDA

TAX	DEED SALE DATE:	AUG 6, 2025
TAX ACCOUNT #:		03-0836-350
CERT	ΓΙFICATE #:	2023-1054
those	persons, firms, and/or agencies ha	orida Statutes, the following is a list of names and addresses of aving legal interest in or claim against the above-described le certificate is being submitted as proper notification of tax deed
YES	NO Notify City of Pensacola, Notify Escambia County, Homestead for 2024 ta	190 Governmental Center, 32502
1697	CY WIGGINS SAXON ST SACOLA, FL 32505	MERCY WIGGINS 605 PARK LAKE LN NORCROSS, GA 30092
	OVUS BANK F/K/A K OF PENSACOLA	MERCY WIGGINS 8208 TEMPEST DR

125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32505 PENSACOLA, FL 32502

NATIONAL REVENUE SERVICE INC **OKINUS INC** 1533 SUNSET DR 147 W RAILROAD ST S **SUITE 225**

PELHAM, GA 31779 CORAL GABLES, FL 33143

Certified and delivered to Escambia County Tax Collector, this 14th day of May 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

May 14, 2025 Tax Account #:03-0836-350

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0836-350(0825-59)

10:50

OR BK 5320 PG0620 Escambia County, Florida INSTRUMENT 2004-190631

DEEB BOC STAMPS PD & ESC CO \$ 0.70 01/02/04 ERBIE LEE MAGAMA, CLERK

QUIT CLAIM DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That JULIUS WIGGINS JR, for and in consideration of the sum of TEN DOLLARS(\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto MERCY WIGGINS, her heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 25 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 474.15 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1100 FEET TO POINT OF BEGINNING. THENCE PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET AND BACK TO THE POINT OF BEGINNING.

Parcel ID# 24-1S-30-1600-012-001

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

OR BK 5320 PG0621 Escambia County, Florida INSTRUMENT 2004-190631 RCD Jan 02, 2004 03:05 pm Escambia County, Florida

QUIT CLAIM DEED-Page Two

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-190631

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13^{+} day of 10^{-} day of

Signed, sealed and delivered in our presence

June 3501 Tenor Armstrone

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this $\frac{1}{3}$ day of $\frac{1}{3}$, by JULIUS WIGGINS JR, who produced identification of $\frac{2}{3}$, and did not take an oath.

Notary Public

Prepared By:
Mercy Wiggins
605 Park Lake Lane
Norcross, GA 30092
Return To:
Same Name and Address as Above



Recorded in Public Records 05/07/2008 at 09:17 AM OR Book 6324 Page 345, Instrument #2008034980, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$122.50 Int. Tax \$70.00

Prepared by Deborah Timbie, an employee of First American Title Insurance Company 2065 Airport Boulevard, Suite 200 Pensacola, Fiorida 32504 (850)473-0044

Return to: Mortgagee

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED

(Individual Balloon)

THIS MORTGAGE DEED, executed on 4/28/08, by

Mercy D. Wiggins and Julius Wiggns, Jr., husband and wife

whose address is: **1697 Saxon Street**, **Pensacola**, **FL 32505** hereinafter called the "Mortgagor", to

Jackson Family Trust

whose address is: **P.O. Box 561**, **Gulf Breeze, FL 32562** hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

Page 1 of 4 1005 - 1896462 BK: 6324 PG: 346

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 25 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 474.15 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1100 FEET TO POINT OF BEGINNING. THENCE PROCEED IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A WESTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET; THENCE PROCEED IN A NORTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 150 FEET; THENCE PROCEED IN A EASTERLY DIRECTION AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 100 FEET AND BACK TO THE POINT OF BEGINNING.

Together with one 2005 RBH mobile home, ID#RB04AL8158; and one 2005 RBH mobile home ID#RB04AL7832; and one 1968 STRM mobile home ID#FHMCXMF07864; and one 1974 FAIR mobile home ID#601245S1023.

Subject property is not the homestead of the mortgagor, who resides at 458 Sharpsburg Loop, Pensacola, FL 32503.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

Page 2 of 4 1005 - 1896462 BK: 6324 PG: 347

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less that full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within 30 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Page 3 of 4 1005 - 1896462 BK: 6324 PG: 348

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Mercy D. Wiggins of Julius Wiggins, Jr.	
Signed, sealed and idelivered in our presence:	JH.
Witness Signature	Witness Signature O
Print Name: D. TIMBIE	Print Name: Shiley

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 4/28/08, by Mercy D. Wiggins and Julius Wiggins, Jr. husband and wife who is/age-personally known to me or has/have

produced a valid driver's license as identification.



NOTARY PUBLIC

Notary Print Name
My Commission Expires:

Page 4 of 4 1005 - 1896462 BK: 6324 PG: 349 Last Page

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$33,177.29 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

MORTGAGE NOTE

(Individual Balloon)

\$35,000.00

4/28/08

FOR VALUE RECEIVED, the undersigned hereinafter Mercy D. Wiggins and Julius Wiggins, Jr., husband and wife promises to pay to Jackson Family Trust, the principal sum of THIRTY FIVE THOUSAND Dollars and no/100 (\$35,000.00) with interest thereon at the rate of 15.90000percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at P.O. Box 561, Gulf Breeze, FL 32562, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **59** consecutive monthly installments of **\$484.32**, including principal and interest commencing on **May 28**, **2008** and continuing on the **28th** day of each month thereafter until balloon date of 4/25/13, on which date a **BALLOON PAYMENT IN THE AMOUNT OF \$33,177.29** together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal. There shall be a prepayment penalty of 5% for the entire term of the note and mortgage.

Any payment received more than 5 days after payment due date, shall include a late charge of 5.000% of the payment due.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 30 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

Maker's Address: 458 Sharpsburg Loop

Pensacola, FL 32503

Julius Winnins Jr

Recorded in Public Records 06/03/2008 at 03:13 PM OR Book 6335 Page 1424, Instrument #2008042065, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

ASSIGNMENT OF NOTE AND MORTGAGE

STATE OF FLORIDA COUNTY OF ESCAMBIA

This Assignment of Note and Mortgage is made as of the date set forth below by C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002, whose address is P.O. Box 561, Gulf Breeze, Fl 32562-0561 (the "Assignor"), in favor of Bank of Pensacola, whose address is 125 W Romana St, Pensacola, Fl 32502 (the "Assignee").

WITHNESSETH THAT:

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100TH DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; Assignor sets over unto Assignee, its successors and assigns, without recourse, representation, or warranty, except as expressly set forth below, all Assignor's rights, title and interest in the following documents (the "Loan Documents"):

- A. The certain Promissory Note (the "Note") dated <u>April 28,2008</u>, from the <u>Mercy D. Wiggins and Julius Wiggins Jr.</u> (the "Borrower(s)"), to Assignor, in the principal face amount of \$35,000.00.
- B. That certain Mortgage, Securing the original principal sum of \$35,000.00 and affecting the real property described therein, recorded on May 7, 2008 in Official Records Book 6324 at Pages 345-349, inclusive, of the Public Records of Escambia County, Florida (hereinafter the "Mortgage").

TO HAVE AND TO HOLD the same, together with all rights, privileges, improvements, tenements, hereditaments, and appurtenances appertaining thereto unto Assignee.

In connection with this assignment, Assignor warrants and represents to Assignee:

- (1) That the unpaid principle balance of the indebtedness secured by the Mortgage, which is represented by the Note, in the original sum of \$33.177.29 is, as of the date hereof, \$35,373.90. Assignor owns and holds the Note and Mortgage.
- (2) That, to the Assignor's best knowledge, information, and belief, as of the date hereof, there is no valid defense or offset with respect to the validity or enforceability of any of the Loan Documents or with respect to the liability of the Mortgagors hereunder;
- (3) That there are not other agreements between the Mortgagors and Assignor except as set forth in the Loan Documents; and
- (4) That Assignor has not transferred or released, directly or indirectly, any of its rights under the Loan Documents.

Assignor understands and agrees that Assignee has relied upon the representations set forth above in reaching the decision to purchase the Loan Documents.

BK: 6335 PG: 1425 Last Page

Assignor hereby covenants and agrees to execute and deliver to Assignee, on demand, at the Assignee's cost and expense, all such other further instruments, documents, and assurances necessary in Assignee's opinion to ratify and confirm the foregoing assignment.

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized Bank Officer and its Seal to be affixed hereto as of this 28th day of May, 2008.

By: C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002

(Assignee)

(Assignative

By: H. Cary McCoy Executive Vice Bank of Pensacola

WITNESSES:

State of Florida County of Escambia

The foregoing instrument was acknowledged before me on this 28th day of May, 2008, by C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002, who is personally known to me.

Name:

JENNIFER M. MARTIN

Notary Public - State of Florida

My Commission Florida De 28, 2010

Commission & DD 625399

Bonded Through National Notary Asen.

State of Florida County of Escambia

The foregoing instrument was acknowledged before me on this 28th day of May, 2008, by H. Cary McCoy, as Executive Vice President of Bank of Pensacola, who is personally known to me.

Notary Public Name: Jennifer H. Marti

y Public Name: Jennifer H Martin

Recorded in Public Records 12/06/2012 at 04:20 PM OR Book 6944 Page 1610, Instrument #2012093240, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$52.50

Prepared by and return to: PHILIP A. BATES PHILIP A. BATES, P.A. 25 West Cedar Street Suite 550 (32502) Post Office Box 1390 Pensacola, FL 32591

STATE OF FLORIDA

COUNTY OF ESCAMBIA

ABSOLUTE ASSIGNMENT OF NOTE, MORTGAGE, AND OTHER LOAN DOCUMENTS

RECITALS

- A. Assignor is the payee and owner of that certain Mortgage Note (Individual Balloon) in the original principal amount of \$35,000.00 dated April 28, 2008 by Mercy D. Wiggins and Julius Wiggins, Jr., husband and wife, and all renewals, modifications, extensions, and replacements (collectively, the "Note"); and
- B. Assignor is the legal and equitable owner of that certain Mortgage Deed dated April 28, 2008, recorded in Official Records Book 6324, Page 345, of the Public Records of Escambia County, Florida, and all renewals, modifications, extensions, and replacements (collectively, the "Mortgage"), which Mortgage secures the payments due under the Note; and
- C. Assignor is the legal and equitable owner of other loan documents executed in connection with, evidencing, or securing the Note and Mortgage, including, without limitation, all loan agreements, title policies, guarantees, certificates, surveys, and indemnities which said other loan documents, together with the Note and Mortgage are hereinafter collectively referred to as the "Loan Documents;" and
- D. Assignor executed and delivered to Assignee a Universal Note dated May 29, 2008, in the original principal amount of \$35,373.90 ("Trustee Note") payment of which was guarantied by Leigh J. Mothershed, individually, and which was secured by an Assignment of Note

BK: 6944 PG: 1611

and Mortgage, recorded in O.R. Book 6335, page 1424, of the Public Records of Escambia County, Florida ("Collateral Assignment"); and

E. Assignor has agreed to assign to Assignee, and Assignee has agreed to accept an absolute assignment of all of Assignor's benefits, right, title, and interest in, to, and under the Note, Mortgage, and Loan Documents.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. The above Recitals are true and correct and incorporated herein.
- 2. The Assignor hereby grants, bargains, sells, assigns, transfers and sets over to the Assignee, and Assignee hereby accepts, all of Assignor's right, title, interest, claim and demand in, to, and under, the Note, Mortgage, and Loan Documents, together with all monies, principal and interest, due and to become due thereon, and all rights, remedies, and incidents thereunto belonging. This is an absolute Assignment, and not a collateral assignment.
- 3. The Assignor hereby warrants and represents to, and covenants and agrees with Assignee, that (i) Assignor is the sole legal, beneficial, equitable, and legal owner of the Note, Mortgage, and Loan Documents; (ii) Assignor has made no other assignment of the Note, Mortgage, and Loan Documents to any other person or entity other than Assignee; (iii) Assignor has not done, or omitted to do, any acts so as to be estopped from exercising any of Assignor's rights under the Note, Mortgage, and Loan Documents; (iv) Assignor is not prohibited under any agreement with any other person or any judgment or decree from the execution and delivery of this Assignment, or the performance of each and every covenant of the Assignor hereunder, or in the Note, Mortgage, and Loan Documents; (v) no action has been brought or threatened which would in anyway prohibit or impair the execution and delivery of this Assignment or the performance of each and every covenant of the Assignor hereunder or under the Note, Mortgage, and Loan Documents; (vi) Assignor has executed no release, discharge, amendment, satisfaction, or cancellation of the Note, Mortgage, and Loan Documents; (vii) Assignor has not created or imposed any liens, restrictions, claims, pledges, or encumbrances of or on the Note, Mortgage, or Loan Documents; and (viii) Assignor has full and complete right, power, and authority to execute this Assignment in favor of Assignee.
- 4. Should the Assignor have failed to perform or observe any covenant or comply with any condition contained in the Note, Mortgage, or Loan Documents, then the Assignee, but without the obligation to do so, without notice to or demand on the Assignor, and without releasing the Assignor from Assignor's obligation to do so, may perform such covenant or condition and, to the extent that Assignee shall incur any costs or pay any monies in connection therewith, including any costs or expenses of litigation, such costs, expenses, or payment shall be included in the indebtedness due to Assignee under the Trustee Note, and shall bear interest from the incurring thereof or payment of such costs, monies, or expenses thereof at the rate specified in the Trustee Note.

BK: 6944 PG: 1612

- 5. Assignee shall not have assumed any liability, unless specifically provided herein, as a result of this Assignment. Assignee does not assume any obligation of Assignor under the Note, Mortgage, and Loan Documents by this Assignment. The Assignor agrees to protect, indemnify, and hold harmless Assignee from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs, and expenses (including, without limitation, attorneys' fees and expenses) imposed upon or incurred by Assignee by reason of this Assignment for any claim and demand whatsoever which may be asserted against Assignee, by reason of any alleged obligation or undertaking to be performed or discharged by Assignee under this Assignment, by reason of any breach by Assignor of Assignor's obligations under the Note, Mortgage, and Loan Documents, or in the defense of any claims or demands arising out of or in connection with this Assignment, the Note, Mortgage, or Loan Documents, and the amount of such liability, loss, or damage shall be added to the indebtedness due under the Trustee Note, and bear interest at the rate specified therein. This Assignment does not create any rights in any third-parties, nor is it intended to create any third-party beneficiaries hereto.
- 6. This Assignment does not satisfy or pay in full the amounts due and owing to Assignor by Assignee under the Trustee Note or by Leigh J. Mothershed, individually, under her guaranties of the Trustee Note, and they remain liable, jointly and severally, for any deficiency thereunder.
- 7. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto, their respective legal representatives, successors in title, and assigns.
- 8. This Assignment has been executed and delivered in the State of Florida and the laws of the State of Florida shall govern interpretation, validity and enforcement hereof.
- 9. In the event any provision of this Assignment is held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision hereof.
- 10. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

[COUNTERPART SIGNATURE PAGES FOLLOW]

BK: 6944 PG: 1613

W	/1	T	٦	П	ES	S	E	S	:

ASSIGNOR:

Print Name: CARU A. QUEDSAME

(P 60

Print Name: USA A 6 RW

STATE OF FLORIDA

COUNTY OF ESCAMBIA

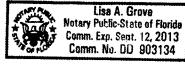
The foregoing instrument was acknowledged before me this 2012, by Leigh J. Mothershed, as Successor Trustee of the Jackson Family Trust dated 08-13-02. She (check one):

] Is

Is personally known to me; or

[1/

Produced as identification:



lotary Public, State of Florida

Frustee of the Jackson Family Trust dated 08-13-02

Print Name:

[NOTARY SEAL]

BK:

W	TT	JE	CC	TC	١.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day of October, 2012, by Leigh J. Mothershed, individually. She (check one):

Is personally known to me; or

Produced as identification:

Lise A. Grove Notary Public-State of Florida Comm. Exp. Sept. 12, 2013 Comm. No. DD 903134

Notary Public, State of Florida

Print Name:

[NOTARY SEAL]

BK: 6944 PG: 1615 Last Page

W	4	ľ	N	ES	S	ES	

SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, successor in interest through name change with Bank of Pensacola

Print Name: David Wolf

Print Name: Doroa A-Combiney

]

Its: VICE FRESIDENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of October, 2012, by as 1 control of Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, successor in interest through name change with Bank of Pensacola, on behalf of the Bank. He/She (check one):

Is personally known to me; or

Produced as identification:

DONNA A COURTNEY
MY COMMISSION # DD920663
EXPIRES August 27, 2013
FlorideNotaryService.com

Notary Public, State of Florida
Print Name:

[NOTARY SEAL]

Recorded in Public Records 3/28/2017 1:35 PM OR Book 7686 Page 1976, Instrument #2017022513, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 12/22/2016 10:26 AM OR Book 7642 Page 116, Instrument #2016098139, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 50316757 E-Filed 12/20/2016 12:25:12 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA CASE NO.: 2016-SC-003739

OKINUS INC.

Plaintiff,

v.

MERCY WIGGINS

Defendant.

DEFAULT FINAL JUDGMENT

This action was heard on a Default of the Defendant, MERCY WIGGINS, and

IT IS ORDERED AND ADJUDGED that:

Plaintiff, OKINUS INC. does have, receive and recover from the Defendant, MERCY WIGGINS.

the following:

Principal \$3,497.00
Interest: \$ 89.00
Costs: \$ 375.00
Attorney's Fees: \$ 950.00

TOTAL \$4,911.00

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON THE WITH SOFFICE
WITHESS MY TO AND REPORT SEAL
CLERK OF THE ERCUREY OURT & COMPTROLLER
ESCAPE OF THE ERCUREY OURT & COMPTROLLER
BY DATE: DATE: DATE: DATE: DATE: DATE: DATE: DESCAR OF THE ERCUREY OUR TO BE THE ORIGINAL OF TH

that shall bear interest at the statutory rate of 4.84% per annum until such time as this Judgment is satisfied.

FOR ALL OF THE ABOVE SUMS, LET EXECUTION ISSUE.

This Court reserves jurisdiction to award further attorney's fees and costs expended for the purpose
of the satisfaction of this Judgment.

3. The Defendant shall respond to Plaintiff's post-judgment discovery requests within the allotted time pursuant to the Florida Rules of Civil Procedure.

DONE AND ORDERED in Chambers in FSCAMBIA County, Florida this 20

.2016.

Copies furnished to: NOAM J. COHEN, ESQ. Attorney for Plaintiff 13899 Biscayne Blvd. #305 Miami, FL 33181 (305) 341-3545

Plaintiff's Name and Address: OKINUS INC. 147 W RAILROAD ST S PELHAM, GA. 31779

C/O NOAM J. COHEN, P.A.

COUN

Defendant: MERCY WIGGINS, 8208 TEMPEST DRIVE, PENSACOLA FL 32505;

A4178

Recorded in Public Records 02/06/2009 at 09:53 AM OR Book 6422 Page 1430, Instrument #2009007686, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 09/30/2008 at 10:18 AM OR Book 6381 Page 1123, Instrument #2008073649, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

"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
ESTAMBIA COUNTY, FLORIDA"

A COUNTY

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2007 SC 005493 CIVIL DIVISION

NATIONAL REVENUE SERVICE, INC., 1533 SUNSET DRIVE SUITE 225 CORAL GABLES, FL 33143 Plaintiff,

VS.

SUMMARY FINAL JUDGMENT

MERCY D WIGGINS,
Defendant(s).

IT IS HEREBY Ordered and Adjudged that the Plaintiff, NATIONAL REVENUE SERVICE, INC., hereby recovers from the Defendant(s), MERCY WIGGINS, SSN: the principal sum of \$2,745.00, costs of \$295.00, pre-judgment interest accruing from 11/18/2004 to 08/29/2008 at the contract rate of 12%, said amount being \$1,245.92, and, attorney's fees in the amount of \$450.00, for a total of \$4,735.92, that shall bear interest at the statutory rate of 11%, for which let execution issue.

It is further ORDERED AND ADJUDGED that the Defendant, MERCY WIGGINS, shall complete the attached Florida Small Claim Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, **David E. Newman, P.A.**, within forty-five (45) days of the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. This Court retains jurisdiction of this case to enter further orders that are proper to compel the Defendant to complete the attached form 7.343 and return it to the Plaintiff's attorney, **David E. Newman, P.A.**

COUNT

ORDERED in Escambia County, Florida on Scotember 25

cc:

David E. Newman, P.A. Attorney for Plaintiff 1533 Sunset Dr., #225 Coral Gables, FL 33143 (305) 666-5532 11.0 MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505 TOUNTY CIVIL DIVISION

Case: 2007 SC 005493 00025886288 Dkt: CC1033 Pg#:

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01054 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MERCY WIGGINS	SYNOVUS BANK	SYNOVUS BANK F/K/A BANK OF PENSACOLA				
1697 SAXON ST	125 W ROMANA	ST 4T	H FLOOR			
PENSACOLA, FL 325	05 PENSACOLA, FL	32502				
	•		OKINUS INC		MERCY WIGGINS	
			147 W RAILROAD ST S PELHAM, GA 31779		605 PARK LAKE LN	
					NORCROSS, GA 30092	
		8208	CY WIGGINS TEMPEST DR SACOLA, FL 32505	1533 SUIT	ONAL REVENUE SERVICE SUNSET DR E 225 AL GABLES, FL 33143	INC

WITNESS my official seal this 19th day of June 2025.

SAT COUNT RUSS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTROLE BY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

1697 SAXON ST 32505

COMPTROL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505

COMPT ROLL TO

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 Agency Number: 25-007408

Document Number: ECSO25CIV023000NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 01054 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: MERCY WIGGINS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/27/2025 at 8:52 AM and served same on MERCY WIGGINS , at 10:46 AM on 7/1/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

> CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

Service Fee: Receipt No:

\$40.00 BILL

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505



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 0825.59

Document Number: ECSO25CIV023051NON

Agency Number: 25-007370

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01054 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: MERCY WIGGINS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:50 AM and served same at 8:20 AM on 6/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

CYPRET, CPS

Service Fee: Receipt No: \$40.00

-.p......

BILL

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

1697 SAXON ST 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

MERCY WIGGINS [0825-59] 1697 SAXON ST PENSACOLA, FL 32505 SYNOVUS BANK F/K/A BANK OF PENSACOLA [0825-59] 125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32502

9171 9690 0935 0127 1867 07

9171 9690 0935 0127 1866 22

OKINUS INC [0825-59] 147 W RAILROAD ST S PELHAM, GA 31779

MERCY WIGGINS [0825-59] 605 PARK LAKE LN NORCROSS, GA 30092

9171 9690 0935 0127 1865 30

9171 9690 0935 0127 1865 47

MERCY WIGGINS [0825-59] 8208 TEMPEST DR PENSACOLA, FL 32505 NATIONAL REVENUE SERVICE INC [0825-59] 1533 SUNSET DR SUITE 225 CORAL GABLES, FL 33143

9171 9690 0935 0127 1865 54

9171 9690 0935 0127 1865 61



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

CERTIFIED MAIL



quadient

FIRST-CLASS MAIL

\$008.16

06/26/2025 ZIP 32502 043M31219251

NIXIE

331 DE :

0007/03/25

RETURN TO SENDER VACANT UNABLE TO FORWARD

BC: 32502583335 *1687-00788-03-25

NATIONAL REVENUE SERVICE INC
[0825-59]
1533 SUNSET DR
SUITE 225
CORAL GABLES, FL 33143

33143-570050

NKNWNX

ESCAMSIA COUNTY

որդերույն իրի հետուրի գործերի հետուրի իրի հետուր

06/26/2025 ZIP 32502 043M31219251

Pam Childers

Official Records

221 Palatox Place, Suite 110
Penescola, PL 32502 Clerk of the Circuit Court & Comptroller

ESCAMBIA COUN

9171 9690 0935 0127 1865 47

NIXIE

0007/12/25

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

32502583335 *2638-03621-28-17 phogliphical p BC: 32502583335

MERCY WIGGINS [0825-59] 605 PARK LAKE LN NORCROSS, GA 30092

CERTIFIED MAIL

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

CERTIFIED MAIL.



9171 9690 0935 0127 1865 54



quadient

FIRST-CLASS MAIL

\$008.16°

06/26/2025 ZIP 32502 043M31219251

N 6/30

MERCY WIGGINS [0825-59] 8208 TEMPEST DR PENSACOLA, FL 32505

NIXIE

226 NF 1

0007/18/25

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

02<u>\$2</u>50 102>5833 8C: 32502583335 *0532-02385-18-45

•]]]

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

MERCY WIGGINS [0825-59]

1697 SAXON ST PENSACOLA, FL 32505

_. 9326020013064474

9171 9690 0935 0127 1867 07



NIXLE

TURN TO SENDER UNCLAIMED ABLE TO FORWARD

UNC

quadient

BC: 32502583335 *2638-03670-28-17

IMM ATION

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

4WR7/2-7/23TD

Name: Emily Hogg, Deputy Clerk Jumber: 8077

Name: Order Number: Order Date: Number Issues. Pub Count-First Issue. 6/26/2025

7/2/2025 Last Issue 7/23/2025

Order Price. Publications: Pub Dates:

7229 (2010)
The Summation Weekly
The Summation Weekly
The Summation Weekly
T/2/2025, 7/9/2025, 7/16/2025, 7/23/2025

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

28. 2023 TD 01054 - FIG 20 LLC - Mercy Wiggins

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 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.

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 7/23/2025, by MALCOLM BALLINGER, who is personally known to me.



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 High Bid Tax Deed Sale

Cash Deposit	\$1,590.00
Total Check	\$30,475.10
Grand Total	\$32,065.10

Cash Summary

Purchase Price (high bid amount) + adv recording deed + adv doc. stamps deed + Adv Recording For Mailing	\$31,800.00 \$10.00 \$222.60 \$18.50	Total Check Adv Recording Deed Adv Doc. Stamps	\$30,475.10 \$10.00 \$222.60
Opening Bid Amount	\$18,792.63	Postage	\$49.20
		Researcher Copies	\$0.00
- postage	\$49.20		
- Researcher Copies	\$0.00		
		Adv Recording Mail (Cert \$18.50
- Homestead Exempt	\$15,851.50		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,891.93	Registry of Court	\$2,891.93
Purchase Price (high bid)	\$31,800.00		
-Registry of Court	\$2,891.93	Overbid Amount	\$28,858.87
-advance recording (for mail certificate)	\$18.50		
-postage	\$49.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$28,858.87		

PAM CHILDERS
Cleck of the Circuit Cour

Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

PAM CHILDERS CLERK OF THE CIRCUIT COURT

ERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CIVIL
COUNTY CIVINAL
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 # 2023 TD 001054 Sold Date 8/6/2025

Name ANASTASIIA MOROZOVA

RegistryOfCourtT = TAXDEED	\$2,891.93
overbidamount = TAXDEED	\$28,858.87
PostageT = TD2	\$49.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$222.60
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc M VIEW IM	1AGES
4/28/2025	0101	CASE FILED 04/28/2025 CASE NUMBER 2025 TD 000005	
4/28/2025	TD83	TAX COLLECTOR CERTIFICATION	
4/28/2025	TD84	PA'S INFO	
4/28/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025031838	
4/28/2025	TD84	TDA NOTICE - RECORDED	
5/29/2025	TD82	PROPERTY INFORMATION REPORT	
6/30/2025	TD81	CERTIFICATE OF MAILING	
7/8/2025	TD84	SHERIFF RETURN OF SERVICE	
7/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
7/25/2025	CheckVoided	CHECK (CHECKID 144144) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
7/25/2025	CheckMailed	CHECK PRINTED: CHECK # 900039240 REGISTRY CHECK	
7/28/2025	TD84	PROOF OF PUBLICATION	
8/1/2025	CheckVoided	CHECK (CHECKID 144252) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
8/1/2025	CheckMailed	CHECK PRINTED: CHECK # 900039253 REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee A	AmountPaid	WaivedAmount A	AmountOutstanding
4/28/2025 10:08:23 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/28/2025 10:08:24 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
4/28/2025 10:08:23 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/28/2025 10:08:23 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/28/2025 10:08:24 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00

RECEIPTS ReceiptDate 4/28/2025 1:10:46 PM	Receipt 1		Received_from SCOTT LUNSFORD Total	payment_an 720.00 720.00	72	ed_amt refunded_amt 0.00 0.00 0.00 0.00
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/1/2025 10:06:00 AM	Check (outgoing)	102021919	BALLINGER PUBLISHING	PO BOX 12665	200.00	900039253 CLEARED ON 8/1/2025
7/25/2025 9:48:29 AM	Check (outgoing)	102021224	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900039240 CLEARED ON 7/25/2025
4/28/2025 1:10:46 PM	Deposit	101993210	SCOTT LUNSFORD		584.00	Deposit

Used 11,560.00

720.00

Total

101993210

4/28/2025 1:10:46 PM

Deposit

Deposited 584.00

720.00

0.00

0.00

Balance

-10,976.00

FL 🗸

33702

State:

Zip:

Cancel

Update

1310000 # 87355 AMASTAGIA MAROZOUA

Sold \$1 31,800.00 Deposit \$15910.00



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MERCY WIGGINS 605 PARK LAKE LN NORCROSS, GA 30092

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

COUNTY

ESCAMBIA COUNTY CLERK OF COURT

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MERCY WIGGINS 8208 TEMPEST DR PENSACOLA, FL 32505

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUN

Y CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

NATIONAL REVENUE SERVICE INC 1533 SUNSET DR SUITE 225 CORAL GABLES, FL 33143

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUNT

SCAMBIA COUNTY CERRY OF COUNTY

Tax Deeds 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

OKINUS INC 147 W RAILROAD ST S PELHAM, GA 31779

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COU

ERK) OF COURT

Deputy Clerk

221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

SYNOVUS BANK F/K/A BANK OF PENSACOLA 125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32502

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$28,355.09 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUN

CLERK OF COURT

Bv: **Deputy Clerk**

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

US POSTAGE

CERTIFIED MAIL

Pam Childers

Clerk of the Circuit Court & Comptr Official Records 221 Palafox Place, Suite 110 Pensacola, FL:32502

ite 110 502

NUG 25 PUB NUG 25 PUB NUBIA COUNT



9171 9690 0935 0127 2051 49

ANI 8/16/25

quadient

FIRST-CLASS MAIL

\$008.86°

ga 5,54 i

08/13/2025 ZIP 32502 043M31219251

NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

MERCY WIGGINS 8208 TEMPEST DR PENSACOLA, FL 32505

Tax Deed File # 0825_50

And the second and the second second

NIXIE

376 EF 1

0008/21/25

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

ANK

32538285833

Clerk of the Circuit Court & Compt Official Records 221 Palafox Place, Spin 0 Pensacola, FL 3 9171 9690 0935 0127 2051 01

quadient

FIRST-CLASS MAIL

\$008.86°

08/13/2025 ZIP 32502 043M31219251

NUTICE OF SURPLUS FUNDS FROM TAX DEED SA

MERCY WIGGINS
605 PAY K LAKE LN
NORE SS, GA 30092

Tax Deed File # 0825-59

30092-52**25**05 325**0**2>5827 NIXIE

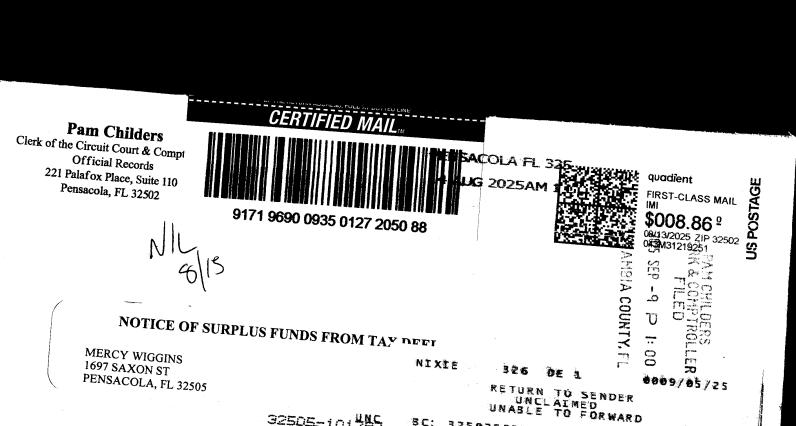
326 FE :

G 2025AM

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

8C: 32502582799 *2638-00532-14-19 inddgyddddddddlalliddlalligggglidiggl

US POSTAGE



BC: 32502583335

midnishiphidhalidadiphidhallallimilihil

*2638-00716-14-19

Clerk of the Circuit Court & Compt Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

9171 9690 0935 0127 2051 25



quadient

0010/30/25

NATIONAL REVENUE SERVICE INC 1533 SUNSET DR

SUITE 225 CORAL GABLES, FL 33143

Tax Deed File # 0825-59 Certificate # 01054 of 2022

NIXIE

DE 1

RETURN TO SENDER

UNABLE TO FORWARD

Tax Certificate #	2023	TD 001	054
Account #	03083	10 001 1350 199ins 17 Saxon	
Property Owner	Marcu 4	ligains	
Property Address	16	94 Soxon	St 32505
	H => ===	· · · · · · · · · · · · · · · · · · ·	
SOLD TO: Anastasiia Morozova	#31,800	00. (
		N. A. S.	
Disbursed to/for:	Amount Pd:	Registry Balance:	
Recording Fees (from TXD receipt)	\$ 251. 101	\$	
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 450.387	\$	
Tax Collector Fee (from redeem screen)	\$ 6.251	\$	
Certificate holder/taxes & app fees	\$2951.88/	\$	
Refund High Bidder unused sheriff fees	\$ 237.80	\$ 2840	<u> 49</u>
Additional taxes	\$	\$	
Postage final notices	\$ 53.40	\$ 28,35	5.09
	\$	\$	
	\$	\$	
	\$	\$	
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN	BENCHMARKIIIIIII		
Lien Information:			
	7	Due \$	
	/	Paid \$	
		Due \$	**************************************
		Paid \$	
		Due \$	
		Paid \$ Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
	14-11-2-12-13-13-13-13-13-13-13-13-13-13-13-13-13-	Notes:	4.00
Post sale process:	~	INOLES.	
Tax Deed Results Report to Tax Collector		-	
Print Deed/Send to Admin for signature Request check for recording fees/doc stamps	_		* · · · · · · · · · · · · · · · · · · ·
Request check for Clerk Registry fee/fee due clerk		27.70	
Request check for Tax Collector fee (\$6.25 etc)			F
Request check for certificate holder refund/taxes & app fees	 		
Request check for any unused sheriff fees to high bidder		1	
Determine government liens of record/ amounts due	-	1	
Print Final notices to all lienholders/owners		1	
Request check for postage fees for final notices		1	
Record Tax Deed/Certificate of Mailing			
Copy of Deed for file and to Tax Collector			

STATE OF FLORIDA COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025061282 8/12/2025 3:15 PM
OFF REC BK: 9362 PG: 344 Doc Type: COM
Recording \$18.50

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01054 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MERCY WIGGINS 1697 SAXON ST PENSACOLA, FL 32505	SYNOVUS BANK F/K/A BANK OF PENSACOLA 125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32502					
			OKINUS INC 147 W RAILROAD PELHAM, GA 3177		MERCY WIGGINS 605 PARK LAKE LN NORCROSS, GA 30092	
	8	208	CY WIGGINS TEMPEST DR ACOLA, FL 32505	1533 SUIT	ONAL REVENUE SERVICE SUNSET DR E 225 AL GABLES, FL 33143	INC

WITNESS my official seal this 19th day of June 2025.

STATE OF THE STATE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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 FIG 20 LLC holder of Tax Certificate No. 01054, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

SECTION 24, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 030836350 (0825-59)

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

MERCY WIGGINS

Unless said certificate shall be redoemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

4WR7/2-7/23TD

Name Emily Hagg Deputy Clerk
Order Namber 18077
Order Date: 6/26/2025
Number Issues 4
Pub Count 1
First Issue, 7/22/2025
Last Issue, 7/22/2025
Order Pub. S200 00

Order Proc. 8200 00
Publications: The Summation Weekls
Pub Dates: The Summation Weekls 1/2/2025, 76/2025, 7/16/2025, 7/23/2025

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 outh 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

28. 2023 TD 01054 - FIG 20 LLC - Mercy Wiggins

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 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 7/23/2025, by MALCOLM BALLINGER, who is personally known to me.



Pam Childers CLERK OF THE CIRCUIT COURT **ESCAMBIA COUNTY FLORIDA** INST# 2025061283 8/12/2025 3:15 PM OFF REC BK: 9362 PG: 346 Doc Type: TXD Recording \$10.00 Deed Stamps \$222.60

Tax deed file number 0825-59

Parcel ID number 241S301600012001

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 01054 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of August 2025, the land was offered for sale. It was sold to MAO ESTATES LLC, 7901 4TH ST N STE 300 ST PETERSBURG, FL 33702, who was the highest bidder and has paid the

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Pam Childers

Description of lands: BEG AT SE COR OF SEC WALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620 SECTION 24, TOWNSHIP 1 S, RANGE 30 W

** Property previously assessed to: MERCY WIGGINS

2025, in Escambia County, Florida, for the sum of (\$31,800.00) THIRTY ONE THOUSAND EIGHT HUNDRED AND On 6th day of August

> Clerk of Court and Comptroller Escambia County, Florida

00/100 Dollars, the amount paid as required by law.

221 Palafox Place

Pensacola, FL 32502

On this

, 20 before me personally appeared day of Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg Comm.: HH 373864 Expires: March 15, 2027 Notary Public - State of Florida

LAW OFFICES OF

NOAM J. COHEN, P.A.

11900 BISCAYNE BOULEVARD, SUITE #502
MIAMI, FL 33181
TEL. (305) 341-3545; FAX (305) 948-6665
EMAIL:NOAMC@NOAMJCOHENPA.COM
WEBSITE: WWW.FLORIDACOLLECTIONS.NET

‡ADMITTED IN FL, N.Y. & N.J.

August 18, 2025

Re: OKINUS INC V. MERCY WIGGINS

Judgment Amount:

\$4,911.0

Current Judgment Balance: \$8,230.00 (includes Post-Judgment Interest)

Dear Clerk:

Please see completed Form, pursuant to your request.

We look forward to receiving the \$8,230.00 payoff check shortly.

Respectfully submitted,

NOAM J. COHEN, ESQ. Fla. Bar No.: 0271240

A SAME LAST 4 SSHE 2006 DR 000056

Recorded in Public Records 12/22/2016 10:26 AM OR Book 7642 Page 116, Instrument #2016098139, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 50316757 E-Filed 12/20/2016 12:25:12 PM

IN THE COUNTY COURT

IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2016-SC-003739

OKINUS INC.

Plaintiff,

٧.

MERCY WIGGINS

Defendant.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2017022513 3/28/2017 1:35 PM OFF REC BK: 7686 PG 1976 Doc Type: FJ1 Recording \$10.00

DEFAULT FINAL JUDGMENT

This action was heard on a Default of the Defendant, MERCY WIGGINS, and

IT IS ORDERED AND ADJUDGED that:

Plaintiff, OKINUS INC. does have, receive and recover from the Defendant, MERCY WIGGINS,

the following:

Principal \$3,497.00 Interest: 89.00 Costs: 375.00 Attorney's Fees: 950.00

TOTAL

\$4,911.00

CERTIFIED TO BE A TRUE COPY OF THE **MPTROLLER** D.C.

that shall bear interest at the statutory rate of 4.84% per annum until such time as this Judgment is satisfied.

FOR ALL OF THE ABOVE SUMS, LET EXECUTION ISSUE.

2. This Court reserves jurisdiction to award further attorney's fees and costs expended for the purpose of the satisfaction of this Judgment.

3. The Defendant shall respond to Plaintiff's post-judgment discovery requests within the allotted time pursuant to the Florida Rules of Civil Procedure.

DONE AND ORDERED in Chambers in FSCAMBIA County, Florida this 20

2016.

Copies furnished to: NOAM J. COHEN, ESQ. Attorney for Plaintiff 13899 Biscayne Blvd. #305 Miami, FL 33181 (305) 341-3545

Plaintiff's Name and Address: OKINUS INC. 147 W RAILROAD ST S

PELHAM, GA. 31779 C/O NOAM J. COHEN, P.A.

Defendant: MERCY WIGGINS, 8208 TEMPEST DRIVE, PENSACOLA FL 32505;

8/18/25 Current Judgmont balance W/PJ intenst: \$ 8,230.00 MC, Esp. 9x

120 day :12/5/2015

•						CHAPTROL	LER
3	CLAIM TO SURP	LUS PROCEEDS	OF A TAX D	EED SALE		FILED	
**Lienholder claims must be filed with					ed. 2025 4110	` ^	7-
COMPLETE NOTARIZED FORM AND RET				OPY OF YOUR PH	LULU TALL) <u> </u>	خ ت
Escambia Clerk of the Circuit Court, Att	n: Tax Deed Divisi	on, 221 Palafox F	Place, Ste 1	10, Pensacola Fl	. 32502 of email for	mtoCOUNTY	.F1
taxdeeds@escambiaclerk.com				850-595-4813	100 v. w. y 1 v 2 v		,
1. TAX DEED CASE INFORMATION	020	20200	か				
TAX DEED ACCOUNT NUMBER:	0360	300					
CERTIFICATE NUMBER:	010546	1 - 202	3 <u> </u>		<u> </u>	A	3
SALE DATE:	86125	011		1 	~ 1 10 N	٥٠٥ ال بيد -	n-A
PROPERTY ADDRESS:	158	= ATIOCIA	2 / 10t	er una	allached	LUUXAYY	Ell
**NOTE: The Clerk must pay all valid l	iens before distri	ibuting surplus f	unds to a ti	tleholder.) iii)	·
	I claim the surpl	us proceeds resu	ulting from t	he above tax dee	d sale.		
	_I am NOT makin	g a claim and wai	ve any ctair	n i might have.			
2. CLAIMANT'S INFORMATION		حدہ بھی				·-	
CLAIMANT'S NAME:	OKINUS	IN	_	$-\alpha H$	Marlo	_	
CONTACT NAME, IF APPLICABLE:	NOAM	J. COYEN), Esq	· - HITY to	or Oklin	92191	
MAILING ADDRESS:	11900	BISCOUN	6 RIV	HSOD:	MIXIMI, The 3	52181	7 1
TELEPHONE NUMBER:	305-34	1-3545	2014 2014	160 -	124 noam	rc@nam	7 covavir
EMAIL ADDRESS:	A15 0 0 0	2001	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	909-2			COM
MAIL CHECK TO: (if different address)	NOAIVI	J- COME	N_{f}	TRUT	ict.	AMARIA .	
I am one of the following:	Lienholder: Titleholder: Other:		a titleholde	r please complet r please complet			
3. LIENHOLDER INFORMATION (Comp	ـــ lete if claim is ba	ـــــا sed on a lien aga	inst the so	ld property)			
MORTGAGE LIEN:	Book#		Page #		Amount due:		. I Pos
COURT JUDGMENT:	Book #	28C	Page #	1976	Amount due:	9230	W) (C
CONDO/HSA LIEN:	Book #	, <u>, , , , , , , , , , , , , , , , , , </u>	Page #		Amount due:		Judgin
OTHER:	Describe other:				Amount due:		INTER
4. TITLEHOLDER INFORMATION (Comp	olete if claim is b	ased on title forr	nerly held (on sold property)		
NATURE OF TITLE							
DEED:	Book #	***************************************	Page #				
PROBATE ORDER:	Book #	****	Page #				
OTHER:	Describe other:				•		
**I hereby swear under oath and t	ınder penalty o	f perjury that al	ll of the ab	ove informatio	n is true and corr	ect.	
O_{0}	No. O			Amount of sui	plus claimed:	\$	
CLAIMANT SIGNATURE:	Wan, G	£0.	PRINTED	NAME: NO	AM. T. COI	YEN ESO	<u> </u>
TO BE COMPLETED BY A NOTARY	/	6		-C)	,	., , = =	
			STATE OF				
			COUNTY	OF DADE			
The foregoing instrument was ackn				ysical presence	e or online		
notarization this day of	nigus	, 20 💂	-	OLONIATURE	AA	•	
	U			SIGNATURE:	10 (11)	GAETE	LAGOS
Personally known 1/Type of ID			PRINIED	NAME: Silv	iA CAMILA	4 GREIC	

2016 SC 003739





Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts . County Comptroller . Clerk of the Board of County Commissioners . Recorder.

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

OKINUS INC 147 W RAILROAD ST S PELHAM, GA 31779

Tax Deed File # 0825-59 Certificate # 01054 of 2023 Account # 030836350

Property legal description:

BEG AT SE COR OF SEC W ALG S LI OF SEC 25 FT NLY PARL TO E LI OF SEC 474 15/100 FT WLY PARL TO S LI OF SEC 1100 FT FOR POB SLY PARL TO E LI OF SEC 150 FT WLY PARL TO S LI OF SEC 100 FT NLY PARL TO E LI OF SEC 150 FT ELY 100 FT TO POB OR 5320 P 620

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **August 6, 2025**, and a surplus of **\$28,355.09** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4). Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUNT

LERK) OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

120 days

	CLAIM TO SURPLUS PROCEEDS		
**Lienholder claims must be filed with	in 120 days of the date of the sur	plus notice or they are barre	d.
COMPLETE NOTARIZED FORM AND RET	URN TO:		
Escambia Clerk of the Circuit Court, Attı	n: Tax Deed Division, 221 Palafox F	Place, Ste 110, Pensacola FL	32502 or email form to:
taxdeeds@escambiaclerk.com	Clerk Contact	Number: 850-595-4813	
1. TAX DEED CASE INFORMATION		260	
TAX DEED ACCOUNT NUMBER:	0308367	200	
CERTIFICATE NUMBER:	001054 01	2025	
SALE DATE:	Hugust C	2023	10010 F 7050 S
PROPERTY ADDRESS:	<u> </u>		sacola, Fizosos
**NOTE: The Clerk must pay all valid l	iens before distributing surplus f	unds to a titleholder.	d sala
	_ I claim the surplus proceeds res		d sale.
	$_$ I am NOT making a claim and wa	ive any claim I might have.	
2. CLAIMANT'S INFORMATION	M 2 52 1 12		
CLAIMANT'S NAME:	Triered Win	39,703	
CONTACT NAME, IF APPLICABLE:	3076 July 10	10 100 100	100/a, FC 32505
MAILING ADDRESS:	960,696,22		5567
TELEPHONE NUMBER:	050-515-22	ms Damaih C	
EMAIL ADDRESS:	242 E 1 1 1		5000 la fi 3050S
MAIL CHECK TO: (if different address)		etail crijich-	
All All days	Lienholder: If claiming as	a lienholder please complete	e Section 3.
I am one of the following:		a titleholder please complet	
	<u> </u>	er:	
3. LIENHOLDER INFORMATION (Comp			
	Book #	_ Page #	Amount due:
MORTGAGE LIEN:	Book #	_ Page #	Amount due:
COURT JUDGMENT: CONDO/HSA LIEN:	Book #	Page#	Amount due:
OTHER:	Describe other:		Amount due:
4. TITLEHOLDER INFORMATION (Com		merly held on sold property	
NATURE OF TITLE	,	_	
DEED:	Book# 5320	_ Page# <u>(20</u>	
PROBATE ORDER:	Book #	Page #	
OTHER:	Describe other:		<u>-</u>
**I hereby swear under oath and	under penalty of perjury that a	all of the above informatio	n is true and correct.
		Amount of su	rplus claimed: \$ 28,355.09
CLAIMANT SIGNATURE: White	Myran	PRINTED NAME: N	erey Wiggin 5
TO BE COMPLETED BY A NOTARY	X Y	EIN	2 TAA
	,	STATE OF	1420 - 12 1X
		COUNTY OF	AUDDIII
The foregoing instrument was ack	nowledged before me by mean	s of physical presence	e oronline
notarization this 700 day of	, 20	, by	han Dag
4	rinu	NOTARY SIGNATURE:	The state of the s
Personally knownType of ID	F013-	PRINTED NAME:	3





Meny Wymr 3825 Whitetail (n Pensacala FR 32505

Herey Wiggins, is requesting

that in the event anything happens to

me before the Surplus Funds are

dispersed or Cashed, I give full permission

for the funds to be given to my

daughter, Chiquita S Williams

located at 305 Whitetail Ln, to

be my beneficiary in thewent of deathor

incompetency.

Mercy Wiggins

Thereby Wilsons

STATE OF FLORIDA COUNTY OF ESCAMBIA

Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known___ OR Produced Identification__
Type of Identification Produced _____

