

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300374

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
10-4627-758	2021/4875	06-01-2021	UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8160 P 560

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

04-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2023</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.

UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8160 P 560



# 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

1223.43

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	THAXTON JOHN D 1/3 INT THAXTON ANTHONY L JR 1/3 INT 453 SERVICE RD LAUREL, MS 39443 16777 PERDIDO KEY DR 203 10-4627-758 UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8 (Full legal attached.)	Certificate #	2021 / 4875
		Date certificate issued	06/01/2021

## 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)
# 2021/4875	06/01/2021	4,806.39	240.32	5,046.71
→Part 2: Total*				5,046.71

## 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)
# 2022/5263	06/01/2022	5,076.31	6.25	253.82	5,336.38
Part 3: Total*					5,336.38

## 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)	10,383.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,201.80
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)	15,959.89

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: Jennifer N. Cassidy Escambia, Florida  
Signature, Tax Collector or Designee Date May 8th, 2023

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

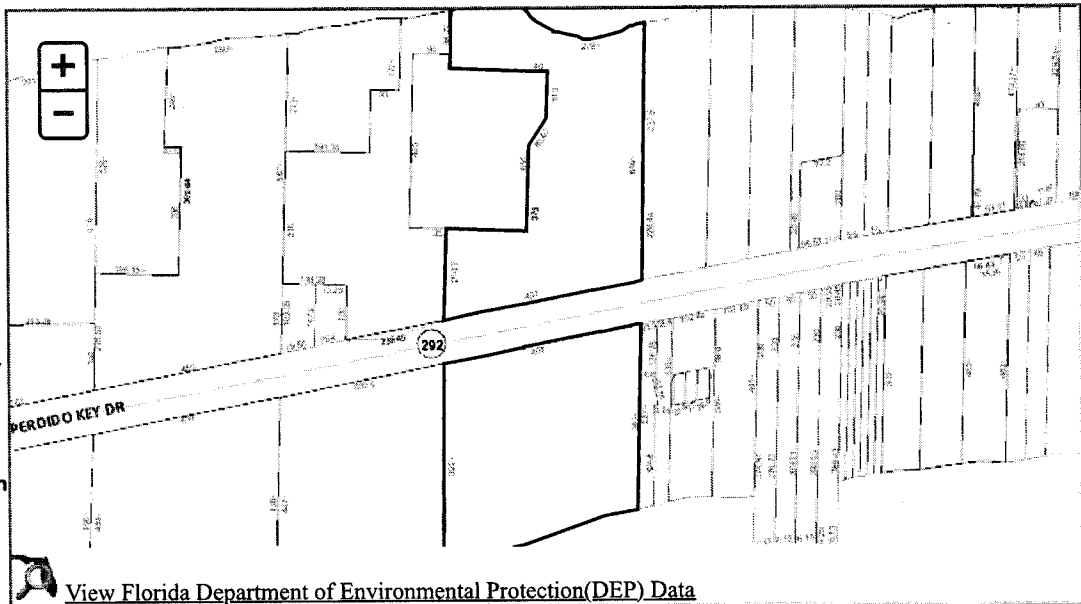
+ \$6.25

Section  
Map Id:  
01-4S-33

Approx.  
Acreage:  
9.8958

Zoned:   
CONSULT  
ZONING  
AUTHORITY

Evacuation  
& Flood  
Information  
[Open  
Report](#)




#### Buildings

Address: 16777 PERDIDO KEY DR 203, Year Built: 1980, Effective Year: 1980, PA Building ID#: 122897

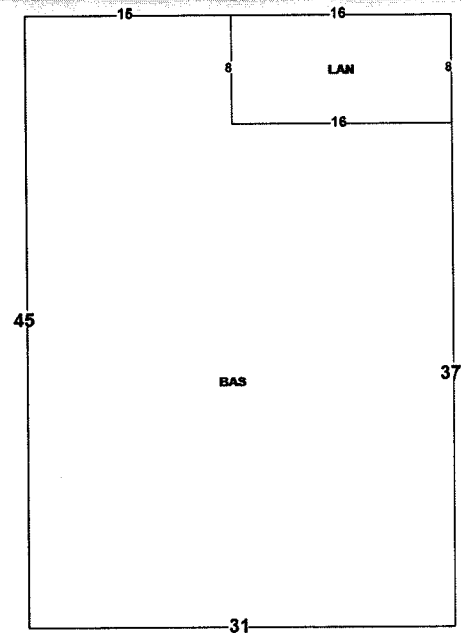
##### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-STRUCTURAL  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-BLT UP MTL/GYP  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1395 Total SF

BASE AREA - 1267

LANAI - 128



Images

None

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

Last Updated: 05/09/2023 (tc.11380)



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 0145330900203001 <b>Account:</b> 104627758 <b>Owners:</b> THAXTON JOHN D 1/3 INT THAXTON ANTHONY L JR 1/3 INT THAXTON JOEL E 1/3 INT <b>Mail:</b> 453 SERVICE RD LAUREL, MS 39443 <b>Situs:</b> 16777 PERDIDO KEY DR 203 32507 <b>Use Code:</b> CONDO-RES UNIT <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td></td> <td>\$0</td> <td>\$386,435</td> <td>\$386,435</td> <td>\$355,393</td> </tr> <tr> <td>2021</td> <td></td> <td>\$0</td> <td>\$323,085</td> <td>\$323,085</td> <td>\$323,085</td> </tr> <tr> <td>2020</td> <td></td> <td>\$0</td> <td>\$310,415</td> <td>\$310,415</td> <td>\$310,415</td> </tr> </tbody> </table> <p align="center"><b>Disclaimer</b></p> <p align="center"><b>Tax Estimator</b></p> <p align="center"><b>File for New Homestead Exemption Online</b></p>					Year	Land	Imprv	Total	Cap Val	2022		\$0	\$386,435	\$386,435	\$355,393	2021		\$0	\$323,085	\$323,085	\$323,085	2020		\$0	\$310,415	\$310,415	\$310,415																																											
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																																						

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037793 5/11/2023 3:46 PM  
OFF REC BK: 8975 PG: 1859 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. 04875**, issued the **1st** day of **June, A.D., 2021** 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:

**UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8160 P 560**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104627758 (1223-43)**

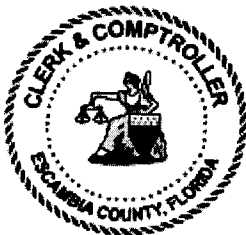
The assessment of the said property under the said certificate issued was in the name of

**JOHN D THAXTON 1/3 INT and ANTHONY L THAXTON JR 1/3 INT and JOEL E THAXTON 1/3 INT**

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 December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-4627-758 CERTIFICATE #: 2021-4875

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

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

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

Period Searched: September 11, 2003 to and including September 11, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: September 22, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 22, 2023

Tax Account #: **10-4627-758**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN D THAXTON, ANTHONY L THAXTON JR AND JOEL E THAXTON**

**By Virtue of Warranty Deed recorded 9/9/2019 in OR 8160/560**

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. NONE**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 10-4627-758**

**Assessed Value: \$355,393.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **WINDWARD OWNERS ASSOCIATION INC**

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

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



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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** DEC 6, 2023

**TAX ACCOUNT #:** 10-4627-758

**CERTIFICATE #:** 2021-4875

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**JOHN D THAXTON, ANTHONY L THAXTON JR  
AND JOEL E THAXTON**  
**16777 PERDIDO KEY DR 203**  
**PENSACOLA, FL 32507**

**JOHN D THAXTON, ANTHONY L  
THAXTON JR AND JOEL E THAXTON**  
**453 SERVICE RD**  
**LAUREL, MS 39443**

**WINDWARD OWNERS ASSOCIATION INC**  
**16777 PERDIDO KEY DR**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of September, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**September 22, 2023**

**Tax Account #:10-4627-758**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON  
ELEMENTS & PARKING SPACE #22 OR 8160 P 560**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 10-4627-758(1223-43)**

**This instrument prepared by  
and should be returned to:**

A. Alan Manning, Esq.  
Clark Partington  
Post Office Box 13010  
Pensacola, FL 32591-3010  
(850) 434-9200

Parcel ID Number: 01-4S-33-0900-203-001

State of Florida  
County of Escambia

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **ANTHONY L. THAXTON, an unmarried widower ("Grantor")**, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain, sell and convey unto **JOHN D. THAXTON, ANTHONY L. THAXTON, JR., and JOEL E. THAXTON**, each as to an undivided one third (1/3) interest as tenants-in-common (collectively, "**Grantees**"), whose mailing address is 453 Service Road, Laurel, Mississippi 39443, and their heirs, personal representatives, successor and assigns forever, the following described real estate situate, lying and being in the County of Escambia, State of Florida, to-wit (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above described property is not the constitutional homestead of the Grantor who resides at 5 Northgate Drive, Laurel, Mississippi 39440.

Subject to taxes for the current year and later years and all valid easements and restrictions of record (including, without limitation, the Declaration of Condominium described on Exhibit "A"), if any, which are not hereby reimposed, and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all person whomsoever, subject only to any exceptions set forth herein.

Attached hereto as Exhibit "B", and made a part hereof by reference thereto, is the Certificate of Approval of Transfer of Ownership of Windward Owners Association, Inc., given pursuant to the Declaration of Condominium described in Exhibit "A".

**Note to Recorder: The conveyance herein was a gift by Grantor to Grantees. Accordingly, only minimum documentary stamp taxes (\$.70) are payable in connection herewith.**

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand this 13<sup>th</sup> day of August, 2019.

Signed, sealed and delivered in our presence:

Jodi Tucker  
Jodi Tucker  
[Type/print name of witness]

Amber Page  
Amber Page  
[Type/print name of witness]

Anthony L. Thaxton  
ANTHONY L. THAXTON

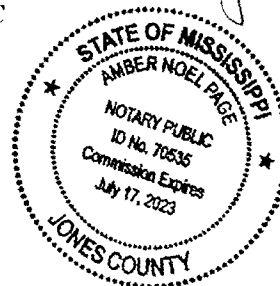
STATE OF MISSISSIPPI  
COUNTY OF JONES

Personally appeared before me, the undersigned authority in and for the said county and state on this 13<sup>th</sup> day of August, 2019, within my jurisdiction, the within named **ANTHONY L. THAXTON**, who acknowledged that he executed the above and foregoing instrument.

Amber Noel Page  
NOTARY PUBLIC

Commission Number: July 17, 2023

(NOTARIAL SEAL)



AT THE REQUEST OF GRANTOR  
AND GRANTEE, NO TITLE SEARCH  
OR EXAMINATION WAS PERFORMED  
AND NO TITLE INSURANCE POLICY  
WAS ISSUED IN CONNECTION  
HEREWITH.

EXHIBIT "A"

That certain condominium parcel composed of Unit No. 203 of Windward, a Condominium, according to the Declaration of Condominium dated April 17, 1979, and recorded in Official Record Book 1320 at Pages 980 through 1048 of the public records of Escambia County, Florida, on April 20, 1979, as amended by Amendment to Declaration of Condominium dated May 28, 1980, recorded in Official Record Book 1445 at pages 157 through 171 of the public records of Escambia County, Florida, on June 10, 1980; together with an undivided 1/79th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Windward, a Condominium, as amended;

AND ALSO: Parking Space No. 22 and the enclosed storage area located thereon which are limited common elements assigned to and made appurtenant to said unit pursuant to said Declaration;

EXHIBIT "B"

**WINDWARD OWNERS ASSOCIATION, INC.**  
**CERTIFICATE OF APPROVAL**

State of Florida  
 Escambia County

The undersigned as its President and Secretary, respectively or either of them, as the case may be, of the Windward Owners Association, Inc., pursuant to Paragraph 13 B of the Declaration of Condominium of Windward, dated April 17, 1979, recorded in Official Record Book 1320 at pages 980 through 1048, as amended by Amendment to Declaration of Condominium dated May 28, 1980, recorded in official Record Book 1445 at pages 157 through 171, all of the public records of Escambia County, Florida, do hereby certify that: Anthony L. Thaxton Jr., John D. Thaxton, Joel F. Thaxton are approved as purchasers from: Anthony L. Thaxton, husband of deceased owner, Betsy D. Thaxton. of the following described property and the transfer of ownership of said property is hereby ratified, approved and confirmed, to-wit:

That certain condominium parcel composed of Unit No. 203 of Windward, a Condominium, according to the Declaration of Condominium dated April 17, 1979, and recorded in Official Record Book 1320 at pages 980 through 1048 of the public records of Escambia County, Florida, on April 20, 1979, as amended by Amendment to Declaration of Condominium dated May 28, 1980, recorded in Official Record Book 1445 at pages 157 through 171 of the public records of Escambia County, Florida on June 10, 1980; together with an undivided 1/79th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Windward, a Condominium, as amended; and together with the following personal property: Stove and hood, refrigerator, dishwasher, disposal, compactor, washer, dryer and wall-to-wall carpet;

And Also: Parking Space No. 22 which is a limited common element assigned to and made appurtenant to said unit pursuant to said Declaration;

after due notice having been received by the Association pursuant to the said Declaration of Condominium, as amended.

We further certify that on the date of this certificate there are no unpaid maintenance fees or assessments due by the owners of said unit, or if there are any the total sum due is \$ NONE.

IN WITNESS WHEREOF, the said corporation has executed these presents by causing its name to be signed by its undersigned officers and its corporate seal to be affixed hereto, on this the 28 day of August, 2019.

WINDWARD OWNERS ASSOCIATION, INC.  
 a Florida non-profit corporation (SEAL)

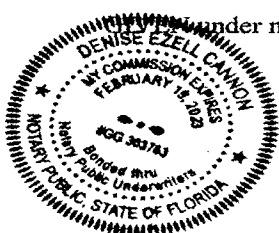
ATTEST:

\_\_\_\_\_  
 Its Secretary

By: Brett M. Evans  
 Its 2019 President (SEAL)

STATE OF Florida  
 COUNTY OF Escambia

Before the subscriber, a Notary Public in and for the State of Florida at Large, or State and County aforesaid, as the case may be, personally appeared BRETT EVANS and —, known to me and known to me to be the individuals described by said names in and who executed the foregoing instrument, and known to me to be the Windward President and the Secretary, respectively, or either of them as the case may be, of said Windward Owners' Association, Inc., a Florida non-profit corporation, and acknowledged and declared that they as its President and Secretary, respectively, or either of them as the case may be, of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.



under my hand and official seal this 28 day of August, 2019.  
Denise Ezell Cannon  
 Notary Public, State of Florida at Large or State and County aforesaid  
 My commission expires: February 19, 2023



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04875 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHN D THAXTON 1/3 INT ANTHONY L THAXTON JR 1/3 INT  
453 SERVICE RD 453 SERVICE RD  
LAUREL, MS 39443 LAUREL, MS 39443

JOEL E THAXTON 1/3 INT JOHN D THAXTON  
453 SERVICE RD 16777 PERDIDO KEY DR 203  
LAUREL, MS 39443 PENSACOLA, FL 32507

ANTHONY L THAXTON JR JOEL E THAXTON  
16777 PERDIDO KEY DR 203 16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507 PENSACOLA, FL 32507

WINDWARD OWNERS ASSOCIATION INC  
16777 PERDIDO KEY DR  
PENSACOLA, FL 32507

WITNESS my official seal this 19th day of October 2023.

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 December 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04875**, issued the **1st** day of **June, A.D., 2021** 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:

**UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8160 P 560**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104627758 (1223-43)**

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

**JOHN D THAXTON 1/3 INT and ANTHONY L THAXTON JR 1/3 INT and JOEL E THAXTON 1/3 INT**

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 December, which is the **6th day of December 2023**.

Dated this 16th day of October 2023.

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



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**JOHN D THAXTON 1/3 INT and ANTHONY L THAXTON JR 1/3 INT and JOEL E THAXTON 1/3 INT**

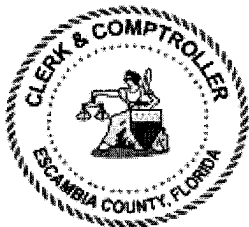
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 9th day of October 2023.

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### Post Property:

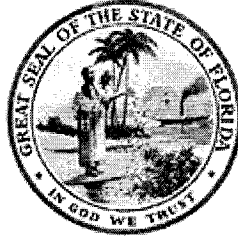
**16777 PERDIDO KEY DR 203 32507**



**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**

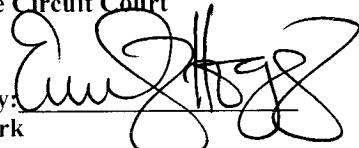
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 104627758 Certificate Number: 004875 of 2021**

**Payor: JOHN DENHAM THAXTON 1228 W 5TH ST LAUREL MS 39440      Date 11/9/2023**

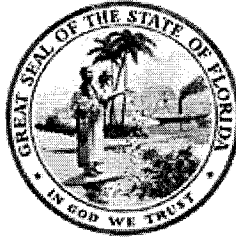
Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$17,881.33
		Postage	\$50.47
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$18,459.52

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

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

**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 # 2021 TD 004875**

**Redeemed Date 11/9/2023**

**Name JOHN DENHAM THAXTON 1228 W 5TH ST LAUREL MS 39440**

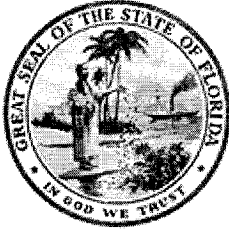
Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$17,881.33
Postage = TD2	\$50.47
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 104627758 Certificate Number: 004875 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="11/9/2023"/> 
Months	8	7
Tax Collector	<input type="text" value="\$15,959.89"/>	<input type="text" value="\$15,959.89"/>
Tax Collector Interest	\$1,915.19	\$1,675.79
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$17,881.33	<input type="text" value="\$17,641.93"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$54.72	\$47.88
Total Clerk	\$510.72	<input type="text" value="\$503.88"/> <i>CH</i>
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="\$50.47"/>	<input type="text" value="\$50.47"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$18,459.52	\$18,213.28
	Repayment Overpayment Refund Amount	<input type="text" value="\$246.24 + 80 = \$"/> <i>H</i>
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1859"/>

## 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 8975, Page 1859, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04875, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 104627758 (1223-43)

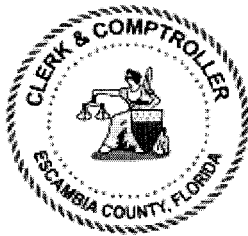
DESCRIPTION OF PROPERTY:

**UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON  
ELEMENTS & PARKING SPACE #22 OR 8160 P 560**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

NAME IN WHICH ASSESSED: JOHN D THAXTON 1/3 INT and ANTHONY L THAXTON JR 1/3 INT and  
JOEL E THAXTON 1/3 INT

Dated this 9th day of November 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1223-43

Document Number: ECSO23CIV038121NON

Agency Number: 24-000520

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04875 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JOHN D THAXTON 1/3 INT AND ANTHONY L THAXTON JR 1/3 INT AND JOEL E THAXTON 1/3 INT  
**Defendant:**

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

Received this Writ on 10/20/2023 at 9:32 AM and served same at 9:09 AM on 10/23/2023 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: \_\_\_\_\_

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

## 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 December 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04875**, issued the **1st** day of **June, A.D., 2021** 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:

**UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR 8160 P 560**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104627758 (1223-43)**

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**JOHN D THAXTON 1/3 INT and ANTHONY L THAXTON JR 1/3 INT and JOEL E THAXTON 1/3 INT**

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 December, which is the **6th day of December 2023**.

Dated this 9th day of October 2023.

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

### Post Property:

**16777 PERDIDO KEY DR 203 32507**



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

By:  
Emily Hogg  
Deputy Clerk

JOHN D THAXTON 1/3 INT [1223-43]  
453 SERVICE RD  
LAUREL, MS 39443

9171 9690 0935 0127 2164 97

ANTHONY L THAXTON JR 1/3 INT  
[1223-43]  
453 SERVICE RD  
LAUREL, MS 39443

9171 9690 0935 0127 2165 03

JOEL E THAXTON 1/3 INT [1223-43]  
453 SERVICE RD  
LAUREL, MS 39443

9171 9690 0935 0127 2165 10

JOHN D THAXTON [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

9171 9690 0935 0127 2164 04

ANTHONY L THAXTON JR [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

9171 9690 0935 0127 2164 11

JOEL E THAXTON [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

9171 9690 0935 0127 2164 28

WINDWARD OWNERS ASSOCIATION  
INC [1223-43]  
16777 PERDIDO KEY DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 2164 35

*redeemed*



**CERTIFIED MAIL**



PENSACOLA FL 325

19 OCT 2023 PM 21

9171 9690 0935 0127 2164 11



quodient

FIRST-CLASS MAIL  
(M)

\$007.18

10/19/2023 ZIP 32502  
0435211215251

US POSTAGE

**NK 23**  
**10**

ANTHONY L THAXTON JR [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

NIXIE

322 DE 1

0011/16/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502383355 \*2732-05755-19-58

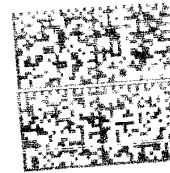
UNC  
32502383355  
32502383355

**CERTIFIED MAIL**



9171 9690 0935 0127 2164 28

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



quadrant  
FIRST-CLASS MAIL  
IM1  
\$007.18  
10/19/2023 ZIP 32502  
043M31219251

U.S. POSTAGE

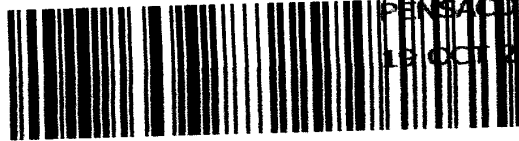
**N4 @ 23**  
NIXIE

CLERK  
10/19/23  
JOEL E THAXTON [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

322 DC 1 0011/16/23  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC BC: 32502583335 \*0238-00309-16-14  
325025833

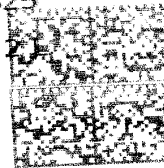
**CERTIFIED MAIL**



9171 9690 0935 0127 2164 04

PENSACOLA FL 325

12 OCT 2023 PM 2:14



quodient

FIRST-CLASS MAIL

PM

\$007.18

10/19/2023 ZIP 32507  
043M31215251

US POSTAGE

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

CLERK  
2023 OCT 20 10:11 AM  
JOHN D THAXTON [1223-43]  
16777 PERDIDO KEY DR 203  
PENSACOLA, FL 32507

*NK10-23*

NIXIE

322 DE 1

0011/16/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583333

\*2738-06048-19-38

32507-93485

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04875, issued the 1st day of June, A.D., 2021 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:

UNIT 203 OF WINDWARD CONDOMINIUM PHASE I ALSO 1/79TH INT IN COMMON ELEMENTS & PARKING SPACE #22 OR #180; P 580

SECTION 01, TOWNSHIP 4 S, RANGE 33 W  
TAX ACCOUNT NUMBER 104627758 (1223-43)

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Dated this 19th day of October 2023

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR11/1-11/22TD

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 **2021-TD-04875** in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

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

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates  
, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 8, 2025

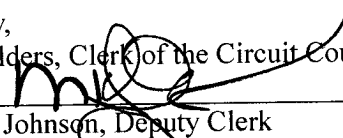
John Denham Thaxton  
1228 W 5th St  
Laurel MS 39440

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at [taxdeeds@escambiaclerk.com](mailto:taxdeeds@escambiaclerk.com).

Tax Deed case #:	Payable to:	Check #	Amount:
2021 TD 04875	JOHN THAXTON	900030284	\$300.24

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,  
Pam Childers, Clerk of the Circuit Court  
By:   
Mylinda Johnson, Deputy Clerk