

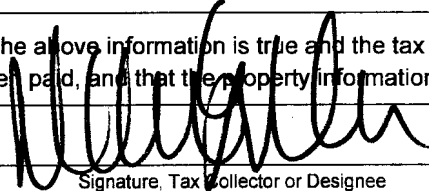


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0125-01

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	DONALDSON ARKANSAS EST OF C/O JAMES DONALDSON 7125 TANNEHILL DR PENSACOLA, FL 32526 1321 N BLUE ANGEL PKWY 09-3839-000 BEG AT NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90 DEG LEFT ALG W LI OF (Full legal attached.)	Certificate #	2022 / 4316		
		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)	
# 2022/4316	06/01/2022	1,061.82	53.09	1,114.91	
→ Part 2: Total*				1,114.91	
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)
# 2023/4402	06/01/2023	1,137.22	6.25	70.37	1,213.84
Part 3: Total*					1,213.84
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)					2,328.75
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,117.70
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)					3,821.45
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

+6.25

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <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>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 NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90 DEG LEFT ALG W LI OF LT TO SW COR 90 DEG LEFT ALG S LI OF LT TO SE COR OF LT 90 DEG LEFT ALG E LI OF LT TO POB BLK 8 DB 545 P 602 VAN KIRK S/D LESS OR 1624 P 1000 HWY S-297 R/W

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400383

To: Tax Collector of ESCAMBIA 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
09-3839-000	2022/4316	06-01-2022	BEG AT NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90 DEG LEFT ALG W LI OF LT TO SW COR 90 DEG LEFT ALG S LI OF LT TO SE COR OF LT 90 DEG LEFT ALG E LI OF LT TO POB BLK 8 DB 545 P 602 VAN KIRK S/D LESS OR 1624 P 1000 HWY S-297 R/W

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:	1225313410011008					Year	Land	Imprv	Total	Cap Val
Account:	093839000					2023	\$7,488	\$67,145	\$74,633	\$70,921
Owners:	DONALDSON ARKANSAS EST OF					2022	\$7,488	\$59,914	\$67,402	\$64,474
Mail:	C/O JAMES DONALDSON 7125 TANNEHILL DR PENSACOLA, FL 32526					2021	\$11,400	\$47,820	\$59,220	\$58,613
Situs:	1321 N BLUE ANGEL PKWY 32506					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
None						BEG AT NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90 DEG LEFT ALG W LI OF LT TO SW COR... 🔑				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				

**Section Map Id:**  
12-2S-31

**Approx. Acreage:**  
0.2359

**Zoned:**

MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

**Evacuation & Flood Information**

**Parcel Information**

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

[Launch Interactive Map](#)

Open  
Report

Buildings

Address: 1321 N BLUE ANGEL PKWY, Year Built: 1981, Effective Year: 1981, PA Building ID#: 103887

Structural Elements

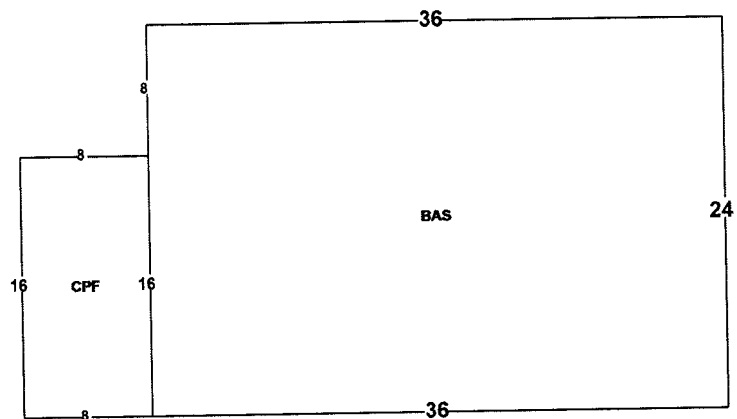
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-VINYL ASBESTOS  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 992 Total SF

BASE AREA - 864

CARPORT FIN - 128



Images



9/5/2019 12:00:00 AM



9/5/2019 12:00:00 AM

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

Last Updated: 04/30/2024 (rc.7612)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04316**, 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 NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90 DEG LEFT ALG W LI OF LT TO SW COR 90 DEG LEFT ALG S LI OF LT TO SE COR OF LT 90 DEG LEFT ALG E LI OF LT TO POB BLK 8 DB 545 P 602 VAN KIRK S/D LESS OR 1624 P 1000 HWY S-297 R/W**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093839000 (0125-01)**

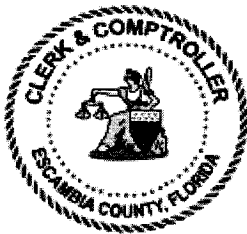
The assessment of the said property under the said certificate issued was in the name of

**EST OF ARKANSAS DONALDSON**

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 #: 09-3839-000 CERTIFICATE #: 2022-4316

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 16, 2004 to and including September 16, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2024

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

September 18, 2024

Tax Account #: **09-3839-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ARKANSAS DONALDSON**  
**By Virtue of Warranty Deed recorded 12/29/1960 in DEED BOOK 545/602**
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) 2021-2023 are delinquent.**  
**Tax Account #: 09-3839-000**  
**Assessed Value: \$70,921.00**  
**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.



**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:** JAN 8, 2025

**TAX ACCOUNT #:** 09-3839-000

**CERTIFICATE #:** 2022-4316

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>2023</u> tax year.

**ARKANSAS DONALDSON AND  
ESTATE OF ARKANSAS DONALDSON  
C/O JAMES DONALDSON  
7125 TANNEHILL DR  
PENSACOLA, FL 32526**

**ARKANSAS DONALDSON AND  
ESTATE OF ARKANSAS DONALDSON  
C/O JAMES DONALDSON  
1321 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of September, 2024.

**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 18, 2024**

**Tax Account #:09-3839-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF LT 1 SLY ALG E LI 120 FT FOR POB 90 DEG RIGHT TO W LI OF LT 90  
DEG LEFT ALG W LI OF LT TO SW COR 90 DEG LEFT ALG S LI OF LT TO SE COR OF LT 90  
DEG LEFT ALG E LI OF LT TO POB BLK 8 DB 545 P 602 VAN KIRK S/D LESS OR 1624 P 1000  
HWY S-297 R/W**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3839-000 (1025-01)**

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

State of Florida

DEED 545 MAY 602

H. & E. File No. W-164

WARRANTY DEED.

Escambia COUNTY.

KNOW ALL MEN BY THESE PRESENTS: That Wesley Jenkins and Alma Lee Jenkins,  
his wife,

for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is acknowledged, do  
bargain, sell, convey and grant unto Arkansas Donaldson, an unmarried woman,  
(whose address is Myrtle Grove Star Route, Box 944, Pensacola, Fla.), all of our interest in  
executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the  
County of Escambia, State of Florida, to-wit:

Begin at the Northeasterly corner of Lot 1, Block 8, Van Kirk Addition to  
Millview in Section 12, Township 2 South, Range 31 West, and run Southerly  
along the Easterly line of said Lot 4 a distance of 120 feet to point-of-  
beginning; thence run 90 degrees right to the Westerly line of said  
lot; thence run 90 degrees left along the Westerly line of said lot to  
the Southwesterly corner of said lot; thence run 90 degrees left along the  
Southerly line of said lot to the Southeasterly corner thereof; and thence  
run 90 degrees left along the Easterly line of said lot to point-of-  
beginning.

The said Wesley Jenkins, one of the grantors herein, and the grantee  
herein, being the sole and only descendants of Wesley Riggs, deceased.



Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any.

To have and to hold, unto the said grantee her heirs, successors and assigns, forever. Together with all  
and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all ex-  
emptions and right of homestead. And we covenant that we are well seized of an indefeasible estate in  
fee simple in said property and ha we a good right to convey the same; that it is free of lien or encumbrances, and that  
we our heirs, executors and administrators, the said grantee her heirs, executors, admini-  
trators, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claim-  
ing the same, shall and will forever warrant and defend, subject to the exceptions setforth above.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 28  
day of December, A.D., 19 60.

Signed, sealed and delivered in the presence of:

Arkansas Donaldson  
Wesley Jenkins

Wesley Jenkins (SEAL)  
Alma Lee Jenkins (SEAL)

FILED RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
DEC 29 12 45 PM '60  
LANGLEY BELL, CLERK  
CIRCUIT COURT

State of Florida

Escambia COUNTY.

Before the subscriber personally appeared Wesley Jenkins  
and Alma Lee Jenkins, his wife, known to me, and known  
to me to be the individual as described by said name as, in and who executed the foregoing instrument and acknowledged  
that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of December, A.D., 19 60.

Wesley Jenkins  
Notary Public, State of Florida  
COMMISSION EXPIRES APRIL 28, 1967  
PFEIFFER PRINTING CO.

LESS AND EXCEPT ROAD RIGHT OF WAY  
DEED

T.S. #49.

1624 PAGE 1000

This instrument prepared and legal description approved  
Date 8-11-80 By: J. H. Cumble  
City Chipley, Florida  
State of Florida Department of Transportation

PARCEL NO. 129.1  
SECTION 48190-2504  
STATE ROAD 297  
COUNTY Escambia  
FAP NO. N.H.D. 23 (1)

(IND, WD)  
Form 73a-00-

**Deed**

THIS INDENTURE made this 13<sup>th</sup> day of November, A. D. 1981,  
between ARKANSAS DONALDSON

as party of the first part and the STATE OF FLORIDA, for the use and benefit of the State of Florida Department of Transportation, as party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Escambia State of Florida, to-wit:

PARCEL NO. 129

SECTION 48190-2504

That part of:

Begin at the Northeasterly corner of Lot 1, Block 8, Van Kirk Addition to Millview in Sec. 12, T-2-S, R-31-W, and run Southerly along the Easterly line of said Lot 1 a distance of 120 feet to P.O.B.; thence run 90° right to the Westerly line of said lot; thence run 90° left along the Westerly line of said lot to the Southwesterly corner of said lot; thence run 90° left along the Southerly line of said lot to the Southeasterly corner thereof; and thence run 90° left along the Easterly line of said lot to P.O.B.;

lying within the following described boundaries: Begin on the South line of Section 12, Township 2 South, Range 31 West at a point 792.37 feet South 87°17'09" East of the Southwest corner of said Section 12; thence run North 34°28'38" East 659.24 feet to the beginning of a curve, concave Northwesterly, having a radius of 11,339.16 feet; thence run Northeasterly 874.52 feet along said curve, through a central angle of 4°25'08" to the end of curve at a point on the Southerly right of way line of State Road 298 (Lillian Highway); thence run South 76°59'07" East 420.01 feet along said Southerly right of way line of State Road 298 to the beginning of a curve, concave Northerly, having a radius of 4440.37 feet; thence run Southeasterly 979.91 feet along said curve through a central angle of 12°38'39" to the end of curve; thence run South 0°22'14" West 17.0 feet to the beginning of a curve, concave Northerly, having a radius of 4457.37 feet; thence from a tangent bearing of North 89°37'46" West run Northwesterly 733.23 feet along said curve, through a central angle of 9°25'30" to the end of curve; thence run North 85°11'42" West 101.74 feet to the beginning of a curve, concave Northerly, having a radius of 4467.37 feet; thence from a tangent bearing of North 78°54'16" West run Northwesterly 101.36 feet along said curve through a central angle of 1°18'00" to the end of curve; thence run North 72°30'00" West 201.26 feet; thence North 76°59'07" West 80.71 feet; thence South 34°24'07" West 25.9 feet to the beginning of a curve, concave Westerly, having a radius of 11,519.16 feet; thence from a tangent bearing of South 29°58'00" West run Southwesterly 255.41 feet along said curve, through a central angle of 1°16'13" to the end of curve; thence run South 34°20'07" West 100.63 feet; thence South 33°39'45" West 200.98 feet to the beginning of a curve, concave Westerly, having a radius of 11,509.16 feet; thence from a tangent bearing of South 32°44'13" West run Southwesterly 349.55 feet along said curve, through a central angle of 1°44'25" to the end of curve; thence run South 34°28'38" West 553.99 feet to the South line of said Section 12, at a point 992.32 feet South 87°17'09" East of the Southwest corner of said Section 12; thence run North 87°17'09" West 199.95 feet to the POINT OF BEGINNING;

Containing 0.36 of an acre (15,658 square feet), more or less, exclusive of area within existing road right of way.

DOCUMENTARY STAMPS

STATE N/A  
SURTAX N/A

E-174-02 Cross Reference Control No. 078874

(10) 1501

1624 PAGE 1001

FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO., FLA. ON  
MAR 12 9 50 AM '87  
IN BOOK 2, PAGE 11, JOURNAL  
JOE A. LECHE, CLERK  
ESCAMBIA COUNTY

131771

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in  
anywise incident or appertaining forever; and the said party of the first part do hereby fully warrant the  
title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said party of the first part has hereunto set her  
hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:  
(Signature of TWO witnesses  
required by Florida Law)

Frank Harris

H Paul Bailey

Samuel Donaldson (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Florida

COUNTY OF Escambia

Before me personally appeared Arkansas Donaldson

and \_\_\_\_\_ his wife, to me well known  
and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged  
before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 13 day of Nov. A. D. 1987



Frank Harris  
Notary Public in and for the County  
of Escambia, State of Florida at Large  
My Commission expires: Nov. 7, 1984

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

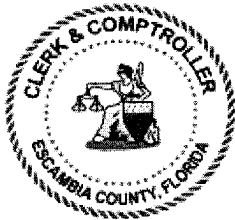
CERTIFICATE # 04316 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF ARKANSAS DONALDSON  
C/O JAMES DONALDSON  
7125 TANNEHILL DR  
PENSACOLA, FL 32526

ESTATE OF ARKANSAS DONALDSON  
1321 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

WITNESS my official seal this 21th day of November 2024.



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 January 8, 2025, 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. 04316**, 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:

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SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093839000 (0125-01)

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

EST OF ARKANSAS DONALDSON

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 15th day of November 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.



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ESCAMBIA COUNTY, FLORIDA

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Deputy Clerk

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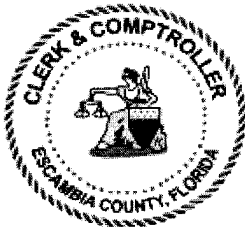
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### Post Property:

**1321 N BLUE ANGEL PKWY 32506**

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



By:  
Emily Hogg  
Deputy Clerk



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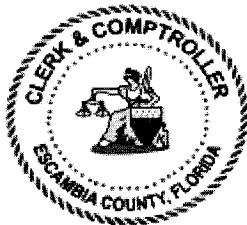
Dated this 15th day of November 2024.

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### Personal Services:

**EST OF ARKANSAS DONALDSON**  
C/O JAMES DONALDSON  
7125 TANNEHILL DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

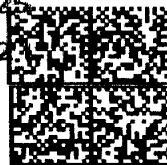
Pensacola, FL 32502



9171 9690 0935 0128 0389 44

PENSACOLA FL 325

2024PM 2



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

11/21/2024 ZIP 32502  
043M31219251

**US POSTAGE**

PAM CHILDERS  
CLERK & COMPTROLLER  
OFFICIAL RECORDS  
2024 DEC 17 A 11:59  
PENSACOLA COUNTY, FL

ESTATES OF ARKANSAS DONALDSON  
[0125-01]

1321 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

1: 93260202077028

32502>5833

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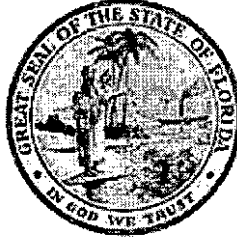
0012/13/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

SC: 32502583335 \*1087-04364-03-14



**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: 093839000 Certificate Number: 004316 of 2022**

**Payor: JOSEPH L JOHNSON 1692 QUARTZ AVE CANTONMENT FL 32533 Date 12/2/2024**

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$4,643.60
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$4,894.56</del>

**\$4,854.56**

**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 # 2022 TD 004316**

**Redeemed Date 12/2/2024**

**Name JOSEPH L JOHNSON 1692 QUARTZ AVE CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$517.56 <b>\$4,821.16</b>
Due Tax Collector = TAXDEED	\$4,343.60
Postage = TD2	\$16.40
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: 093839000 Certificate Number: 004316 of 2022**

Redemption 
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="12/2/2024"/> 
Months	9	8
Tax Collector	<input type="text" value="\$3,821.45"/>	<input type="text" value="\$3,821.45"/>
Tax Collector Interest	\$515.90	\$458.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,343.60	<input type="text" value="\$4,286.27"/> TC
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	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
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="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,894.56	\$4,830.39
	Repayment Overpayment Refund Amount	\$64.17
Book/Page	<input type="text" value="9140"/>	<input type="text" value="343"/>

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

075.01

Document Number: ECSO24CIV040357NON

Agency Number: 25-001543

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04316 2022

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

*redeemed*

Plaintiff: RE: EST OF ARKANSAS DONALDSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:44 AM and served same at 10:40 AM on 11/25/2024 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: KMJACKSON

## WARNING

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RECEIVED

NOV 12 AM 8:46

ESCAMBIA COUNTY FL  
CLERK OF CIRCUIT COURT

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04316, 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:

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Dated this 15th day of November 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.

### Post Property:

1321 N BLUE ANGEL PKWY 32506



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0125-01

**Document Number:** ECSO24CIV040354NON

**Agency Number:** 25-001599

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04316 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF ARKANSAS DONALDSON

**Defendant:**

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

Received this Writ on 11/22/2024 at 8:54 AM and served same at 3:43 PM on 12/2/2024 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF ARKANSAS DONALDSON , the within named, to wit: JAMES DONALDSON, SON.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



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### Personal Services:

EST OF ARKANSAS DONALDSON  
C/O JAMES DONALDSON  
7125 TANNEHILL DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

EST OF ARKANSAS DONALDSON  
[0125-01]  
C/O JAMES DONALDSON  
7125 TANNEHILL DR  
PENSACOLA, FL 32526

9171 9690 0935 0128 0389 37

ESTATE OF ARKANSAS DONALDSON  
[0125-01]  
1321 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

9171 9690 0935 0128 0389 44

*Redacted*



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 01-08-2025 – TAX CERTIFICATE #04316

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2024.12.26 12:00:59 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 26TH day of DECEMBER  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.12.26 12:02:44 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

Page 1 of 1

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-12-05-12-19-26-2024