20-435

Tax Collector's Certification

CTY-513

Date of Tax Deed Application
Oct 24, 2019

This is to certify that **JUAN C CAPOTE**
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK, holder of **Tax Sale Certificate Number 2017 / 4705**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:
09-2568-018

Cert Holder:
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

Property Owner:
ROUSE TONIA M
5630 MULDOON RD
PENSACOLA, FL 32526

LT 7 LA VILLA ROBLE PB 7 P 73 OR 6043 P 675

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/4705	09-2568-018	06/01/2017	597.79	29.89	627.68

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2019/4553	09-2568-018	06/01/2019	596.04	6.25	29.80	632.09
2018/4748	09-2568-018	06/01/2018	598.19	6.25	29.91	634.35

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,894.12
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,269.12
Amounts Certified by Clerk of Court (Lines 8-15):	**Total Amount Paid**
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 30th day of October, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9/8/2020 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-2568-018 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900691

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-2568-018	2017/4705	06-01-2017	LT 7 LA VILLA ROBLE PB 7 P 73 OR 6043 P 675

I agree to:

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

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

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

10-24-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	012S312910000007
Account:	092568018
Owners:	ROUSE TONIA M
Mail:	5630 MULDOON RD PENSACOLA, FL 32526
Situs:	5630 MULDOON RD 32526
Use Code:	SINGLE FAMILY RESID
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
2019	$9,500	$61,710	$71,210	$71,210
2018	$9,500	$58,133	$67,633	$56,334
2017	$9,500	$53,103	$62,603	$55,176

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/07/2018	8051	808	$100	WD	View Instr
12/2006	6043	675	$38,000	WD	View Instr
03/1993	3334	650	$42,000	WD	View Instr
10/1992	3261	457	$37,500	CT	View Instr
12/1987	2488	686	$42,500	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 7 LA VILLA ROBLE PB 7 P 73 OR 8051 P 808

Extra Features

None

Parcel Information

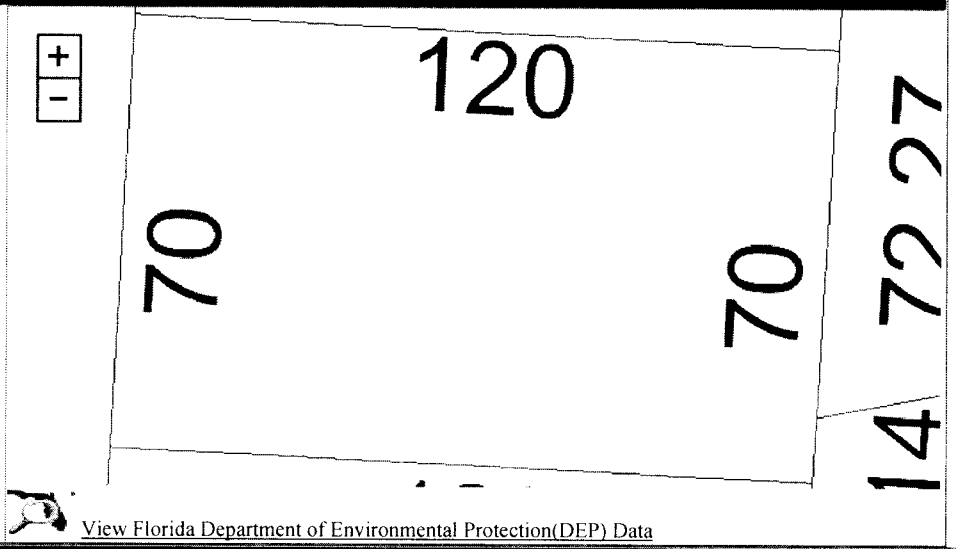
Launch Interactive Map

Section Map Id:
01-2S-31-2

Approx. Acreage:
0.1826

Zoned:
MDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

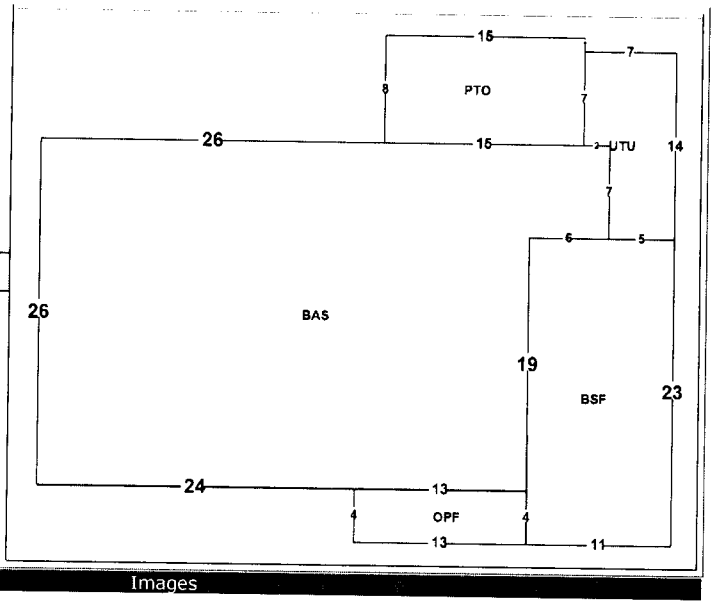
Address:5630 MULDOON RD, Year Built: 1970, Effective Year: 1970

Structural Elements
DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
EXTERIOR WALL-*VINYL SIDING*

FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*5*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1513 Total SF

BASE AREA - *1004*
BASE SEMI FIN - *253*
OPEN PORCH FIN - *52*
PATIO - *120*
UTILITY UNF - *84*

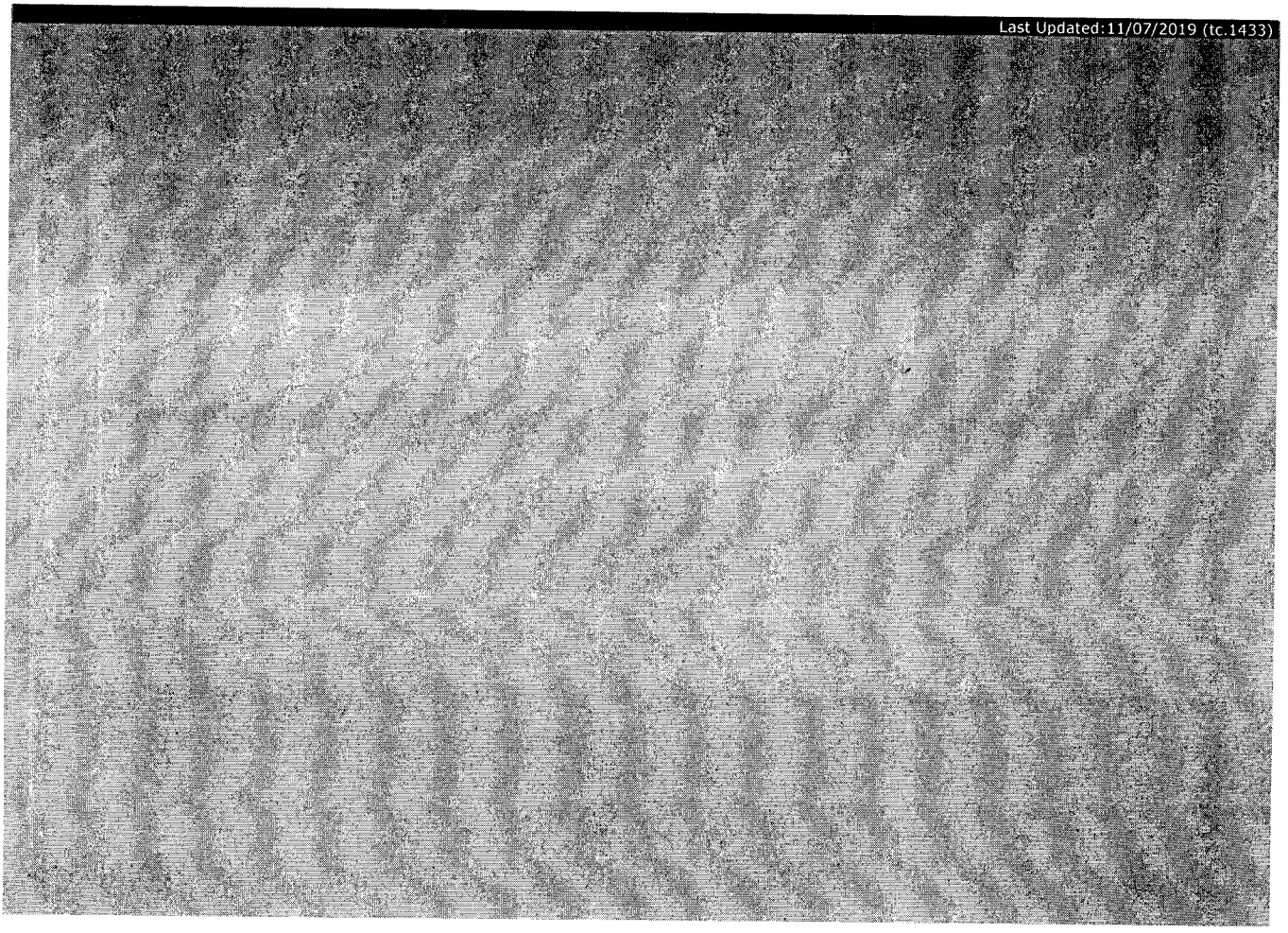


Images



8/6/19

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



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019099825 11/14/2019 3:06 PM
OFF REC BK: 8198 PG: 1291 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04705**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 LA VILLA ROBLE PB 7 P 73 OR 6043 P 675

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092568018 (20-435)

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

TONIA M ROUSE

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 **second** Tuesday in the month of September, which is the **8th day of September 2020.**

Dated this 14th day of November 2019.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020018014 2/28/2020 11:21 AM
OFF REC BK: 8254 PG: 1564 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8198, Page 1291, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04705, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **092568018 (20-435)**

DESCRIPTION OF PROPERTY:

LT 7 LA VILLA ROBLE PB 7 P 73 OR 6043 P 675

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: TONIA M ROUSE

Dated this 28th day of February 2020.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-435

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092568018 Certificate Number: 004705 of 2017

Redemption	No	Application Date	10/24/2019	Interest Rate	18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2020	Redemption Date 02/28/2020
Months	11	4
Tax Collector	$2,269.12	$2,269.12
Tax Collector Interest	$374.40	$136.15
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,649.77	$2,411.52
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$77.06	$28.02
Total Clerk	$544.06	$495.02
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$3,310.83	$2,923.54
		-320.00
		$2603.54
	Repayment Overpayment Refund Amount	$387.29
Book/Page	8198	1291

Notes

20-435

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 092568018 Certificate Number: 004705 of 2017

Payor: TONIA ROUSE 5630 MULDOON RD PENSACOLA, FL 32526 **Date** 02/28/2020

Clerk's Check #	448745802
Tax Collector Check #	1

Clerk's Total	$544.06
Tax Collector's Total	$2,649.77
Postage	$60.00
Researcher Copies	$0.00
Recording	$10.00
Prep Fee	$7.00
Total Received	~~$3,270.83~~ 2603.54

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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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 # 2017 TD 004705
Redeemed Date 02/28/2020
Name TONIA ROUSE 5630 MULDOON RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	~~$544.06~~ $25846.54
Due Tax Collector = TAXDEED	~~$2,649.77~~
Postage = TD2	~~$60.00~~
ResearcherCopies = TD6	$0.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Redeemed
20-435

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15982

June 4, 2020

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-04-2000, through 06-04-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

   Tonia M. Rouse

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____ June 4, 2020

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15982

June 4, 2020

Lot 7, Villa Roble, as per plat thereof, recorded in Plat Book 7, Page 73, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15982

June 4, 2020

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is $71,210.00. Tax ID 09-2568-018.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Sept. 8, 2020

TAX ACCOUNT NO.: 09-2568-018

CERTIFICATE NO.: 2017-4705

In compliance with Section 197.256, 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	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	___	Homestead for _____ tax year.

Tonia M. Rouse
5630 Muldoon Rd.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 5th day of June, 2020.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

Recorded in Public Records 2/25/2019 2:07 PM OR Book 8051 Page 808,
Instrument #2019016848, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording $10.00 Deed Stamps $0.70

Prepared by and return to:
Lacie Bowden
Attorney at Law
67 Bay Bridge
Gulf Breeze, FL 32561
850.565.5128

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This indenture made this day FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, cash to me in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **TRAVIS N. ROUSE**, whose address is 2225 N. Crystal Lake Drive, Lakeland, Florida 33801, do by these presents grant, bargain, sell, convey and quit claim unto **TONIA M. ROUSE**, whose address is 5630 Muldoon Road, Pensacola, FL 32526, the following described land situated in Escambia County, Florida, to-wit:

Lot 7 of Villa Roble, a subdivision of a portion of Section 1, Township 2 South Range 31, West as recorded in Plat Book 7 at Page 73 of the Public Records of Escambia County, Florida.

(LT 7 LA VILLA ROBLE PB 7 P 73 OR 6043 P675)

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 7 day of July 2018.

Travis Rouse
TRAVIS N. ROUSE, Grantor

Signed, sealed and delivered in presence of:

Rebecca M Robbins
Witness Name: Rebecca M Robbins

Chelcey Nixon
Witness Name: Chelcey Nixon

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 7 day of July 2018 by Travis N. Rouse, personally known to me or producing identification in the form of his driver's license.

WITNESS my hand and official seal this 7 day of July 2018.

S E A L

Notary Signature

JEROME FERGUSON
Notary Public - State of Florida
Commission # GG 032882
My Comm. Expires Sep 22, 2020