



# 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

0225-55

## 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	GONZALEZ JUAN M SANCHEZ & MENDEZ MARIBEL VAZQUEZ 5558 BAUER RD PENSACOLA, FL 32507 5558 BAUER RD 10-2059-679 LT 8 BLK B PALM LAKE VILLAS PB 15 P 85 OR 7715 P 867	Certificate #	2022 / 4910
		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)
# 2022/4910	06/01/2022	2,520.14	126.01	2,646.15
→Part 2: Total*				2,646.15

## 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)
# /					
Part 3: Total*					0.00

## 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)	2,646.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,819.00
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)	5,840.15

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:

Signature, Tax Collector or Designee

Escambia, Florida

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

<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>02/05/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400410

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
10-2059-679	2022/4910	06-01-2022	LT 8 BLK B PALM LAKE VILLAS PB 15 P 85 OR 7715 P 867

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

Parcel ID: 2235312500080002

Account: 102059679

Owners: GONZALEZ JUAN M SANCHEZ & MENDEZ MARIBEL VAZQUEZ

Mail: 5558 BAUER RD  
PENSACOLA, FL 32507

Situs: 5558 BAUER RD 32507

Use Code: SINGLE FAMILY RESID

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/18/2017	7715	867	\$140,000	WD	
05/2007	6146	1166	\$150,000	WD	
02/2005	5578	1751	\$135,900	WD	
03/2004	5359	41	\$25,000	WD	

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

Assessments

Year	Land	Imprv	Total	Cap Val
2023	\$19,000	\$194,150	\$213,150	\$186,582
2022	\$19,000	\$173,717	\$192,717	\$169,620
2021	\$19,000	\$136,777	\$155,777	\$154,200

Disclaimer

Tax Estimator

File for Exemption(s) Online

[Report Storm Damage](#)

<b>Parcel Information</b> <b>Section</b> <b>Map Id:</b> 22-35-31-1 <b>Approx. Acreage:</b> 0.1709 <b>Zoned:</b> HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR		<b>Launch Interactive Map</b> 	
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			

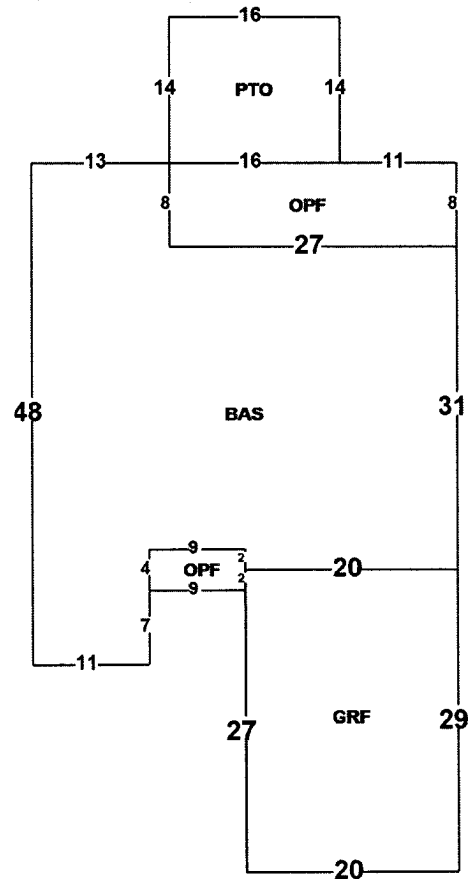
Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address: 5558 BAUER RD, Year Built: 2005, Effective Year: 2005, PA Building ID#: 114957

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-8  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-HIP-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 2481 Total SF

BASE AREA - 1425  
GARAGE FIN - 580  
OPEN PORCH FIN - 252  
PATIO - 224

Images



7/15/2022 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: 05/02/2024 (tc.776)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04910**, 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:

**LT 8 BLK B PALM LAKE VILLAS PB 15 P 85 OR 7715 P 867**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102059679 (0225-55)**

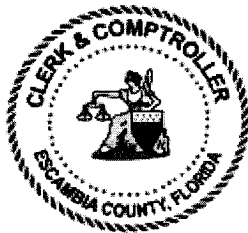
The assessment of the said property under the said certificate issued was in the name of

**JUAN M SANCHEZ GONZALEZ and MARIBEL VAZQUEZ MENDEZ**

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 February, which is the **5th day of February 2025**.

Dated this 2nd 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

**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: 102059679 Certificate Number: 004910 of 2022**

**Payor: MIRABEL VAZQUEZ MENDEZ 5558 BAUER RD PENSACOLA, FL 32507      Date 6/14/2024**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total                \$524.40  
Tax Collector's Total      \$6,722.42  
Postage                      \$100.00  
Researcher Copies        \$0.00  
Recording                   \$10.00  
Prep Fee                    \$7.00  
Total Received            ~~\$7,363.82~~

**REDUCED \$ 4188.28**

**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>**



**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 #: 10-2059-679 CERTIFICATE #: 2022-4910

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: October 7, 2004 to and including October 7, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 8, 2024



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

October 8, 2024

Tax Account #: **10-2059-679**

1. The Grantee(s) of the last deed(s) of record is/are: **JUAN M. SANCHEZ GONZALEZ AND MARIBEL VAZQUEZ MENDEZ**

**By Virtue of Warranty Deed recorded 5/19/2017 in OR 7715/867**

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) NONE are delinquent.**

**Tax Account #: 10-2059-679**

**Assessed Value: \$186,582.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>FEB 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>10-2059-679</u>
<b>CERTIFICATE #:</b>	<u>2022-4910</u>

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.

**JUAN M SANCHEZ GONZALEZ**  
**AND MARIBEL VAZQUEZ MENDEZ**  
**5558 BAUER RD**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 8<sup>th</sup> day of October, 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**

**October 8, 2024**

**Tax Account #:10-2059-679**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 8 BLK B PALM LAKE VILLAS PB 15 P 85 OR 7715 P 867**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-2059-679(0225-55)**

Prepared By & Return to:  
Ashley Lantini, as an employee of  
Clear Title of Northwest Florida, LLC  
2115 W. Nine Mile Road  
Pensacola, FL 32534  
File Number: PEN-17-12715  
Parcel ID #: 223S312500080002

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated this 19th day of May, 2017, by W Coleman Smith and Megan E Broderick, husband and wife, whose post office address is 7932 Arrowhead Forest Ct, Montgomery, Alabama 36117, hereinafter called the Grantor, to Juan M. Sanchez Gonzalez and Maribel Vazquez Mendez, husband and wife, whose post office address is 5558 Bauer Road, Pensacola, Florida 32507, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 8, Block B, Palm Lake Villas, according to the plat thereof, recorded in Plat Book 15, Page(s) 85, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: Rebecca Burach

Signature: [Signature]  
Print Name: Kristi Cunningham

State of Alabama  
County of Montgomery

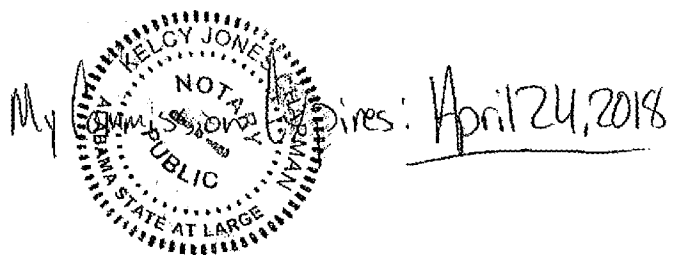
[Signature]  
W Coleman Smith

[Signature]  
Megan E. Broderick

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of May, 2017, by: W Coleman Smith and Megan E Broderick.

Signature: [Signature]  
Notary Public

\_\_\_\_ Personally Known  
OR  
☒ Protected Identification  
Type of Identification Produced Driver's License



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

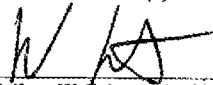
Name of Roadway: Bauer Road

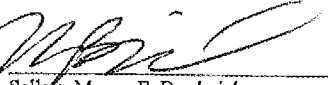
Legal Address of Property: 5558 Bauer Road, Pensacola, Florida 32507

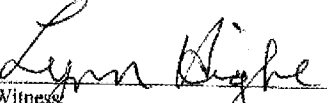
The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

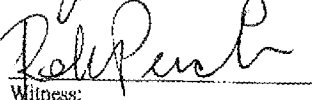
This form completed by: Clear Title of Northwest Florida, LLC  
2115 W. Nine Mile Road, Suite 15, Pensacola, Florida 32534

**AS TO SELLER(S):**

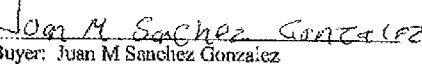
  
Seller: W Coleman Smith

  
Seller: Megan E. Broderick

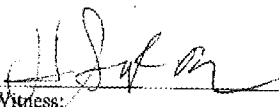
  
Witness:

  
Witness:

**AS TO BUYER(S):**

  
Buyer: Juan M Sanchez Gonzalez

  
Buyer: Maribel Vazquez Mendez

  
Witness:

  
Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95