



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

082559

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	WIGGINS MERCY 1697 SAXON ST 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.)	Certificate #	2023 / 1054
		Date certificate issued	06/01/2023

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1054	06/01/2023	519.34	116.96	636.30
→Part 2: Total*				636.30


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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/1107	06/01/2024	531.68	6.25	38.99	576.92
Part 3: Total*					576.92

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,213.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	476.57
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,064.79

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

Sign here:  Escambia, Florida
Date April 21st, 2025

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

+6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. 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.	15,851.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT 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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500031

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-0836-350	2023/1054	06-01-2023	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

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information

Parcel ID: 241S301600012001
Account: 030836350
Owners: WIGGINS MERCY
Mail: 1697 SAXON ST
PENSACOLA, FL 32505
Situe: 1697 SAXON ST 32505
Use Code: MULTI-FAMILY <=9
Units: 2
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$6,800	\$53,785	\$60,585	\$31,703
2023	\$3,910	\$52,609	\$56,519	\$30,780
2022	\$3,910	\$45,349	\$49,259	\$29,884

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
01/2004	5320	620	\$100	QC	N		
06/1998	4273	1786	\$20,900	WD	N		
06/1996	4003	729	\$1,000	CJ	N		
07/1995	3806	91	\$400	QC	N		

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

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...

Extra Features

FRAME GARAGE
MOBILE HOME
OPEN PORCH
WOOD DECK

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
24-1S-30-2



Approx.
Acreage:
0.3443

Zoned:
HDMU

Evacuation
& Flood
Information
[Open
Report](#)



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

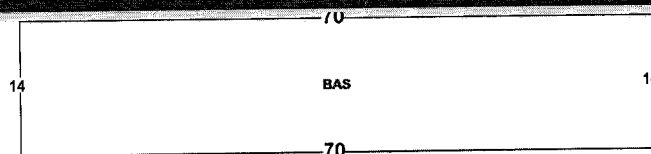
Buildings

Address: 1697 SAXON ST, Improvement Type: MOBILE HOME, Year Built: 2005, Effective Year: 2005, PA Building ID#: 126803

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-UNIT HEAT/FLOOR
FURNACE
MH INTERIOR FINISH-PANEL PLYWOOD
MH MILLWORK-TYPICAL



MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-5
NO. STORIES-1
STORY HEIGHT-0

Areas - 980 Total SF

BASE AREA - 980

Improvement Type: MOBILE HOME, Year Built: 1968, Effective Year: 1968, PA Building ID#: 126804

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

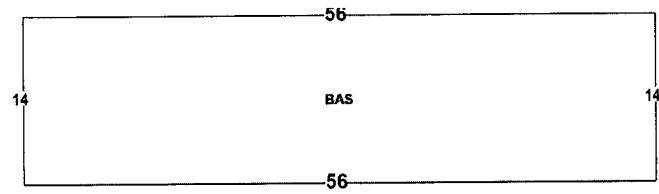
NO. PLUMBING FIXTURES-5

NO. STORIES-1

STORY HEIGHT-0

Areas - 784 Total SF

BASE AREA - 784



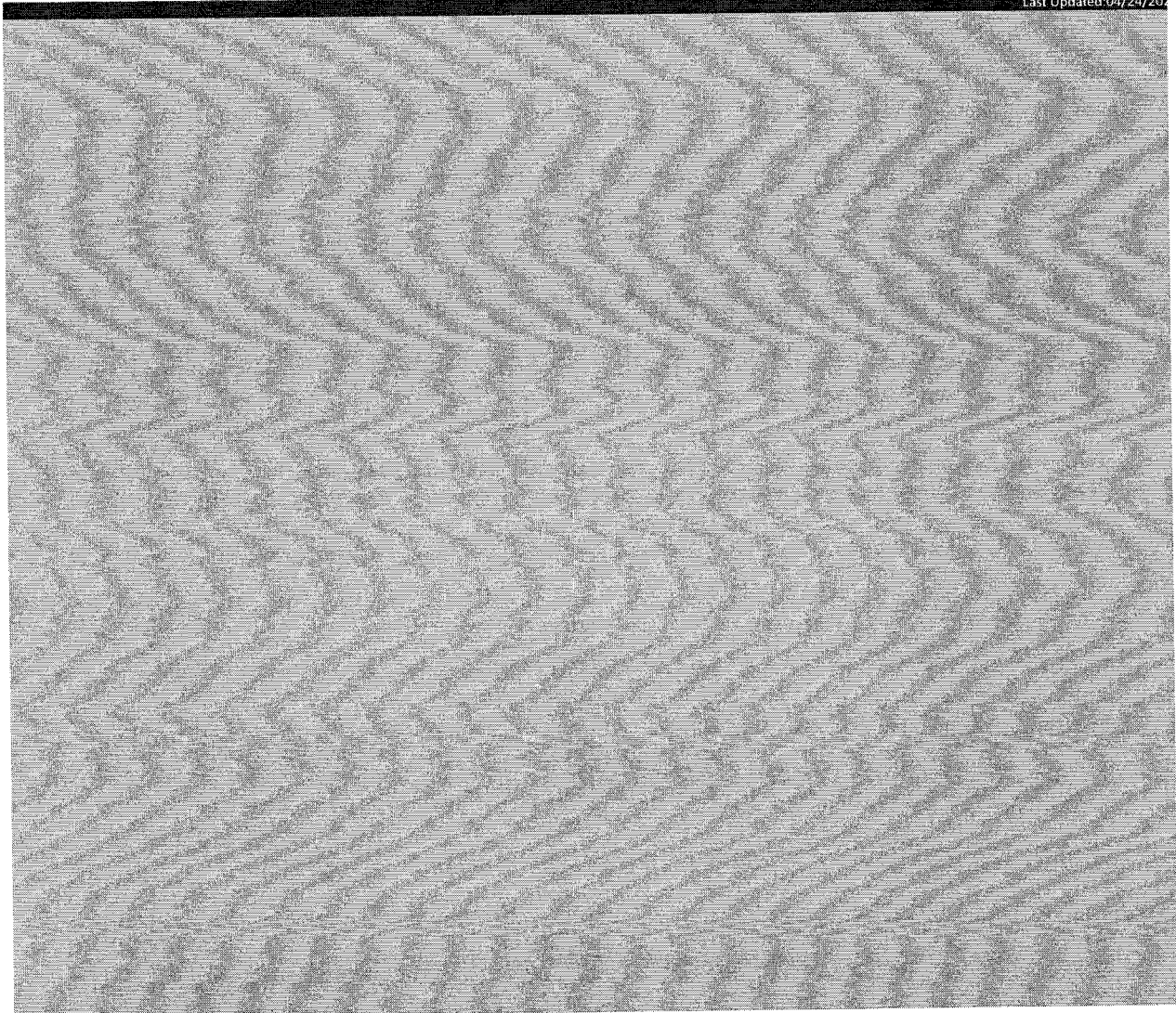
Images



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.

Last Updated:04/24/20



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.



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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-0836-350 CERTIFICATE #: 2023-1054

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

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

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

Period Searched: May 12, 2005 to and including May 12, 2025 Abstractor: Andrew Hunt

BY



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
CERTIFICATE #: 2023-1054

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

MERCY WIGGINS
1697 SAXON ST
PENSACOLA, FL 32505

MERCY WIGGINS
605 PARK LAKE LN
NORCROSS, GA 30092

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

MERCY WIGGINS
8208 TEMPEST DR
PENSACOLA, FL 32505

OKINUS INC
147 W RAILROAD ST S
PELHAM, GA 31779

NATIONAL REVENUE SERVICE INC
1533 SUNSET DR
SUITE 225
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

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
70

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

DEED DOC STAMPS PD & ESC CO \$ 0.70
01/02/04 ERNIE LEE MAGANA, 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

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

QUIT CLAIM DEED-Page Two

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 15th day of January, 2004.

Signed, sealed and delivered
in our presence

Demetrius Armstrong
Mercy Wiggins

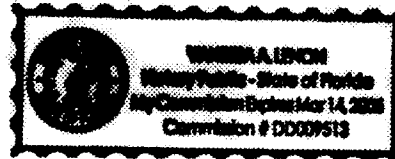
Vanessa Senon
Demetrius Armstrong

STATE OF
COUNTY OF

Julius Wiggins Jr
JULIUS WIGGINS JR

The foregoing instrument was acknowledged before me this 15th
day of Jan. 2004, by JULIUS WIGGINS JR, who produced
identification of 262-55-1322 and did not take an oath.
Vanessa Senon
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, Florida 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 Wiggins, 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:

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#FHMCMF07864; 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.

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 than 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.

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
Mercy D. Wiggins

Julius Wiggins, Jr.
Julius Wiggins, Jr.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: D. TIMBIE

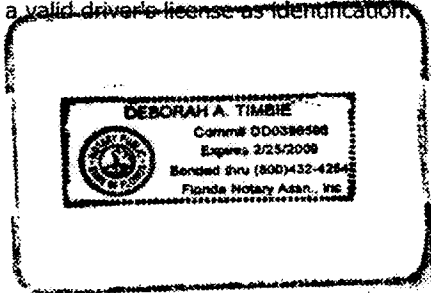
[Signature]
Witness Signature

Print Name: S. Bailey

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/are personally known to me or has/have produced a valid driver's license as identification.



[Signature]
NOTARY PUBLIC

Notary Print Name _____

My Commission Expires: _____

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 **15.90000** percent, 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 **5.0000%** of the payment due.

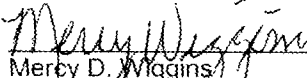
This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

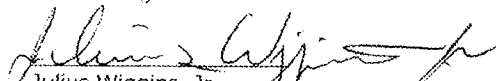
If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued 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


Mercy D. Wiggins


Julius Wiggins, 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").

WITNESSETH 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 April 28, 2008, from the Mercy D. Wiggins and Julius Wiggins Jr. (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.

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.

(Assignor)

C. G. Jackson

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

(Assignee)

H. Cary McCoy

By: H. Cary McCoy, Executive Vice President
Bank of Pensacola

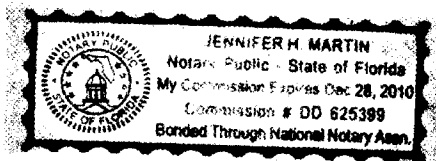
WITNESSES:

Harry Stump
Name: Harry Stump

Jennifer H. Martin
Name: Jennifer H. Martin

State of Florida
County of Escambia

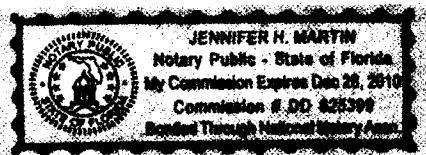
The foregoing instrument was acknowledged before me on this 28th day of May, 2008, by C. G. Jackson, Trustee of the Jackson Family Trust dated 08-13-2002, who is personally known to me.



State of Florida
County of Escambia

Jennifer H. Martin
Notary Public Name: Jennifer H. Martin

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.



Jennifer H. Martin
Notary 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**

THIS ABSOLUTE ASSIGNMENT of Note, Mortgage, and Other Loan Documents ("Assignment") is made this 22nd day of October, 2012, by and between LEIGH J. MOTHERSHED, AS SUCCESSOR TRUSTEE OF THE JACKSON FAMILY TRUST DATED 08-13-02, 423 Surrey Drive, Gulf Breeze, FL ("Assignor"), LEIGH J. MOTHERSHED, individually, and 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, 125 W. Romana St., 4th Floor, Pensacola, FL 32502 ("Assignee").

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

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.

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

WITNESSES:

Carel A. Quedsamen
Print Name: CAREL A. QUEDSAMEN

Lisa A. Grove
Print Name: LISA A GROVE

ASSIGNOR:

Leigh J. Mothershed
Leigh J. Mothershed, as Successor
Trustee of the Jackson Family Trust dated 08-13-02

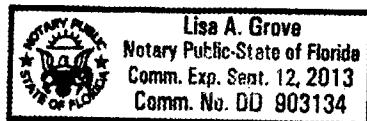
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18 day of October, 2012, by Leigh J. Mothershed, as Successor Trustee of the Jackson Family Trust dated 08-13-02. She (check one):

☐ Is personally known to me; or

☒ Produced as identification: *FL DL*



Lisa A. Grove
Notary Public, State of Florida
Print Name: LISA A GROVE

[NOTARY SEAL]

BK: 6944 PG: 1614

WITNESSES:

Caree Luebsamen
Print Name: CAREE LUEBSAMEN

Lisa A. Grove
Print Name: LISA A GROVE

Leigh J. Mothershed
Leigh J. Mothershed, individually

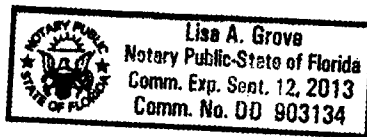
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18 day of October, 2012, by Leigh J. Mothershed, individually. She (check one):

☐ Is personally known to me; or

☒ Produced as identification: id



Lisa A. Grove
Notary Public, State of Florida
Print Name: LISA A GROVE

[NOTARY SEAL]

BK: 6944 PG: 1615 Last Page

WITNESSES:

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

David Wolf
Print Name: David Wolf

Donna A. Courtney
Print Name: Donna A. Courtney

By: [Signature]
Print Name: ROGER HUFFMAN
Its: VICE PRESIDENT

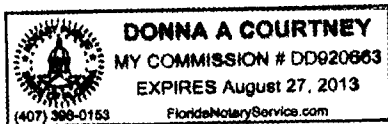
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of October, 2012, by
Roger Huffman as Vice Pres. 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
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,

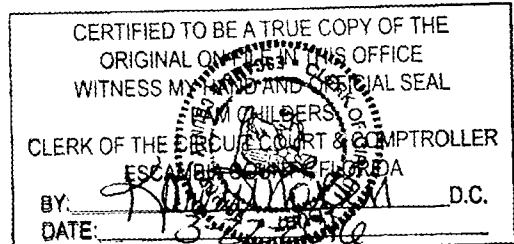
v.
MERCY WIGGINS
Defendant.

DEFAULT FINAL JUDGMENT

This action was heard on a Default of the Defendant, MERCY WIGGINS. and
IT IS ORDERED AND ADJUDGED that:

1. 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



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 ESCAMBIA County, Florida this 20th of Dec, 2016.


COUNTY COURT JUDGE

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

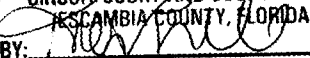
Plaintiff's Name and Address:
OKINUS INC.
147 W RAILROAD ST S
PELHAM, GA. 31779
C/O NOAM J. COHEN, P.A.

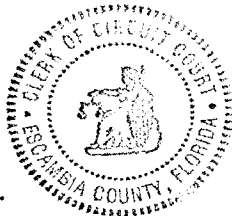
Defendant: MERCY WIGGINS, 8208 TEMPEST DRIVE, PENSACOLA FL 32505; [REDACTED]

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
ESCAMBIA COUNTY, FLORIDA"
BY:  D.C.



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: [REDACTED] 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.**

ORDERED in Escambia County, Florida on September 25, 2008.


COUNTY COURT JUDGE

cc:

David E. Newman, P.A.
Attorney for Plaintiff
1533 Sunset Dr., #225
Coral Gables, FL 33143
(305) 666-5532 11.0

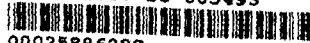
MERCY WIGGINS
1697 SAXON ST
PENSACOLA, FL 32505

COUNTY CIVIL DIVISION
FILED & RECORDED

2008 SEP 26 A 9 30

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

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 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 ST S PELHAM, GA 31779
	MERCY WIGGINS 605 PARK LAKE LN NORCROSS, GA 30092
MERCY WIGGINS 8208 TEMPEST DR PENSACOLA, FL 32505	NATIONAL REVENUE SERVICE INC 1533 SUNSET DR SUITE 225 CORAL GABLES, FL 33143

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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@ESCAMBIACLK.COM



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Dated this 10th day of June 2025.

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Post Property:

1697 SAXON ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 10th day of June 2025.

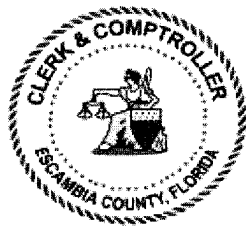
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Personal Services:

MERCY WIGGINS
1697 SAXON ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0825.59

Document Number: ECSO25CIV023000NON

Agency Number: 25-007408

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: _____

 921

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

007408

WARNING

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Dated this 10th day of June 2025.

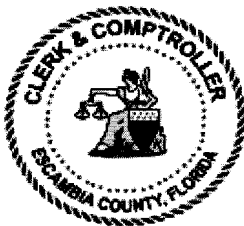
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Personal Services:

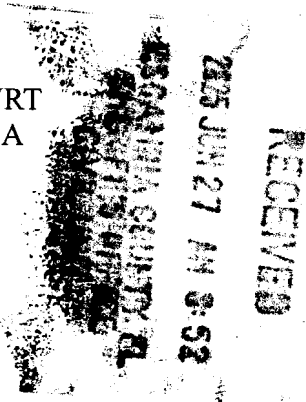
MERCY WIGGINS
1697 SAXON ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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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: _____

J. Cypret

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

007370

WARNING

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Post Property:

1697 SAXON ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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RECEIVED
2025 JUN 27 AM 8:50
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

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

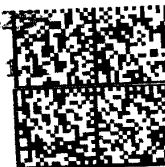
contact

CERTIFIED MAIL™

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



9171 9690 0935 0127 1865 61



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
06/26/2025 ZIP 32502
043M31219251

US POSTAGE

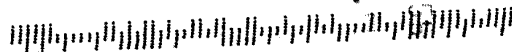
NIXIE 331 DE 1 0007/03/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 32502583335 *1687-00788-03-25

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

33143-570050

Vacant

2025 JUL -8 A 12:00
FILED
CHILDERS
& COMPTROL
ESCAMBIA COUNTY



CERTIFIED MAIL™



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PENSACOLA FL 325

25 JUN 2025 AM 1:41



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/26/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller

Official Records
221 Palatka Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
FILED
2025 JUL 17 P
ESCAMBIA COUNTY FL

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

30092-5225
32502>5833

NIXIE

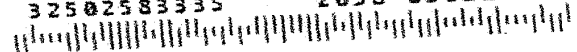
326 FEB 1

0007/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-03621-28-17



CERTIFIED MAIL™

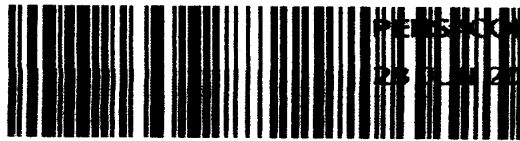
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

23 JUN 2025 AM 1:11

9171 9690 0935 0127 1865 54



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/26/2025 ZIP 32502
043M31219251

US POSTAGE

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6/30

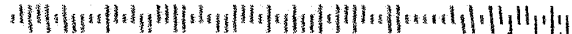
MERCY WIGGINS [0825-59]
8208 TEMPEST DR
PENSACOLA, FL 32505

NIXIE 326 DE 1 0007/18/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32502>5833

BC: 32502583335 *0532-02385-18-45



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

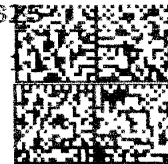
Pensacola, FL 32502



9171 9690 0935 0127 1867 07

PENSACOLA FL 325

28 JUN 2025 AM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/26/2025 ZIP 32502
043M31219251

US POSTAGE

PAID
FILED
CLERK OF CIRCUIT COURT
PENSACOLA, FL
JUL 28 12:15
SCURBIA COUNTY, FL

MERCY WIGGINS [0825-59]

1697 SAXON ST
PENSACOLA, FL 32505

N/A 130

NIXIE

325 DC 1

0007/22/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

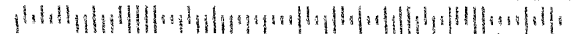
9326020013064474

UNC

BC: 32502583335

*2638-03670-28-17

02500-101733



THE SUMMATION WEEKLY

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

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TAX ACCOUNT NUMBER 030836350
(0825-59)

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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
Order Number: 8077
Order Date: 6/26/2025
Number Issues: 4
Pub Count: 1
First Issue: 7/2/2025
Last Issue: 7/23/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 7/2/2025, 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

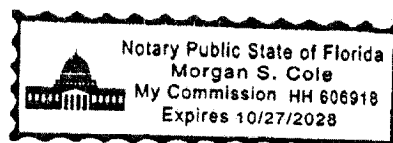
was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 weeks.

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.

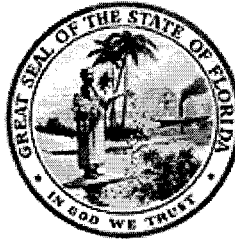
X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

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.

X 
NOTARY PUBLIC



PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 001054 of 2023 Date 8/6/2025
 Name ANASTASIIA MOROZOVA**

Cash Summary

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

Purchase Price (high bid amount) \$31,800.00
 + adv recording deed \$10.00
 + adv doc. stamps deed \$222.60
 + Adv Recording For Mailing \$18.50

Total Check \$30,475.10
 Adv Recording Deed \$10.00
 Adv Doc. Stamps \$222.60

Opening Bid Amount \$18,792.63
 - postage \$49.20
 - Researcher Copies \$0.00

Postage \$49.20
 Researcher Copies \$0.00

- Homestead Exempt \$15,851.50

Adv Recording Mail Cert \$18.50

=Registry of Court \$2,891.93

Clerk's Prep Fee \$14.00
 Registry of Court \$2,891.93

Purchase Price (high bid) \$31,800.00

Overbid Amount \$28,858.87

-Registry of Court \$2,891.93

-advance recording
 (for mail certificate) \$18.50

-postage \$49.20

-Researcher Copies \$0.00

= Overbid Amount \$28,858.87

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 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
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

VIEW IMAGES

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	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

		Total	720.00	720.00	0.00	0.00
RECEIPTS						
ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt	
4/28/2025 1:10:46 PM	2025031838	SCOTT LUNSFORD	720.00	720.00	0.00	
Total			720.00	720.00	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
Deposited		Used		Balance		
584.00		11,560.00		-10,976.00		

Name on Title

Custom Fields

Style

Case Number: 2023 TD 001054

Result Date: 08/06/2025

Title Information:

Name:

MAO ESTATES LLC

Address1:

7901 4TH ST N STE 300

Address2:

City:

ST PETERSBURG

State:

FL ▾

Zip:

33702

Cancel

Update

BIDDER # 82355

ANASTASIA MIKOZOU

SOLD \$1 31,800.00

DEPOSIT \$ 1590.00



Pam Childers

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

By: 
Deputy Clerk

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

9171 9690 0935 0127 2050 88



Pam Childers

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

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 01



Pam Childers

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

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Dated this 12th day of August 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 49



Pam Childers

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

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Dated this 12th day of August 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 25



Pam Childers

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

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Dated this 12th day of August 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 18



Pam Childers

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

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Dated this 12th day of August 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 32

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

RECEIVED
AUG 25 P 12:21
FILED
PENSACOLA
FLORIDA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS

CERTIFIED MAIL™



9171 9690 0935 0127 2051 49

PENSACOLA FL 325

14 AUG 2025AM 11



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

08/13/2025 ZIP 32502
043M31219251

U.S. POSTAGE

AWK
8/16/25

NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

MERCY WIGGINS
8208 TEMPEST DR
PENSACOLA, FL 32505

Tax Deed File # 0825-59

NIXIE

326 FE 1

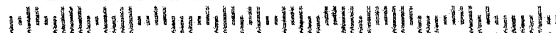
0008/21/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

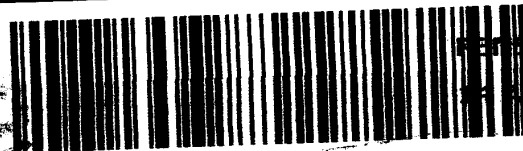
BC: 32502583335

*2638-01332-14-19

32502-58333



CERTIFIED MAIL™



9171 9690 0935 0127 2051 01

Pam Childers

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 10

Pensacola, FL 32502

PENSACOLA FL 325

AUG 2025AM 11



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁹

08/13/2025 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

MIRIEY WIGGINS
GUSMAN LAKE LN
NORCROSS, GA 30092

Tax Deed File # 0825-59

9314110233901432

30092-522505
32502>5827

NIXIE

326 FE 1

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502582799

*2638-00532-14-19

SCARBIA COUNTY, FL

2025 AUG 28 A 10:44

FILED

2025 AUG 28 A 10:44

0008/27/25

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

NIL
8/13

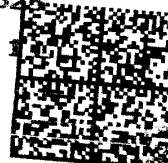
CERTIFIED MAIL™



9171 9690 0935 0127 2050 88

PENSACOLA FL 325

AUG 2025AM 1



quadiant
FIRST-CLASS MAIL
IMI
\$008.86
08/13/2025 ZIP 32502
OK 3M31219251

PAM CHILDERS
CLERK & COMPTROLLER
FILED
SEP - 9 P 1:00
ANDIA COUNTY, FL

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEBT

MERCY WIGGINS
1697 SAXON ST
PENSACOLA, FL 32505

NIXIE

326 DE 1

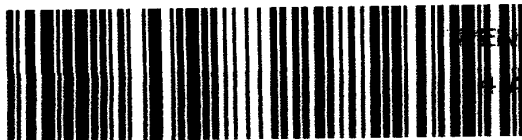
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32505-101797
32502>5833

BC: 32502583335

*2638-00716-14-19

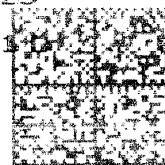
CERTIFIED MAIL™



9171 9690 0935 0127 2051 25

PENSACOLA FL 325

4 AUG 2025AM 11:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰⁰

08/13/2025 2:05 PM
0463431219201

US POSTAGE

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

PAID
NOV -3 P 5:40
VIA COUNTY

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

Tax Deed File # 0825-59
Certificate # 01051-662000

NIXIE

326 DE 1

0010/30/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

33143-01051



Tax Certificate #	2023 TD 001054
Account #	03083650
Property Owner	Mercy Wiggins
Property Address	1697 Saxon St 32505
SOLD TO:	Anastasiia Morozova \$31,800.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 251.10✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 450.38✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25✓	\$
Certificate holder/taxes & app fees	\$ 2951.88✓	\$
Refund High Bidder unused sheriff fees	\$ 237.80✓	\$ 28408.49
Additional taxes	\$	\$
Postage final notices	\$ 53.40	\$ 28,355.09
	\$	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:	
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process: 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 Request check for Tax Collector fee (\$6.25 etc) Request check for certificate holder refund/taxes & app fees Request check for any unused sheriff fees to high bidder Determine government liens of record/ amounts due Print Final notices to all lienholders/owners Request check for postage fees for final notices Record Tax Deed/Certificate of Mailing Copy of Deed for file and to Tax Collector	<input checked="" type="checkbox"/> Notes:
--	--

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 ST S PELHAM, GA 31779	MERCY WIGGINS 605 PARK LAKE LN NORCROSS, GA 30092
MERCY WIGGINS 8208 TEMPEST DR PENSACOLA, FL 32505	NATIONAL REVENUE SERVICE INC 1533 SUNSET DR SUITE 225 CORAL GABLES, FL 33143

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That 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
Order Number: 4077
Order Date: 6/26/2025
Number Issues: 4
Pub Count: 1
First Issue: 7/23/2025
Last Issue: 7/23/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 7/2/2025, 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

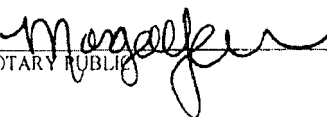
was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 weeks.

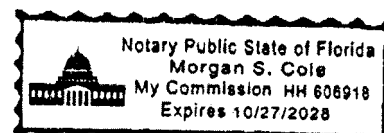
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class 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.

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.

X 
NOTARY PUBLIC



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 sum of the bid as required by law.

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

Description of lands: 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

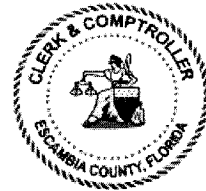
**** Property previously assessed to: MERCY WIGGINS**

On 6th day of August 2025, in Escambia County, Florida, for the sum of (\$31,800.00) THIRTY ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Myhnda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Clerk of Court and Comptroller
Escambia County, Florida



On this 6th day of August, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State of 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



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

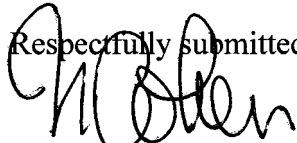
Current Judgment Balance: \$8,230.00 (includes Post-Judgment Interest)

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 SS# ✓

2006 DR 000056

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

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

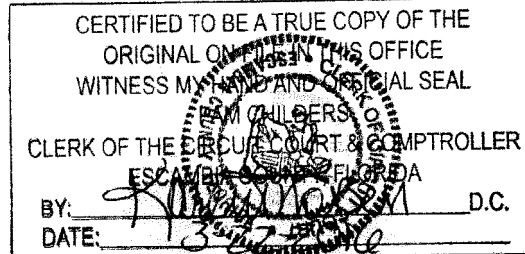
OKINUS INC.
Plaintiff,
v.
MERCY WIGGINS
Defendant.

DEFAULT FINAL JUDGMENT

This action was heard on a Default of the Defendant, MERCY WIGGINS, and
IT IS ORDERED AND ADJUDGED that:

1. 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



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 ESCAMBIA County, Florida this 20th of Dec, 2016.


COUNTY COURT JUDGE

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; 

A4178

8/18/25

Current Judgment balance w/ PJ interest:

\$ 8,230.00

MJC, Esq. X

120 days: 12/15/2015

FILED
CLERK OF THE CIRCUIT COURT
DADE COUNTY, FL

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

**Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.

2015 AUG 27 A 10:35

COMPLETE NOTARIZED FORM AND RETURN TO:

**PLEASE INCLUDE A COPY OF YOUR PHOTO ID

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

CERTIFICATE NUMBER:

SALE DATE:

PROPERTY ADDRESS:

0308 36350

010546F - 2023

8/6/25

SEE attached letter and attached judgment

**NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.

I claim the surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

MAIL CHECK TO: (if different address)

OKINUS INC

NOAM J. COHEN, Esq. - Atty for OKINUS
11900 Biscayne Blvd #502, Miami, FL 33181

305-341-3545, 888-469-2124 noamc@noamjcohenpa.com

NOAM J. COHEN, PA TRUST Acct.

I am one of the following:

Lienholder:



If claiming as a lienholder please complete Section 3.

Titleholder:



If claiming as a titleholder please complete Section 4.

Other:



Describe other: _____

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:

Book #

Page #

Amount due:

✓ COURT JUDGMENT:

Book #

Page #

Amount due:

CONDO/HSA LIEN:

Book #

Page #

Amount due:

OTHER:

Describe other:

Amount due:

\$ 8230 w/ post judgment interest

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE

DEED:

Book #

Page #

PROBATE ORDER:

Book #

Page #

OTHER:

Describe other:

**I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.

Amount of surplus claimed:

\$

CLAIMANT SIGNATURE:

N. Cohen, Esq.

PRINTED NAME:

NOAM J. COHEN, ESQ.

TO BE COMPLETED BY A NOTARY

STATE OF

FL

COUNTY OF

DADE

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online

notarization this 18th day of August, 2025, by _____

NOTARY SIGNATURE:

[Signature]

Personally known _____ Type of ID _____

PRINTED NAME:

SILVIA CAMILA GAETE LAGOS

2014 SC 003739



SILVIA CAMILA GAETE LAGOS
Commission # HH 702798
Expires July 27, 2029



Pam Childers

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 COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2051 18



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 15, 2025

Okinus Inc
c/o Noam J. Cohen Esq.
11900 Biscayne Blvd Ste 502
Miami FL 33181

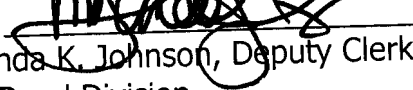
Re: Tax Certificate 2023 TD 01054

Dear Mr. Cohen,

Please find the enclosed check in the amount of \$8,230.00. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2023 TD 01054 / Mercy Wiggins / Final Judgment OR Book 7686/1976

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Tax Deed Division

/mkj
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America 

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

900039863

PAY

*EIGHT THOUSAND TWO HUNDRED THIRTY AND 00/100

OKINUS INC

TO THE
ORDER
OF

OKINUS INC
 C/O NOAM J COHEN ESQ
 11900 BISCAYNE BLVD STE 502
 MIAMI, FL 33181

DATE

AMOUNT

12/05/2025

\$8,230.00



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900039863

12/05/2025 2023 TD 001054
 WIGGINS, MERCY

Case # 2023 TD 001054 Registry Check

8,230.00

900039863

12/05/2025 OKINUS INC

\$8,230.00

120 days
12.15.25

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

030836350

CERTIFICATE NUMBER:

001054 of 2023

SALE DATE:

August 6, 2023

PROPERTY ADDRESS:

1697 Saxon St. Pensacola, FL 32505

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

Mercy Wiggins

CONTACT NAME, IF APPLICABLE:

Chiquita S. Williams

MAILING ADDRESS:

3825 White Tail Ln, Pensacola, FL 32505

TELEPHONE NUMBER:

850-595-2257 / 850-602-5567

EMAIL ADDRESS:

chiquita.williams@gmail.com

MAIL CHECK TO: (if different address)

3825 White Tail Ln, Pensacola, FL 32505

I am one of the following:

Lienholder: ☐ If claiming as a lienholder please complete Section 3.
Titleholder: ☒ If claiming as a titleholder please complete Section 4.
Other: ☐ Describe other: _____

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:	Book # _____	Page # _____	Amount due: _____
COURT JUDGMENT:	Book # _____	Page # _____	Amount due: _____
CONDO/HSA LIEN:	Book # _____	Page # _____	Amount due: _____
OTHER:	Describe other: _____		Amount due: _____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE _____

DEED:	Book # <u>5320</u>	Page # <u>620</u>
PROBATE ORDER:	Book # _____	Page # _____
OTHER:	Describe other: _____	

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed: \$ 28,355.09

CLAIMANT SIGNATURE: Mercy Wiggins
TO BE COMPLETED BY A NOTARY

PRINTED NAME: Mercy Wiggins

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of SEPT, 20 25, by MERCY WIGGINS

NOTARY SIGNATURE: [Signature]
PRINTED NAME: _____

Personally known Yes Type of ID FLDL



Mylinda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary



Mylinda Johnson
Comm.: HH 622730
Expires: Jan. 2, 2029
Notary Public - State of Florida

Mercy Wiggins
3825 Whitetail Ln
Pensacola FL 32505

I, Mercy 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 3825 Whitetail Ln, to be my beneficiary, in the event of death or incompetency.

* Mercy Wiggins
MERCY WIGGINS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
___ online notarization, this 2nd day of SEP, 2025 by MERCY WIGGINS

[Signature]
Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known ___ OR Produced Identification ___
Type of Identification Produced FLOR



Mylinda Johnson
Comm.: HH 622730
Expires: Jan. 2, 2029
Notary Public - State of Florida



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 15, 2025

Mercy Wiggins
3825 Whitetail Ln.
Pensacola FL 32505

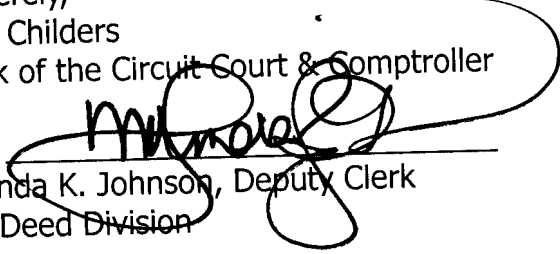
Re: Tax Certificate 2023 TD 01054

Dear Ms. Wiggins,

Please find the enclosed check in the amount of \$20,125.09. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2023 TD 01054 / Mercy Wiggins / 1697 Saxon St 32505

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Tax Deed Division

/mkj
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America.



PENSACOLA, FLORIDA

 63-27
 631

900039864

VOID AFTER 6 MONTHS

PAY

*TWENTY THOUSAND ONE HUNDRED TWENTY-FIVE AND 09/100

MERCY WIGGINS

 TO THE
 ORDER
 OF

 MERCY WIGGINS
 3825 WHITETAIL LN
 PENSACOLA, FL 32505

DATE

AMOUNT

12/05/2025

\$20,125.09



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900039864

 12/05/2025 2023 TD 001054
 WIGGINS, MERCY

Case # 2023 TD 001054 Registry Check

20,125.09

900039864

12/05/2025 MERCY WIGGINS

\$20,125.09