



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

0225-51

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	GATSON REAL ESTATE LLC PO BOX 354 CHILLICOTHE, MO 64601 ZODIAC DR 10-3463-975 BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 (Full legal attached.)		Certificate #	2022 / 5131	
			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)	
# 2022/5131	06/01/2022	426.34	21.32	447.66	
→ Part 2: Total*				447.66	
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)
# 2023/5289	06/01/2023	492.50	6.25	81.26	580.01
Part 3: Total*					580.01
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)				1,027.67	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				425.36	
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)				1,828.03	
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 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>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.

BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400502

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
10-3463-975	2022/5131	06-01-2022	BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

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

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

MDR

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:05/02/2024 (tr.672)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05131**, 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 LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103463975 (0225-51)

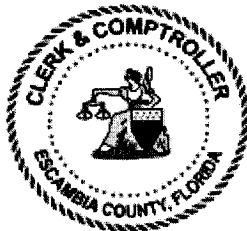
The assessment of the said property under the said certificate issued was in the name of

GATSON REAL ESTATE LLC

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



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 #: 10-3463-975 CERTIFICATE #: 2022-5131

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 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 10, 2024

Tax Account #: **10-3463-975**

1. The Grantee(s) of the last deed(s) of record is/are: **GATSON REAL ESTATE LLC**
By Virtue of Warranty Deed recorded 11/18/2022 in OR 8892/661
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 #: 10-3463-975
Assessed Value: \$30,000.00
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: FEB 5, 2025

TAX ACCOUNT #: 10-3463-975

CERTIFICATE #: 2022-5131

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.

GATSON REAL ESTATE LLC
PO BOX 354
CHILLICOTHE, MO 64601

Certified and delivered to Escambia County Tax Collector, this 9th 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 10, 2024

Tax Account #:10-3463-975

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL
DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC
RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100
FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100
FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89
DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8892 P 661**

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3463-975 (0225-51)

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

2750

Prepared by:
Lisa A. Durant
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507

File Number: 1-56813

General Warranty Deed

Made this August 6, 2021 A.D. By **Zale Charles Thornton and Sandra Moore Thornton**, husband and wife, hereinafter called the grantor, to **Matthew Gatson**, whose post office address is: P.O. Box 354, Chillicothe, Missouri 64601, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 143S321000079005

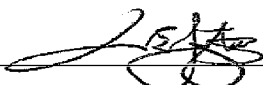
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

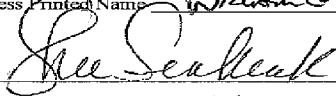
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

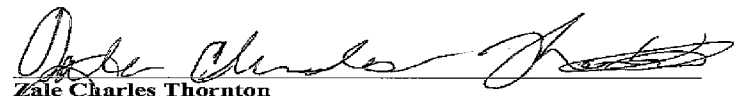
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

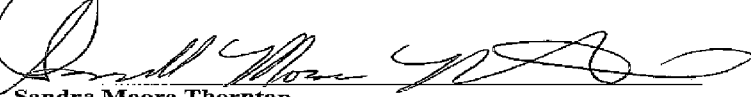
Signed, sealed and delivered in our presence:



Witness Printed Name William E. Farrington


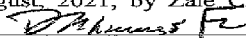
Witness Printed Name Shannon Senkanik




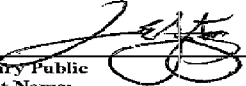
Zale Charles Thornton


Sandra Moore Thornton

State of Florida
County of

The foregoing instrument was acknowledged before me by means of (x) physical presence or [] online notarization, this 10th day of August, 2021, by Zale Charles Thornton and Sandra Moore Thornton, who is/are personally known to me or who has produced  as identification.

 WILLIAM E FARRINGTON II
Commission # GG 240087
Expires November 1, 2022
Bonded Thru Budget Notary Services



Notary Public
Print Name: _____
My Commission
Expires: _____

**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 that 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: 79 Zodiac Drive

LEGAL ADDRESS OF PROPERTY: 79 Zodiac Drive, Pensacola, Florida 32507

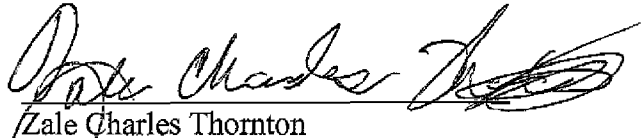
The County () has accepted (X) has not accepted the abutting roadway for maintenance.

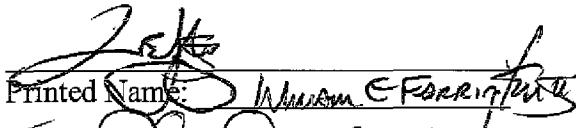
This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
14758 Perdido Key Drive
Pensacola, FL 32507

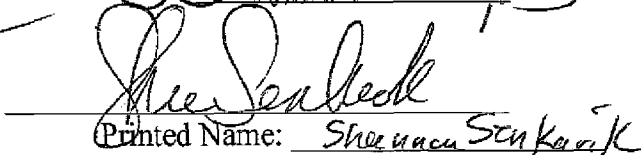
AS TO SELLER(S):

WITNESSES TO SELLER(S):


Dale Charles Thornton

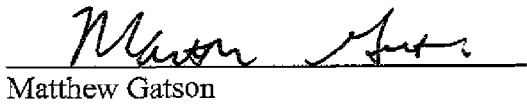

Printed Name: William E. Farrington

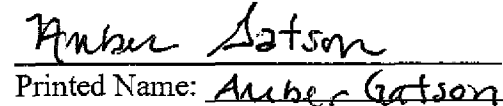

Sandra Moore Thornton


Printed Name: Sheri Ann Senk

AS TO BUYER(S):

WITNESSES TO BUYER(S):


Matthew Gatson


Printed Name: Amber Gatson

Printed Name: _____

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

EXHIBIT "A"

PARCEL 2:

THAT PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, OF SUN AND SAND SUBDIVISION, ACCORDING TO PLAT BOOK 4, AT PAGE 35 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CANAL DRIVE (66' RIGHT OF WAY), A DISTANCE OF 662.82 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, WITH A DEFLECTING ANGLE OF 18 DEGREES 12 MINUTES 50 SECONDS TO THE RIGHT, 723.78 FEET; THENCE CONTINUE EASTERLY ALONG SAID RIGHT OF WAY LINE WITH A DEFLECTING ANGLE OF 09 DEGREES 45 MINUTES 40 SECONDS TO THE RIGHT, 179.28 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 120.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES 100.00 FEET FOR THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER AS DESCRIBED IN DEED BOOK 7146, PAGE 928 (EXHIBIT A FIRST TRACT). FROM SAID POINT OF BEGINNING NORTH 68 DEGREES 40 MINUTES 17 SECONDS WEST, 89.53 FEET TO THE SOUTHWEST CORNER OF PREVIOUS AFOREMENTIONED DEED; THENCE NORTH 21 DEGREES 19 MINUTES 29 SECONDS EAST, 119.83 FEET TO THE SOUTHERLY MARGIN OF ZODIAC DRIVE BEING THE NORTHWEST CORNER OF AFOREMENTIONED DEED; THENCE SOUTH 68 DEGREES 40 MINUTES 17 SECONDS EAST, 90.00 FEET ALONG SAID MARGIN TO THE NORTHEAST CORNER OF AFOREMENTIONED DEED; THENCE LEAVING SAID MARGIN SOUTH 21 DEGREES 35 MINUTES 55 SECONDS WEST, 119.83 FEET TO THE POINT OF BEGINNING. CONTAINING 0.246 ACRE, MORE OR LESS, AND BEING LOCATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL WARRANTY DEED

THIS DEED: made this 4th day of October, 2022, by and between

Matthew Gatson
of the County of Livingston, in the State of Missouri, Grantor, and
Gatson Real Estate, LLC
of the County of Livingston, in the State of Missouri, Grantee;

Grantee's mailing address:

WITNESSETH, that the said Grantor, for and in consideration of the sum of FIVE DOLLARS (\$5.00) and other valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee the following described Real Property lying, being and situate in the County of Livingston, State of Missouri, to-wit:

Legal Description: 14-3S-32-1000-079-005-- Beg At Se Cor Of Lt 1 Blk 7 Sun And Sand S/D Pb 4 P 35
Ely Alg N R/W Li Of Canal Dr (66 Ft R/W) 662 82/100 Ft Cont Alg Sd R/W Li Deflecting And 18 Deg 12 Min 50
Sec Rt 723 78/100 Ft Cont Ely Alg R/W Li Deflecting And 9 Deg 45 Min 40 Sec Rt 179 28/100 Ft Nly At Rt Ang
120 Ft Nwly At Rt Ang 100 Ft For Pob Cont Same Course 89 53/100 Ft Nely Interior Ang Left 90 Deg 13 Min 34
Sec 120 Ft Sely Interior Ang Left 89 Deg 46 Min 26 Sec 90 Ft Sw At Rt Ang 120 Ft To Pob Or 7146 P 927

TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belonging, unto the said Grantee forever.
The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will WARRANT AND DEFEND the title to the premises unto the claims of all persons whomsoever, excepting however, the general taxes for the calendar year 2022 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has or have hereunto set their hand or hands the day and year first above written.

Matthew Gatson
Matthew Gatson

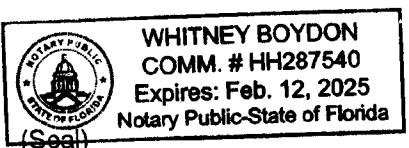
Whitney Boydon
Whitney Boydon
Nicole Allen
Nicole Allen

STATE OF Florida

COUNTY OF Escambia }

SS.

On this 18th day of November, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Gatson who was physically present and produced mo DL known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same as own free act and deed.
WITNESS my hand and Official Seal.



Whitney Boydon
Notary Public
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

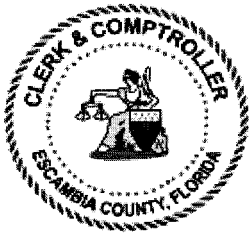
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05131 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GATSON REAL ESTATE LLC
PO BOX 354
CHILLICOTHE, MO 64601

WITNESS my official seal this 19th day of December 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05131, 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 LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103463975 (0225-51)

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

GATSON REAL ESTATE LLC

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 16th day of December 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

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NOTICE OF APPLICATION FOR TAX DEED

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BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103463975 (0225-51)

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GATSON REAL ESTATE LLC

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Dated this 13th day of December 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:

ZODIAC DR 32507



**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

0725.51

Document Number: ECSO24CIV043565NON

Agency Number: 25-002245

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05131 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GASTON REAL ESTATE LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/20/2024 at 9:05 AM and served same at 9:55 AM on 12/27/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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BEG AT SE COR OF LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 662 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103463975 (0225-51)

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

GATSON REAL ESTATE LLC

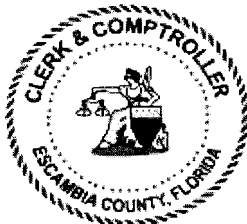
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th day of February 2025**.

Dated this 13th day of December 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:

ZODIAC DR 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Map
attached



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 103463975 Certificate Number: 005131 of 2022

Payor: GATSON HEATING & COOLING LLC PO BOX 354 CHILLICOTHE, MO 64601 **Date**
1/27/2025

Clerk's Check # 182921
Tax Collector Check # 1

Clerk's Total	\$524.40
Tax Collector's Total	\$2,108.48
Postage	\$8.20
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,658.08

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>

GATSON REAL ESTATE LLC [0225-51]
PO BOX 354
CHILLICOTHE, MO 64601

9171 9690 0935 0128 1018 22

Contact -
owner

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. 05131, 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 LT 1 BLK 7 SUN AND SAND S/D PB 4 P 35 ELY ALG N R/W LI OF CANAL DR (66 FT R/W) 682 82/100 FT CONT ALG SD R/W LI DEFLECTING AND 18 DEG 12 MIN 50 SEC RT 723 78/100 FT CONT ELY ALG R/W LI DEFLECTING AND 9 DEG 45 MIN 40 SEC RT 179 28/100 FT NLY AT RT ANG 120 FT NWLY AT RT ANG 100 FT FOR POB CONT SAME COURSE 89 53/100 FT NELY INTERIOR ANG LEFT 90 DEG 13 MIN 34 SEC 120 FT SELY INTERIOR ANG LEFT 89 DEG 46 MIN 26 SEC 90 FT SW AT RT ANG 120 FT TO POB OR 8597 P 515

SECTION 14, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103463975
(0225-51)

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

GATSON REAL ESTATE LLC

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 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7636
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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


**2022 TD 05131 MIKON FINANCIAL SERVICES INC
AND OCEAN BANK – Gatson Real Estate LLC**

was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

