

# 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

# Tax Collector's Certification

20-435

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 of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

## Total Amount Paid

1,894.12  
0.00  
0.00  
200.00  
175.00  
  
2,269.12

## Amounts Certified by Clerk of Court (Lines 8-15):

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

## Total Amount Paid

6.25

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



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← 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	<a href="#">View Instr</a>
12/2006	6043	675	\$38,000	WD	<a href="#">View Instr</a>
03/1993	3334	650	\$42,000	WD	<a href="#">View Instr</a>
10/1992	3261	457	\$37,500	CT	<a href="#">View Instr</a>
12/1987	2488	686	\$42,500	WD	<a href="#">View Instr</a>

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](#)

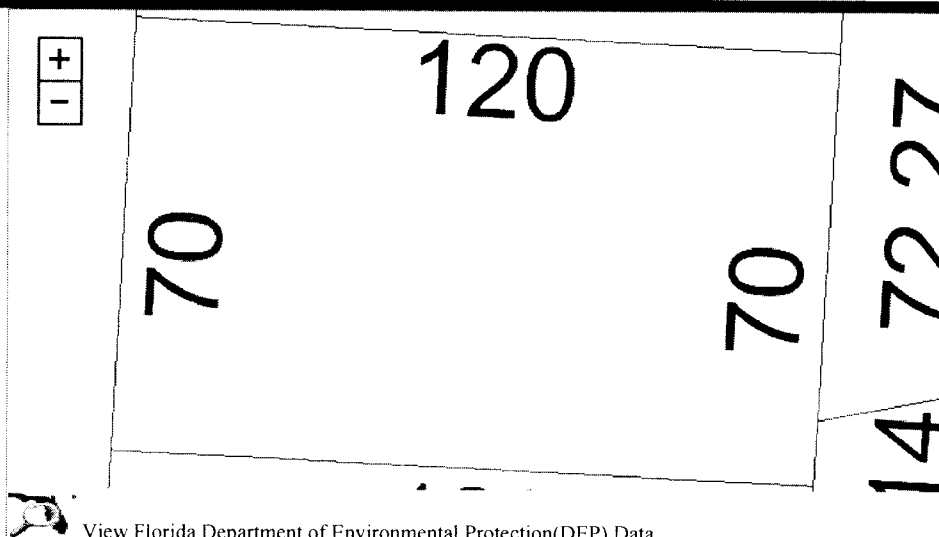
**Section Map Id:**  
01-2S-31-2



**Approx. Acreage:**  
0.1826

**Zoned:**   
MDR

**Evacuation & Flood Information**  
[Open Report](#)



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


### Buildings

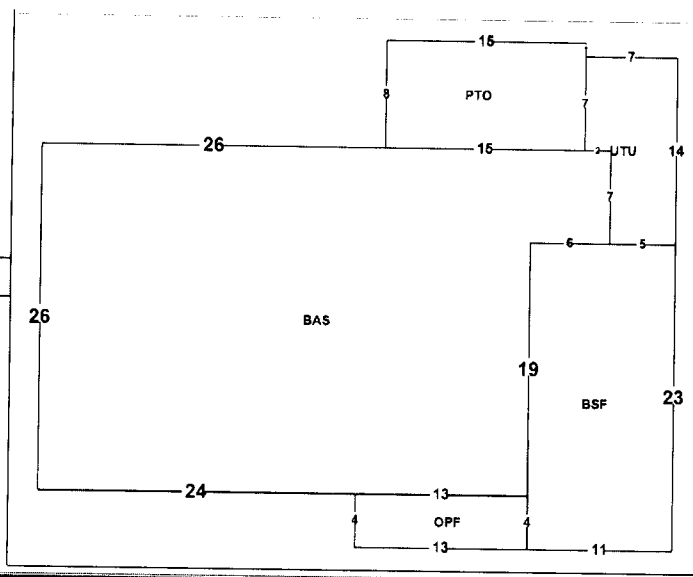
Address: 5630 MULDOON RD, Year Built: 1970, Effective Year: 1970

#### 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**



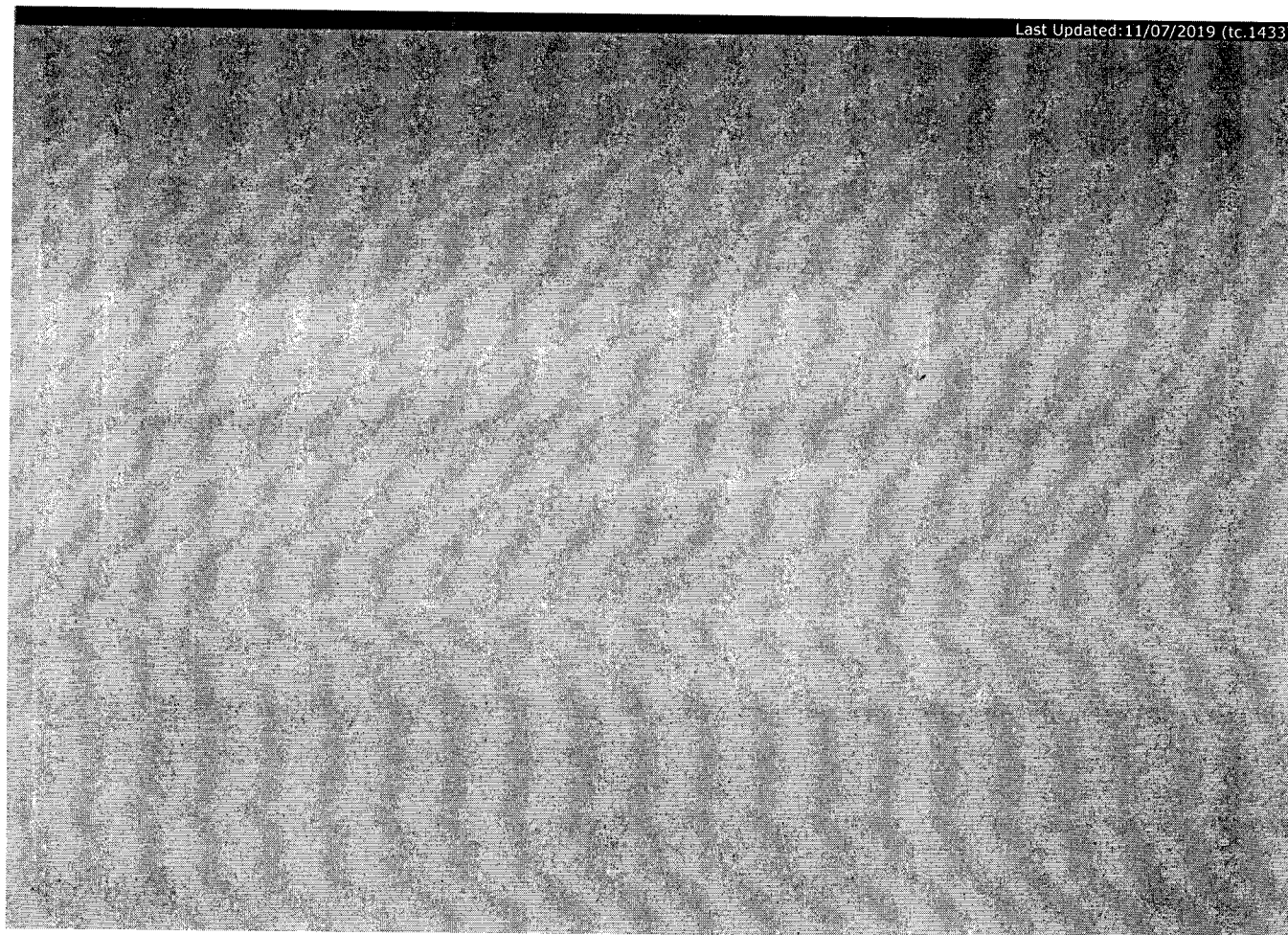
Images



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.

Last Updated: 11/07/2019 (tc.1433)



## 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

## 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



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

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

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

**Case # 2017 TD 004705**

**Redeemed Date 02/28/2020**

**Name TONIA ROUSE 5630 MULDOON RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$544.06	<b>\$2586.54</b>
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,649.77
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,270.83</del>
			<b>2603.54</b>

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk





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

**Tax Deed - Redemption Calculator**

**Account: 092568018 Certificate Number: 004705 of 2017**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="10/24/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="09/08/2020"/>	Redemption Date	<input type="text" value="02/28/2020"/>
Months	11			4	
Tax Collector	<input type="text" value="\$2,269.12"/>			<input type="text" value="\$2,269.12"/>	
Tax Collector Interest	\$374.40			\$136.15	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$2,649.77			\$2,411.52	
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	
App. Fee Interest	\$77.06			\$28.02	
Total Clerk	\$544.06			\$495.02	
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$40.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$3,310.83			\$2,923.54	
				- 320.00	
				\$2603.54	
		Repayment Overpayment Refund Amount		\$387.29	
Book/Page	<input type="text" value="8198"/>			<input type="text" value="1291"/>	

Notes

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

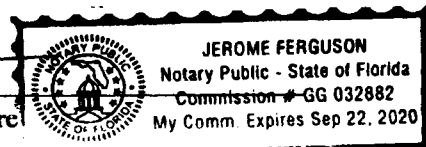
STATE OF FLORIDA  
COUNTY OF Polk

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



# 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

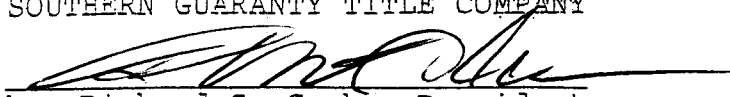
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   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.

**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.

**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**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-435

**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