



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

0125.69

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	HOUSTON HENRY D 2133 MOUNT VIEW AVE MINNEAPOLIS, MN 55405 200 BLK HANCOCK LN 04-0488-650 BEG AT SE COR OF SEC 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 S (Full legal attached.)	Certificate #	2022 / 1459
		Date certificate issued	06/01/2022

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)
# 2022/1459	06/01/2022	256.05	12.80	268.85
→ Part 2: Total*				268.85

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)
# 2023/1425	06/01/2023	254.24	6.25	20.97	281.46
# 2021/1315	06/01/2021	240.45	6.25	57.86	304.56
Part 3: Total*					586.02

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)	854.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	203.92
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)	1,433.79

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
 Signature, Tax Collector or Designee Date April 25th, 2024

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

46.25

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/08/2025</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 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT S 16 DEG W 168 10/100 FT S 74 DEG E 150 FT N 16 DEG E 207 30/100 FT N 65 DEG 53 MIN 20 SEC E 206 59/100 FT S 16 DEG W 340 40/100 FT S 74 DEG E 172 FT S 16 DEG W 208 FT S 74 DEG E 75 45/100 FT S 18 DEG 37 MIN 58 SEC W 73 76/100 FT N 71 DEG 22 MIN 02 SEC W 100 FT N 18 DEG 37 MIN 58 SEC E 208 FT N 71 DEG 22 MIN 2 SEC W 194 FT N 74 DEG 43 MIN 50 SEC W 402 98/100 FT N 16 DEG E 223 58/100 FT TO POB OR 8237 P 530 LESS OR 554 P 567 MOORE LESS RD R/W LESS OR 596 P 132 NEAL

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400365

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
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
04-0488-650	2022/1459	06-01-2022	BEG AT SE COR OF SEC 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT S 16 DEG W 168 10/100 FT S 74 DEG E 150 FT N 16 DEG E 207 30/100 FT N 65 DEG 53 MIN 20 SEC E 206 59/100 FT S 16 DEG W 340 40/100 FT S 74 DEG E 172 FT S 16 DEG W 208 FT S 74 DEG E 75 45/100 FT S 18 DEG 37 MIN 58 SEC W 73 76/100 FT N 71 DEG 22 MIN 02 SEC W 100 FT N 18 DEG 37 MIN 58 SEC E 208 FT N 71 DEG 22 MIN 2 SEC W 194 FT N 74 DEG 43 MIN 50 SEC W 402 98/100 FT N 16 DEG E 223 58/100 FT TO POB OR 8237 P 530 LESS OR 554 P 567 MOORE LESS RD R/W LESS OR 596 P 132 NEAL

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 #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3515307114000017	Year	Land	Imprv	Total	Cap Val
Account:	040488650	2023	\$13,790	\$0	\$13,790	\$13,790
Owners:	HOUSTON HENRY D	2022	\$13,790	\$0	\$13,790	\$13,790
Mail:	2133 MOUNT VIEW AVE MINNEAPOLIS, MN 55405	2021	\$13,790	\$0	\$13,790	\$13,790
Situs:	200 BLK HANCOCK LN 32503	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
01/27/2020	8237	530	\$100	QC		Legal Description BEG AT SE COR OF SEC 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT...	
08/1999	4447	607	\$1,500	QC			
12/1998	4344	1953	\$1,500	TD			
01/1976	975	56	\$1,900	TD			
01/1975	950	75	\$1,900	TD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information

Section
Map Id:
35-15-30-2

Approx. Acreage:
1.8560

Zoned:

MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

[Launch Interactive Map](#)

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

Evacuation
& Flood
Information
Open
Report

Buildings

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:05/01/2024 (tc.6971)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01459**, issued the 1st day of **June, A.D., 2022** 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 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT S 16 DEG W 168 10/100 FT S 74 DEG E 150 FT N 16 DEG E 207 30/100 FT N 65 DEG 53 MIN 20 SEC E 206 59/100 FT S 16 DEG W 340 40/100 FT S 74 DEG E 172 FT S 16 DEG W 208 FT S 74 DEG E 75 45/100 FT S 18 DEG 37 MIN 58 SEC W 73 76/100 FT N 71 DEG 22 MIN 02 SEC W 100 FT N 18 DEG 37 MIN 58 SEC E 208 FT N 71 DEG 22 MIN 2 SEC W 194 FT N 74 DEG 43 MIN 50 SEC W 402 98/100 FT N 16 DEG E 223 58/100 FT TO POB OR 8237 P 530 LESS OR 554 P 567 MOORE LESS RD R/W LESS OR 596 P 132 NEAL

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040488650 (0125-69)

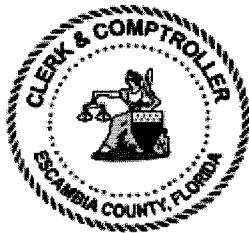
The assessment of the said property under the said certificate issued was in the name of

HENRY D HOUSTON

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** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 2024.

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 #: 04-0488-650 CERTIFICATE #: 2022-1459

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 2, 2004 to and including September 2, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 3, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 3, 2024

Tax Account #: **04-0488-650**

1. The Grantee(s) of the last deed(s) of record is/are: **HENRY D HOUSTON**
By Virtue of Quit Claim Deed recorded 1/27/2020 in OR 8237/530

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) 2020-2023 are delinquent.
Tax Account #: 04-0488-650
Assessed Value: \$13,790.00
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): **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 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.

PROPERTY INFORMATION REPORT

September 3, 2024

Tax Account #:04-0488-650

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF SEC 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT S 16 DEG W 168 10/100 FT S 74 DEG E 150 FT N 16 DEG E 207 30/100 FT N 65 DEG 53 MIN 20 SEC E 206 59/100 FT S 16 DEG W 340 40/100 FT S 74 DEG E 172 FT S 16 DEG W 208 FT S 74 DEG E 75 45/100 FT S 18 DEG 37 MIN 58 SEC W 73 76/100 FT N 71 DEG 22 MIN 02 SEC W 100 FT N 18 DEG 37 MIN 58 SEC E 208 FT N 71 DEG 22 MIN 2 SEC W 194 FT N 74 DEG 43 MIN 50 SEC W 402 98/100 FT N 16 DEG E 223 58/100 FT TO POB OR 8237 P 530 LESS OR 554 P 567 MOORE LESS RD R/W LESS OR 596 P 132 NEAL

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0488-650(0125-69)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Prepared By

Name: Henry Houston
Address: P.O. Box 5466
Destin
State: FL Zip Code: 32540

After Recording Return To

Name: Henry Houston
Address: P.O. Box 5466
Destin
State: FL Zip Code: 32540

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ~~32,173.45~~ ^{ten} (~~\$ 32,173.45~~ 10.00) in hand paid to TEN DOLLARS
John W. Redmond Jr., a Person, residing at 901 E Mack Bayou Drive
County of Walton, City of Santa Rosa Beach, State of Florida
(hereinafter known as the "Grantor(s)") hereby quitclaims to Henry D. Houston,
a Person, residing at 235 Satsuma Rd, County of Walton,
City of Choctaw Beach, State of Florida (hereinafter known as the
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real
estate, situated in Escambia County, Florida to-wit:

See attached

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.

John W Redmond JR
Grantor's Signature

John W REDMOND JR
Grantor's Name

901 E MACK Bayou Dr
Address

SANTA ROSA Cch FL 32459
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Whitney Coppage
Witness's Signature

Whitney Coppage
Witness's Name

221 Palafax Pl Suite 110
Address

Pensacola, FL 32502
City, State & Zip

Dylan Jennings
Witness's Signature

Dylan Jennings
Witness's Name

221 Palafax Pl Suite 110
Address

Pensacola, FL 32502
City, State & Zip

STATE OF FLORIDA)

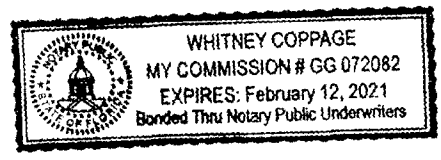
COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Redmond JR whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date. *produced FL DL

Given under my hand this 27th day of January, 2020

Whitney Coppage
Notary Public

My Commission Expires: _____



BEG AT SE COR OF SEC 28 S 16 DEG W 33 FT N 87 DEG 25 MIN E 15 83/100 FT FOR POB S 78 DEG 15 MIN 42 SEC E 135 37/100 FT S 16 DEG W 168 10/100 FT S 74 DEG E 150 FT N 16 DEG E 207 30/100 FT N 65 DEG 53 MIN 20 SEC E 206 59/100 FT S 16 DEG W 340 40/100 FT S 74 DEG E 172 FT S 16 DEG W 208 FT S 74 DEG E 75 45/100 FT S 18 DEG 37 MIN 58 SEC W 73 76/100 FT N 71 DEG 22 MIN 02 SEC W 100 FT N 18 DEG 37 MIN 58 SEC E 208 FT N 71 DEG 22 MIN 2 SEC W 194 FT N 74 DEG 43 MIN 50 SEC W 402 98/100 FT N 16 DEG E 223 58/100 FT TO POB OR 4447 P 607 LESS OR 554 P 567 MOORE LESS RD R/W LESS OR 596 P 132 NEAL