



# 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

0225-50

## Part 1: Tax Deed Application Information

|                                     |  |                         |              |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name<br>Applicant Address | JUAN C CAPOTE<br>MIKON FINANCIAL SERVICES, INC. AND OCEAN<br>BANK<br>780 NW 42 AVE #204<br>MIAMI, FL 33126   | Application date        | Apr 17, 2024 |
| Property description                | LANDGRAFF JOHN A EST OF<br>C/O ROSELYN E LANDGRAFF<br>2013 W INDIES DR<br>PENSACOLA, FL 32506<br>5800 BLK WINIFRED AVE<br>10-4013-565<br>LT 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P<br>485 OR 7533 P 1635 | Certificate #           | 2022 / 5169  |
|                                     |  | Date certificate issued | 06/01/2022   |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/5169                    | 06/01/2022                           | 265.04                                 | 13.25                | 278.29                                   |
| → Part 2: Total*               |                                      |  |                      | 278.29                                   |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/5334                    | 06/01/2023                                    | 279.83  | 6.25                            | 46.17                | 332.25                                       |
| Part 3: Total*                 |   |   |                                 |                      | 332.25                                       |

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 610.54   |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 259.94   |
| 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)   | 1,245.48 |

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

+6.25

| <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><br>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: 2400331

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   |
|----------------|-----------------|------------|---|
| 10-4013-565    | 2022/5169       | 06-01-2022 | LT 14 BLK 3 SUNSET BAYOUS PB 1 P 20<br>OR 2726 P 485 OR 7533 P 1635 |

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                         |             |              |              |                |
|--|--|-------------------------------------|-------------|--------------|--------------|----------------|
| <b>Parcel ID:</b>  | 143S323000014003   | <b>Year</b>                         | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 104013565  | 2023                                | \$27,000    | \$0          | \$27,000     | \$12,126       |
| <b>Owners:</b>   | LANDGRAFF JOHN A EST OF  | 2022                                | \$20,700    | \$0          | \$20,700     | \$11,024       |
| <b>Mail:</b>   | C/O ROSELYN E LANDGRAFF<br>2013 W INDIES DR<br>PENSACOLA, FL 32506 | 2021                                | \$20,700    | \$0          | \$20,700     | \$10,022       |
| <b>Situs:</b>  | 5800 BLK WINIFRED AVE 32507  | <b>Disclaimer</b>                   |             |              |              |                |
| <b>Use Code:</b>   | VACANT RESIDENTIAL   | <b>Tax Estimator</b>                |             |              |              |                |
| <b>Taxing Authority:</b>   | COUNTY MSTU  | <b>File for Exemption(s) Online</b> |             |              |              |                |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a>                            | <b>Report Storm Damage</b>          |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |  |                                     |             |              |              |                |

| Sales Data  |             |             |              |             |                                      | 2023 Certified Roll Exemptions                                   |  |
|---|-------------|-------------|--------------|-------------|--------------------------------------|--|--|
| <b>Sale Date</b>  | <b>Book</b> | <b>Page</b> | <b>Value</b> | <b>Type</b> | <b>Official Records (New Window)</b> | None   |  |
| 06/03/2016  | 7533        | 1635        | \$100        | OT          |                                      | <b>Legal Description</b>   |  |
| 07/1989   | 2726        | 485         | \$2,000      | WD          |                                      | LT 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P 485 OR 7533 P 1635 |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |             |             |              |             |                                      | <b>Extra Features</b>  |  |
|   |             |             |              |             |                                      | None   |  |

| Parcel Information      |            | Launch Interactive Map  |  |
|-------------------------|------------|---|--|
| <b>Section</b>          |            |   |  |
| <b>Map Id:</b>          | 14-3S-32-1 |   |  |
| <b>Approx. Acreage:</b> | 0.2210     |   |  |
| <b>Zoned:</b>           |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| MDR                     |            |   |  |
| <b>Evacuation</b>       |            | <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> |  |

**& 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 (tc.657)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05169**, 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 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P 485 OR 7533 P 1635**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104013565 (0225-50)**

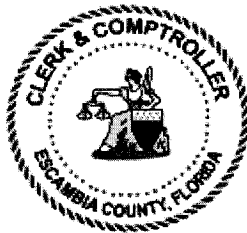
The assessment of the said property under the said certificate issued was in the name of

**EST OF JOHN A LANDGRAFF**

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 #: 10-4013-565 CERTIFICATE #: 2022-5169

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 #: **10-4013-565**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF JOHN A LANDGRAFF DECEASED**

**By Virtue of Warranty Deed recorded 7/12/1969 in OR 2726/485 ABTRACTOR'S NOTE: WE FIND NO PROBATE FOR JOHN A LANDGRAFF - WE HAVE INCLUDED WIFE AS SHOWN ON DEATH CERTIFICATE IN OR 7533/1635**

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 #: 10-4013-565**

**Assessed Value: \$12,126.00**

**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 #:** 10-4013-565

**CERTIFICATE #:** 2022-5169

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.                    |

**ESTATE OF JOHN A LANDGRAFF**  
**C/O ROSELYN E LANDGRAFF**  
**2013 W INDIES DR**  
**PENSACOLA, FL 32506**

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

**Tax Account #:10-4013-565**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P 485 OR 7533 P 1635**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-4013-565 (0225-50)**

Prepared by:  
Judy A. Parriott  
Southland Title of Pensacola, Inc.  
900 East Scott Street  
Pensacola, Fl. 32503

FILE NO. 89-1021  
DOC. 11.00  
REC: 6.00 5+1  
TOTAL 17.00  
STATE OF FLORIDA  
COUNTY OF Escambia

## WARRANTY DEED

Tax ID # \_\_\_\_\_

OR 300x **2726PC 485**

KNOW ALL MEN BY THESE PRESENTS: That

Frank S. Goodwin and Merna G. Goodwin, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto  
John A. Landgraff

Address: 3380 Timberlane Drive Pensacola, Fl. 32503  
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia, State of Florida, to wit:

Lot 14, Block 3, Sunset Bayous Addition to Innerarity Heights, according to plat  
recorded in Plat Book 1, at page 20 of the Public Records of Escambia County, Florida.

7 2 9 2 0 3  
FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
JUL 12 10 56 AM '89  
IN BOOKS PAGE 1001-1002  
DE A FLORENTINE COUNTY  
ESCAMBIA COUNTY

D. S. PD. 1100  
DATE 7-12-89  
J. A. FLOWERS, COMPTROLLER  
BY: J. Cantrell  
CLERK, REG. # 53-2043328-27-01

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.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Wherever used herein, the term 'grantor/grantor' shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on July 7 1989

Signed, sealed and delivered  
in the presence of:

[Signature]  
[Signature]

Frank S. Goodwin (SEAL)  
Merna G. Goodwin (SEAL)

STATE OF Colorado  
COUNTY OF Custer

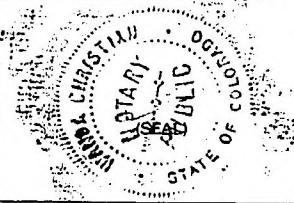
Before me the subscriber personally appeared

Frank S. Goodwin and Merna G. Goodwin, husband and wife

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on July 7 1989

CLERK FILE NO.



[Signature]  
Notary Public  
My Commission Expires: 3-3-90

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 05169 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:

EST OF JOHN A LANDGRAFF  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 32506

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. 05169**, 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 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P 485 OR 7533 P 1635**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104013565 (0225-50)**

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

**EST OF JOHN A LANDGRAFF**

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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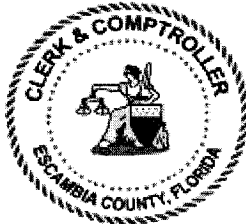
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Dated this 13th day of December 2024.

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:**

**5800 BLK WINIFRED AVE 32507**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**EST OF JOHN A LANDGRAFF  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 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**

0225.50

**Document Number:** ECSO24CIV043564NON

**Agency Number:** 25-002244

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05169 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF JOHN A LANDGRAFF

**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 9:44 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



## 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. 05169**, 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 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P 485 OR 7533 P 1635**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104013565 (0225-50)**

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

**EST OF JOHN A LANDGRAFF**

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:**

**5800 BLK WINIFRED AVE 32507**

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



By:  
Emily Hogg  
Deputy Clerk

Map  
attached



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0225-50

**Document Number:** ECSO24CIV043616NON

**Agency Number:** 25-002296

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05169 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF JOHN A LANDGRAFF

**Defendant:**

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

Received this Writ on 12/20/2024 at 9:08 AM and served same at 6:55 PM on 12/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF JOHN A LANDGRAFF , the within named, to wit: ROSELYN LANDGRAFF, .

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

 211

K. HADDOCKS, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## WARNING

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### Personal Services:

**EST OF JOHN A LANDGRAFF  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 32506**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 10 2025

EST OF JOHN A LANDGRAFF [0225-50]  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 325

9171 9690 0935 0128 1018 15

contact -  
wife

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

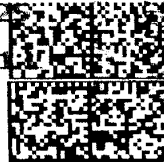
Pensacola, FL 32502



9171 9690 0935 0128 1018 15

PENSACOLA FL 32502

20 FEB 2024 PM 1:11



quadiant

FIRST-CLASS MAIL

IMI

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

12/20/2024 ZIP 32502  
043M31219251

US POSTAGE

*NL*  
*R38*  
*12-23-24*

EST OF JOHN A LANDGRAFF [0225-50]  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 32506

NIXIE

326 FEB 1

0001/15/25

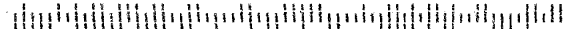
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32502583335

\*2638-00598-20-35

32506-025833





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

# 2024

# REAL ESTATE

# TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 10-4013-565    | 06           |             | 143S323000014003          |

PROPERTY ADDRESS:  
5800 BLK WINIFRED AVE

EXEMPTIONS:

LANDGRAFF JOHN A EST OF  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 32506

PRIOR YEAR(S) TAXES OUTSTANDING

22/5169

## AD VALOREM TAXES

| TAXING AUTHORITY         | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|--------------------------|--------------|----------------|------------------|----------------|--------------|
| COUNTY                   | 6.6165       | 13,338         | 0                | 13,338         | 88.25        |
| PUBLIC SCHOOLS           |              |                |                  |                |              |
| BY LOCAL BOARD           | 1.7520       | 27,000         | 0                | 27,000         | 47.30        |
| BY STATE LAW             | 3.0950       | 27,000         | 0                | 27,000         | 83.57        |
| WATER MANAGEMENT         | 0.0218       | 13,338         | 0                | 13,338         | 0.29         |
| SHERIFF                  | 0.6850       | 13,338         | 0                | 13,338         | 9.14         |
| M.S.T.U. LIBRARY         | 0.3590       | 13,338         | 0                | 13,338         | 4.79         |
| ESCAMBIA CHILDRENS TRUST | 0.4043       | 13,338         | 0                | 13,338         | 5.39         |

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$238.73

## LEGAL DESCRIPTION

## NON-AD VALOREM ASSESSMENTS

| LEGAL DESCRIPTION   | TAXING AUTHORITY   | RATE | AMOUNT  |
|---|--------------------|------|---------|
| LT 14 BLK 3 SUNSET BAYOUS PB 1 P 20 OR 2726 P<br>485 OR 7533 P 1635 | FP FIRE PROTECTION |      | 15.03   |
| NON-AD VALOREM ASSESSMENTS  |                    |      | \$15.03 |

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$253.76

| If Paid By<br>Please Pay | Jan 31, 2025<br>\$248.68 | Feb 28, 2025<br>\$251.22 | Mar 31, 2025<br>\$253.76 |
|--------------------------|--------------------------|--------------------------|--------------------------|
|--------------------------|--------------------------|--------------------------|--------------------------|

RETAIN FOR YOUR RECORDS

## 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

## PAY ONLY ONE AMOUNT

|                   |                        |
|-------------------|------------------------|
| AMOUNT IF PAID BY | Jan 31, 2025<br>248.68 |
| AMOUNT IF PAID BY | Feb 28, 2025<br>251.22 |
| AMOUNT IF PAID BY | Mar 31, 2025<br>253.76 |
| AMOUNT IF PAID BY |                        |
| AMOUNT IF PAID BY |                        |

DO NOT FOLD, STAPLE, OR MUTILATE

### ACCOUNT NUMBER

10-4013-565

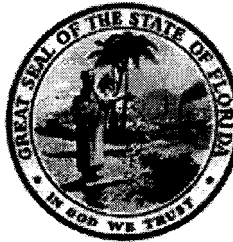
### PROPERTY ADDRESS

5800 BLK WINIFRED AVE

LANDGRAFF JOHN A EST OF  
C/O ROSELYN E LANDGRAFF  
2013 W INDIES DR  
PENSACOLA, FL 32506

1 104013565 2024 4

**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: 104013565 Certificate Number: 005169 of 2022**

**Payor: ROSELYN E LANDGRAFF 2013 W INDIES DR PENSACOLA, FL 32506      Date 1/29/2025**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total                        \$524.40  
Tax Collector's Total            \$1,438.55  
Postage                                \$8.20  
Researcher Copies                \$0.00  
Recording                            \$10.00  
Prep Fee                               \$7.00  
Total Received                    \$1,988.15

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By: \_\_\_\_\_  
Deputy Clerk

*1072.03*  
*Redeemed*  
*[Signature]*

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>

1/29/2025



# 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. 05169, 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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OR 2726 P 485 OR 7533 P 1635

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TAX ACCOUNT NUMBER 104013565  
(0225-50)

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

EST OF JOHN A LANDGRAFF

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: 7633  
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 05169 MIKON FINANCIAL SERVICES INC  
AND OCEAN BANK - Est of J. A. Landgraff

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

