



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

0225-41

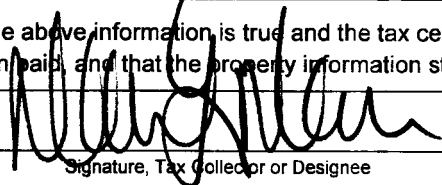
Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	MORGAN LAURA JEAN 811 WEST 8TH ST PANAMA CITY, FL 32401 10400 BLK VINEYARD LN 11-0874-000 BEG AT SW COR OF NAVY FIELD 165 FT WALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N (Full legal attached.)	Certificate #	2022 / 5416
		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)
# 2022/5416	06/01/2022	332.93	16.65	349.58
→ Part 2: Total*				349.58

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)
# 2023/5571	06/01/2023	328.62	6.25	54.22	389.09
Part 3: Total*					389.09

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)	738.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,113.67

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

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 SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400393

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
11-0874-000	2022/5416	06-01-2022	BEG AT SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	221N303401000012	Year	Land	Imprv	Total	Cap Val
Account:	110874000	2023	\$26,526	\$0	\$26,526	\$20,738
Owners:	MORGAN LAURA JEAN	2022	\$18,853	\$0	\$18,853	\$18,853
Mail:	811 WEST 8TH ST PANAMA CITY, FL 32401	2021	\$18,853	\$0	\$18,853	\$18,853
Situs:	10400 BLK VINEYARD LN 32534	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
01/1968	396	334	\$400	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description
						BEG AT SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150...
						Extra Features
						None

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
22-1N-30-2

Approx. Acreage:
0.7322

Zoned: .35

LDR
LDR
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LDR
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LDR
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LDR

Evacuation & Flood Information

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

[Open Report](#)

Buildings

Images

None

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

Last Updated:05/01/2024 (tc.7457)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05416**, 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 SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334

SECTION 22, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110874000 (0225-41)

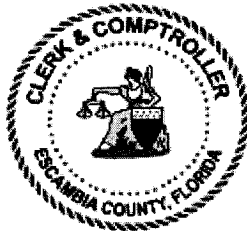
The assessment of the said property under the said certificate issued was in the name of

LAURA JEAN MORGAN

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 #: 11-0874-000 CERTIFICATE #: 2022-5416

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 #: **11-0874-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LAURA JEAN MORGAN AKA LAURA JEAN JOHNSON**

By Virtue of Warranty Deed recorded 2/5/1954 in OR 394/283 and LW&T recorded in Deed Book 464, Page 533 and Warranty Deed recorded 6/28/1968 in OR 396, Page 334 Less and Except portion deeded in OR 396, Page 335. We find a Death Certificate on a Laura Johnson in OR 642/353 but unable to determine if this is our Laura Johnson.

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 #: 11-0874-000

Assessed Value: \$20,738.00

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 #: _____ **11-0874-000**

CERTIFICATE #: _____ **2022-5416**

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.

LAURA JEAN MORGAN AKA
LAURA JEAN JOHNSON
811 WEST 8TH ST
PANAMA CITY, FL 32401

Certified and delivered to Escambia County Tax Collector, this 10th 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 #:11-0874-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT
FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334**

SECTION 22, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0874-000(0225-41)

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

135
145

State of Florida
Escambia County

DEED 394 PAGE 283

WARRANTY DEED

LANGLEY BELL
Clerk of Circuit Court
Pensacola, Escambia Co., Fla.

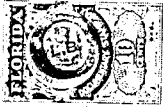
Know All Men by These Presents: That MAGGIE F. BROWN, widow

for and in consideration of One Dollar and other good and valuable considerations
(\$.00) - - - - - DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
WALTER M. MORGAN *Private 772*

his _____ heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the _____ County of Escambia State of Florida
to-wit:

Being in and a part of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the
Southwest $\frac{1}{4}$ of Section 22, Township 1 North, Range 30 West, and the parcel
of land herein conveyed is described by metes and bounds as follows:
Starting at the Southwest corner of the Navy Field and the land hereinbe-
fore described, and running along the North line of the right-of-way of
the Ten Mile Road 165 feet to the West line of an easement, which has been
created by a dedication, and running thence North along the West line of
said easement 765 feet to a stake for a point-of-beginning; thence West
parallel with the South line of said Section a distance of 150 feet to
Stevens Fence; thence North along the line of said Stevens Fence a distance
of 183 feet to a stake; thence East parallel with the South line of said
Section a distance of 150 feet to the West line of said easement; thence
South along the West line of said easement a distance of 183 feet to the
point-of-beginning.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining, free from all exemptions and right of homestead.

And I covenant that I am _____ well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that my heirs, executors and administrators, the said grantee, his heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all
persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th
day of February A. D. 1954

Signed, sealed and delivered in the presence of
Helen E. Shehan _____ (SEAL)
J. D. Griffin _____ (SEAL)

(SEAL)

Maggie F. Brown (SEAL)

(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared MAGGIE F. BROWN, widow

and _____
his 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 she executed the same for the uses and purposes therein set
forth.

Given under my hand and official seal this 4th day of February 1954



NO. 32349 FILED FEB 5 1954
12:18 PM
RECORDED IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE
BOOK AND PAGE NOTED ABOVE
LANGLEY BELL, CLERK OF CIRCUIT COURT
Walter Sandford
DEPUTY CLERK

David C. Kingery
Notary Public.

My commission expires _____
Notary Public, State of Florida at large
My commission expires April 7, 1955.
Bonded by American Surety Co. of N. Y.

WARRANTY DEED

REG. FEE
1.20 ST. TAX
1.50 COUNTY TAX
4.00 TOTAL

State of Florida }
ESCAMBIA County

Pl. J. Ray, N.Y. D. Pensacola
GRANTEES' ADDRESS

Know All Men by These Presents: That Goldie Pittman, divorced and not remarried,

for and in consideration of One Dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Laura Jean Morgan Johnson

her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

DOCUMENTARY SURTAX 00.55
FLORIDA JULY 24 1968
ALWAYS USE

A Parcel lying in the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 22, Township 1 North, Range 30 West, Escambia County, Florida, described as follows: Commencing at a spike at the Southeast Corner of the Southwest Quarter of said Section 22, run Northerly 20 feet to a pipe at the North right of way of Ten Mile Road and the Southwest Corner of Navy Field property; thence Westerly 165 feet along the North right of way of Ten Mile Road; thence Northerly 722 feet along the West line of a 25 foot wide easement (Deed Book 393, Page 86) to the Point of Beginning; Continue Northerly 43 feet along the West line of said easement; thence Westerly 150 feet parallel to the South line of said Section and the North right of way of Ten Mile Road; thence Southerly 43 feet; thence Easterly 150 feet to the West line of said easement and the Point of Beginning.

To have and to hold, unto the said grantee, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I, the said grantor, covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee, her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I, the said grantor, have hereunto set my hand and seal, this 15th day of April, A.D. 1968

Signed, sealed and delivered in the presence of
John R. ...
William Hoffman

Goldie Pittman

STATE OF FLORIDA DOCUMENTARY STAMP TAX
COMPTROLLER
017207
01.20
JUL 24 1968

This instrument was prepared by
WILLIAM HOFFMAN, Attorney
Esq., Hoffman & Shetye
333 S. Baylen St., Pensacola, Fla.

State of Florida }
ESCAMBIA County

Before the subscriber personally appeared Goldie Pittman, divorced and not remarried,

known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes and purposes therein set forth. Given under my hand and official seal this 15th day of April, 1968.



William T. Hoffman
Notary Public
My Commission expires Nov. 1, 1968
Issued by American Pub. & County Clk.

FILE NO. 35716
JUL 28 4 57 PM '68
CLERK OF THE CIRCUIT COURT
JUL 24 1968
FILED FOR RECORD IN
ESCAMBIA COUNTY, FLORIDA

396 PAGE 335
WARRANTY DEED

REC. FEE
ST. STP.
L.O. TOTAL

State of Florida
Escambia County

St. 3 Dec 16 5 D Pensacola
GRANTEES' ADDRESS

Know All Men by These Presents: That Laura Jean Morgan Johnson, formerly Laura Jean Morgan, and J. W. Johnson, her husband,

for and in consideration of One Dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto M. A. Sanders and Vera Elizabeth Sanders, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

DOCUMENTARY SUR TAX FLORIDA 00.55

A parcel lying in the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 22, Township 1 North, Range 30 West, Escambia County, Florida, described as follows: Commencing at a spike at the Southeast Corner of the Southwest Quarter of said Section 22, run Northerly 20 feet to a pipe at the North right of way of Ten Mile Road and the Southwest Corner of Navy Field property; thence Westerly 165 feet along the North right of way of Ten Mile Road; thence Northerly 905 feet along the West line of a 25 foot wide easement (Deed Book 393, Page 86) to the Point of Beginning; Continue Northerly 43 feet along the West Line of said easement; thence westerly 150 feet parallel to the South line of said Section and the North right of way of Ten Mile Road; thence Southerly 43 feet; thence Easterly 150 feet to the West line of said easement and the Point of Beginning.

STATE OF FLORIDA DOCUMENTARY STAMP TAX 00.30

To have and to hold, unto the said grantee... their heirs and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 19th day of June A.D. 1968

Signed, sealed and delivered in the presence of James M. Veales, Laura Jean Morgan Johnson (SEAL), formerly Laura Jean Morgan (SEAL), J. W. Johnson (SEAL)

State of Florida

This instrument was prepared by WILLIAM HOFFMAN, Attorney at Law, 333 S. Baylen St., Pensacola, Fla.

Before the subscriber personally appeared Laura Jean Morgan Johnson formerly Laura Jean Morgan, and J. W. Johnson her husband,

known to me to be the individual described by said name, and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth Given under my hand and official seal this 19th day of June 1968



James M. Veales Notary Public

My Commission expires Jan. 24, 1971

FILE NO. 355717 JUN 28 4 57 PM '68

511439

FILED REC
BOOK 642 PAGE 354

SEP 29 1972

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON

SEP 29 9 41 AM '72

IN BOOK & PAGE NOTED ABOVE
JOE A. FLOWERS, CLERK
CIRCUIT COURT

*C/o Falcone Realty Inc
P.O. Box 2278
Pensacola Fla
32503*

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05416 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:

LAURA JEAN MORGAN LAURA JEAN JOHNSON
811 WEST 8TH ST 811 WEST 8TH ST
PANAMA CITY, FL 32401 PANAMA CITY, FL 32401

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. 05416**, 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 SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334

SECTION 22, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110874000 (0225-41)

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

LAURA JEAN MORGAN

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

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. 05416, 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 SW COR OF NAVY FIELD 165 FT W ALG N LI OF RD TO W LI OF EASEMENT N 722 FT FOR POB W 150 FT N 183 FT E 150 FT S 183 FT TO POB DB 394 P 283 OR 396 P 334

SECTION 22, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110874000 (0225-41)

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

LAURA JEAN MORGAN

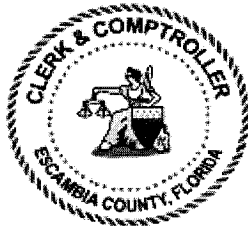
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th day of February 2025**.

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:

10400 BLK VINEYARD LN 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LAURA JEAN MORGAN
811 WEST 8TH ST
PANAMA CITY, FL 32401

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RETURN OF SERVICE

PERSON TO BE SERVED:

RECEIPT NUMBER: 0003542-24

LAURA JEAN MORGAN
TAX DEED
811 WEST 8TH ST., PANAMA CITY, FL 32401

PLAINTIFF: IN RE:
DEFENDANT: LAURA JEAN MORGAN
TYPE WRIT: NOTICE OF APPLICATION FOR TAX DEED AND WARNING.

COURT: CIRCUIT, ESCAMBIA
CASE #: 110874000022541

COURT DATE:
COURT TIME:

Received, the above-named writ on December 26, 2024, at 2:36 PM, and
~~SERVED~~ / NONSERVED the same on the 30 day of December,
2024, at 3:44 AM / PM, in BAY County, Florida, as follows:

INDIVIDUAL

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to the above named person.

SUBSTITUTE

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me,

to the person's spouse, to-wit: _____
at the person's usual place of abode with a person residing therein who is (15) years of age, or older, to-wit: _____
and informing said person of their contents.

POSTED

By posting a notice of tax deed in a conspicuous place at least 20 days prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the Florida Statutes, being that the Sheriff was unable to make service as set forth under Chapter 48 of the Florida Statutes. *Walter J. Ford*

NOT FOUND

By returning said writ unserved for the reason that after due diligence to locate, the above named person could not be found in BAY County, Florida.

MAIL TO:

CLERK OF COURT ESCAMBIA COUNTY
P.O. BOX 333
PENSACOLA, FL. 32591-0333

TOMMY FORD, SHERIFF
BAY COUNTY, FLORIDA

BY: *[Signature]* 151
DEPUTY SHERIFF

3542-24
RECEIVED

DEC 26 2024

**BAY COUNTY
SHERIFF'S OFFICE**

2:36 PM

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.

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Personal Services:

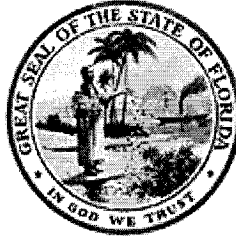
LAURA JEAN MORGAN
811 WEST 8TH ST
PANAMA CITY, FL 32401

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



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

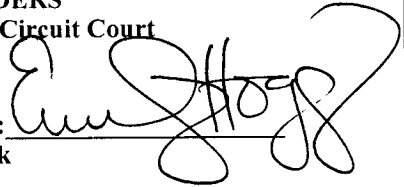
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110874000 Certificate Number: 005416 of 2022

Payor: TYNDALL FEDERAL CERDIT UNION 909 EAST 23RD STREET PANAMA CITY FL 32405
Date 1/9/2025

Clerk's Check #	3811356	Clerk's Total	\$324.40 \$1,747.83
Tax Collector Check #	1	Tax Collector's Total	\$1,786.97
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,844.77

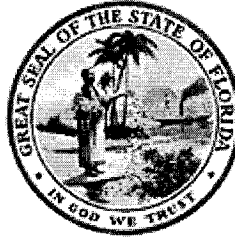
\$1,781.23

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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 DOMESTIC RELATIONS
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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

Case # 2022 TD 005416

Redeemed Date 1/9/2025

Name TYNDALL FEDERAL CERDIT UNION 909 EAST 23RD STREET PANAMA CITY FL 32405

Clerk's Total = TAXDEED	\$524.40	\$1,747.83
Due Tax Collector = TAXDEED	\$1,286.97	
Postage = TD2	\$16.40	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110874000 Certificate Number: 005416 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="1/9/2025"/>
Months	10	9
Tax Collector	<input type="text" value="\$1,113.67"/>	<input type="text" value="\$1,113.67"/>
Tax Collector Interest	\$167.05	\$150.35
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,286.97	<input type="text" value="\$1,270.27"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$61.56
Total Clerk	\$524.40	<input type="text" value="\$517.56"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,844.77	\$1,821.23
	Repayment Overpayment Refund Amount	\$23.54
Book/Page	<input type="text" value="9140"/>	<input type="text" value="1261"/>

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0225.41

Document Number: ECSO24CIV043559NON

Agency Number: 25-002241

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05416 2022

P

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LAURA JEAN MORGAN

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 2:57 PM on 1/3/2025 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: 

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

002261

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Dated this 13th day of December 2024.

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Post Property:

10400 BLK VINEYARD LN 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LAURA JEAN MORGAN [0225-41]
811 WEST 8TH ST
PANAMA CITY, FL 32401

9171 9690 0935 0128 1019 52

LAURA JEAN JOHNSON [0225-41]
811 WEST 8TH ST
PANAMA CITY, FL 32401

9171 9690 0935 0128 1019 69

Redeemed

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 1019 69

PENSACOLA FL 325

20 DEC 2024 PM 11



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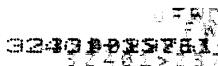
\$008.18

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LAURA JEAN JOHNSON [0225-41]
811 WEST 8TH ST
PANAMA CITY, FL 32401

11 94009210910312



07 213 076 DE 1 0600/09/25

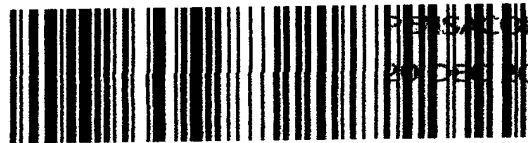
RETURN TO SENDER
NOT DELIVERABLE RE ADDRESSED
UNABLE TO FORWARD

001 32502588835 *2638-01455-20-35



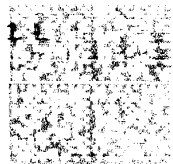
CERTIFIED MAIL

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 1019 52

PENSACOLA FL 325
20 DEC 2024 PM 1:11



POSTAGE
PAID
\$008.16

POSTAGE

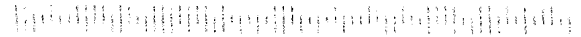
LAURA JEAN MORGAN [0225-41]
811 WEST 8TH ST
PANAMA CITY, FL 32401

RIKIS 328 08 1 0002/00.05

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PC: 3258258335 *2638-01683-20-35

32401
PANAMA CITY
FL 32401



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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TAX ACCOUNT NUMBER 110874000
(0225-41)

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Dated this 19th day of December 2024.

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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

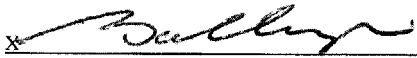
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

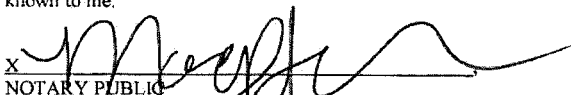
2022 TD 05416 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - L. J. Morgan

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.


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

