



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 #: 11-2378-255 CERTIFICATE #: 2022-5648

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 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-2378-255**

1. The Grantee(s) of the last deed(s) of record is/are: **DENNIS EDWIN ALLEN AND BARBARA GAIL ALLEN**

By Virtue of Warranty Deed recorded 8/18/1987 in OR 2443/255

ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR DENNIS EDWIN ALLEN RECORDED IN ESCAMBIA COUNTY, FLORIDA.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-2378-255

Assessed Value: \$40,015.00

Exemptions: HOMESTEAD EXEMPTION, VETERANS, WIDOW

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 #: 11-2378-255

CERTIFICATE #: 2022-5648

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.

DENNIS EDWIN ALLEN
AND BARBARA GAIL ALLEN
1345 WISHBONE RD
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 11th 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 11, 2024

Tax Account #:11-2378-255

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF GOVT LT 14 (SAID PT BEING 8 18/100 FT S OF A PT BEING 8 18/100 FT S OF A PT ACCEPTED AS SW COR OF LT 14) N 0 DEG 11 MIN 25 SEC W 1326 22/100 FT TO PT AT SW COR OF LT 6 OF UNRECORDED S/D N 0 DEG 11 MIN 25 SEC W 72 32/100 FT FOR POB N 0 DEG 11 MIN 25 SEC W ALG SAME COURSE 159 62/100 FT N 54 DEG 24 MIN 36 SEC E 282 19/100 FT TO SWLY R/W LI OF WISHBONE LANE (66 FT R/W) S 45 DEG 18 MIN 31 SEC E ALG R/W LI 132 FT S 54 DEG 24 MIN 36 SEC W 396 94/100 FT TO POB OR 2443 P 255

SECTION 01, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2378-255(0225-37)

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

This instrument prepared by:
 Charles C. Sherrill
 Post Office Box 12316
 435 East Government Street
 Pensacola, Florida 32501

FILE NO. 84-16530
 REC. FEE \$ 10.50 9.00+1.50
 DOC STPS \$ 219.45
 TOTAL \$ 229.95

Grantees' Address: 1345 Wishbone Road, Cantonment, FL 32533

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JOSEPH E. GIBSON, SR. and EDNA L. GIBSON, husband and wife, hereinafter referred to as "Grantor" (whether singular or plural), for and in consideration of Ten Dollars, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto DENNIS EDWIN ALLEN and BARBARA GAIL ALLEN, husband and wife, hereinafter referred to as "Grantee" (whether singular or plural), the heirs, personal representatives, successors and assigns of Grantee, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida:

Commencing at the Southwest corner of Government Lot 14, Section 1, Township 1 North, Range 31 West, Escambia County, Florida (said point being 8.18 feet South of a concrete monument commonly accepted as the Southwest corner of Lot 14); thence North 00°11'25" West for 1326.22 feet to a 1-1/2 inch iron pipe located at the Southwest corner of Lot 6 of an unrecorded subdivision surveyed by J. W. Cook (R.L.S.#458), in April, 1972; thence continue North 00°11'25" West for 72.32 feet to an iron pipe and Point of Beginning; thence North 00°11'25" West along the same course for 159.62 feet to an iron pipe; thence North 54°24'36" East for 282.19 feet to the Southwesterly right-of-way line of Wishbone Lane (66'R/W) as described in O.R. Book 1091 at Page 438 of the public records of said County and an iron pipe; thence South 45°18'31" East along said right-of-way line for 132.00 feet to an iron pipe; thence South 54°24'36" West for 396.94 feet to the point of beginning. (PEA/JOB#6547-1)

Subject to a reservation by Grantor of an undivided one-half interest in all oil, gas, and other minerals, Grantor conveying to Grantee an undivided one-half interest in all oil, gas, and other minerals in, on, or under the above-described real property.

Subject to those certain restrictions and conditions set forth in the attachment to that certain Contract or Deed recorded in Official Records Book 1127, at Page 926, of the public records of Escambia County, Florida, the said restrictions and conditions being set forth in Official Records Book 1133, at Pages 506 through 508 of the public records of Escambia County, Florida.

Subject to an easement in favor of Gulf Power Company recorded in Official Records Book 1338, at Page 810, of the public records of Escambia County, Florida.

Subject to taxes for current year and to easements and restrictions of record affecting the above property, if any, which are not hereby reimposed, and to all prior reservations of oil, gas and other minerals.

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 Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that Grantor's heirs, personal representatives, successors and assigns, unto the said Grantee, the heirs and assigns of Grantee, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend. "Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 17th day of August, 1987.

Signed, sealed and delivered
in the presence of:

John M. Strocker
John M. Strocker

Joseph E. Gibson, Sr.
JOSEPH E. GIBSON, SR.
Edna L. Gibson
EDNA L. GIBSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing was subscribed to, sworn to, and acknowledged before me by Joseph E. Gibson, Sr. and Edna L. Gibson, husband and wife, this 17th day of August, 1987.

NOTARY PUBLIC

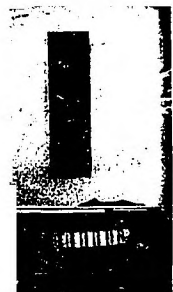
My Commission Expires

157.GIBSON7



D.S. PD. \$ 219.45
DATE Aug 18, 1987
JOE A. FLOWERS, COMPTROLLER
BY: T. Webb D.C.
CERT. REG. #59-2043328-27-01

571609
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
AUG 18 12 06 PM '87
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY





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

0225-37

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	ALLEN BARBARA GAIL 1345 WISHBONE RD CANTONMENT, FL 32533 1345 WISHBONE RD 11-2378-255 BEG AT SW COR OF GOVT LT 14 (SAID PT BEING 8 18/100 FT S OF A PT BEING 8 18/100 FT S OF A PT ACCEPTE (Full legal attached.)	Certificate #	2022 / 5648
		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)
# 2022/5648	06/01/2022	277.19	13.86	291.05
→ Part 2: Total*				291.05

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	291.05
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)	666.05

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

H

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.	20,007.50
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 GOVT LT 14 (SAID PT BEING 8 18/100 FT S OF A PT BEING 8 18/100 FT S OF A PT ACCEPTED AS SW COR OF LT 14) N 0 DEG 11 MIN 25 SEC W 1326 22/100 FT TO PT AT SW COR OF LT 6 OF UNRECORDED S/D N 0 DEG 11 MIN 25 SEC W 72 32/100 FT FOR POB N 0 DEG 11 MIN 25 SEC W ALG SAME COURSE 159 62/100 FT N 54 DEG 24 MIN 36 SEC E 282 19/100 FT TO SWLY R/W LI OF WISHBONE LANE (66 FT R/W) S 45 DEG 18 MIN 31 SEC E ALG R/W LI 132 FT S 54 DEG 24 MIN 36 SEC W 396 94/100 FT TO POB OR 2443 P 255

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400369

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
11-2378-255	2022/5648	06-01-2022	BEG AT SW COR OF GOVT LT 14 (SAID PT BEING 8 18/100 FT S OF A PT BEING 8 18/100 FT S OF A PT ACCEPTED AS SW COR OF LT 14) N 0 DEG 11 MIN 25 SEC W 1326 22/100 FT TO PT AT SW COR OF LT 6 OF UNRECORDED S/D N 0 DEG 11 MIN 25 SEC W 72 32/100 FT FOR POB N 0 DEG 11 MIN 25 SEC W ALG SAME COURSE 159 62/100 FT N 54 DEG 24 MIN 36 SEC E 282 19/100 FT TO SWLY R/W LI OF WISHBONE LANE (66 FT R/W) S 45 DEG 18 MIN 31 SEC E ALG R/W LI 132 FT S 54 DEG 24 MIN 36 SEC W 396 94/100 FT TO POB OR 2443 P 255

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

Parcel Information

Section
Map Id:
01-1N-31

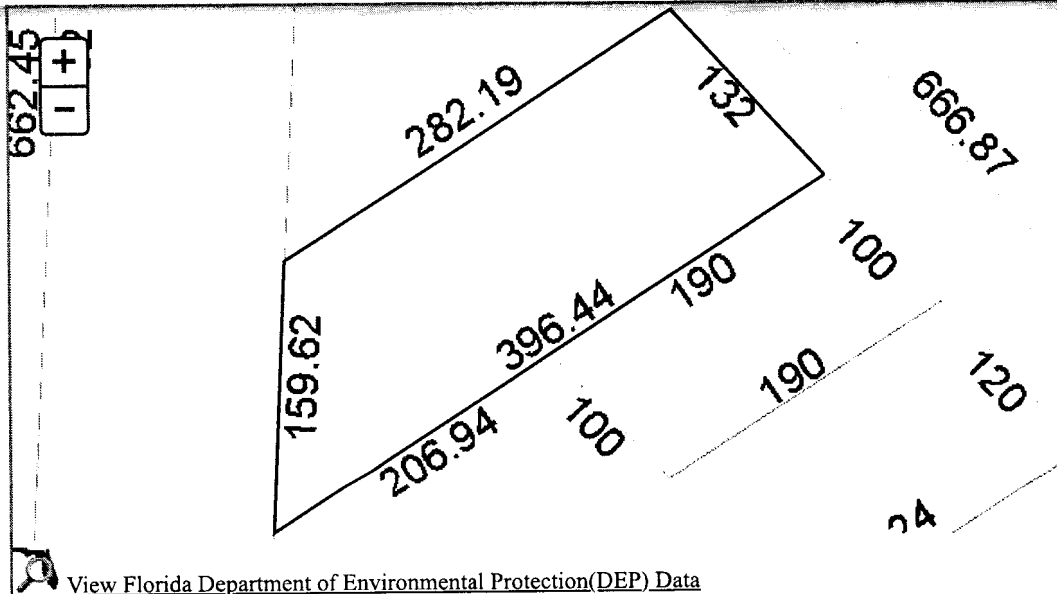
Approx.
Acreage:
0.9753

Zoned: 

LDR
LDR
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LDR

Evacuation
& Flood
Information

Launch Interactive Map



662.45

159.62

282.19

132

396.44

206.94

100

190

100

190

120

666.87

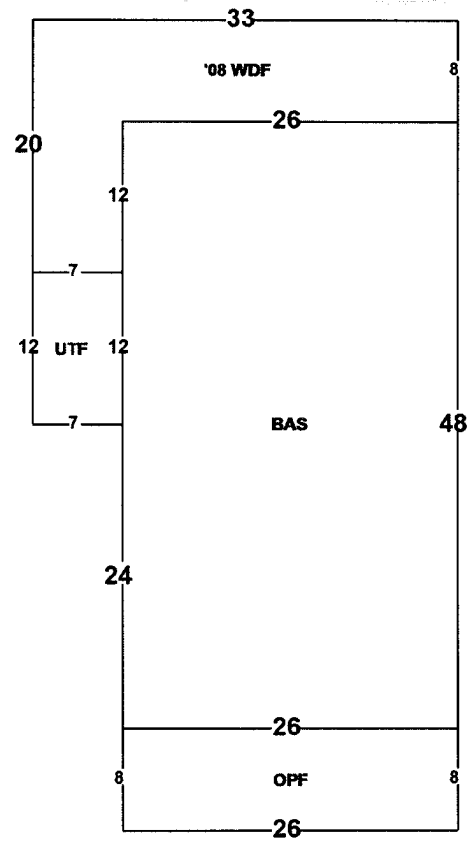
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 1345 WISHBONE RD, Year Built: 1955, Effective Year: 1955, PA Building ID#: 6104

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1888 Total SF

BASE AREA - 1248
OPEN PORCH FIN - 208
UTILITY FIN - 84
WOOD DECK FIN - 348

Images



12/12/2023 12:00:00 AM

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05648**, 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 GOVT LT 14 (SAID PT BEING 8 18/100 FT S OF A PT BEING 8 18/100 FT S OF A PT ACCEPTED AS SW COR OF LT 14) N 0 DEG 11 MIN 25 SEC W 1326 22/100 FT TO PT AT SW COR OF LT 6 OF UNRECORDED S/D N 0 DEG 11 MIN 25 SEC W 72 32/100 FT FOR POB N 0 DEG 11 MIN 25 SEC W ALG SAME COURSE 159 62/100 FT N 54 DEG 24 MIN 36 SEC E 282 19/100 FT TO SWLY R/W LI OF WISHBONE LANE (66 FT R/W) S 45 DEG 18 MIN 31 SEC E ALG R/W LI 132 FT S 54 DEG 24 MIN 36 SEC W 396 94/100 FT TO POB OR 2443 P 255

SECTION 01, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112378255 (0225-37)

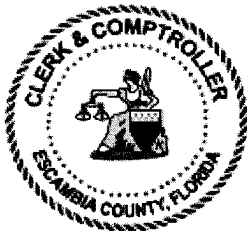
The assessment of the said property under the said certificate issued was in the name of

BARBARA GAIL ALLEN

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

Dated this 2nd day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 112378255 Certificate Number: 005648 of 2022**

**Payor: BARBARA GAIL ALLEN 1345 WISHBONE RD CANTONMENT, FL 32533 Date
9/17/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$772.21
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$1,413.61

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Reduced
8 009.45
[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>**