

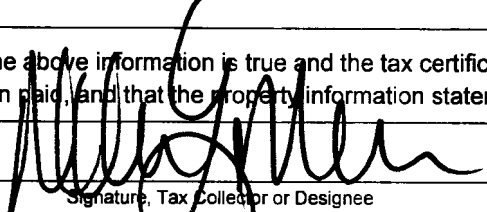


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0225-35

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	MONTOYA MANUEL H PO BOX 2401 PENSACOLA, FL 32513 219 MADRID RD 11-2645-610 BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO (Full legal attached.)	Certificate #	2022 / 5712		
		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)	
# 2022/5712	06/01/2022	377.99	18.90	396.89	
→ Part 2: Total*				396.89	
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)				396.89	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				329.04	
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)				1,100.93	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: 			Escambia, Florida		
			Date April 25th, 2024		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100 FT N AND PARALLEL W R/W LI OF MADRID RD 147 FT TO S R/W LI OF DESOTO RD E ALG S R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1 N R 31W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400357

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
11-2645-610	2022/5712	06-01-2022	BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100 FT N AND PARALLEL W R/W LI OF MADRID RD 147 FT TO S R/W LI OF DESOTO RD E ALG S R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1N R 31W

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:	091N311000282001					Year	Land	Imprv	Total	Cap Val	
Account:	112645610					2023	\$22,950	\$0	\$22,950	\$22,950	
Owners:	MONTOYA MANUEL H					2022	\$22,950	\$0	\$22,950	\$22,950	
Mail:	PO BOX 2401 PENSACOLA, FL 32513					2021	\$22,950	\$0	\$22,950	\$21,037	
Situs:	219 MADRID RD 32533					Disclaimer					
Use Code:	VACANT RESIDENTIAL										
Taxing Authority:	COUNTY MSTU										
Tax Inquiry:	Open Tax Inquiry Window					Tax Estimator					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						File for Exemption(s) Online					
						Report Storm Damage					

Sales Data						2023 Certified Roll Exemptions					
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None					
01/2003	5064	599	\$15,000	WD		Legal Description					
12/1998	4347	858	\$100	WD		BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF...					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features					
						None					

Section Map Id:
09-1N-31-1

Approx. Acreage:
0.7980

Zoned:

LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR

Evacuation & Flood Information

+

-

253.25

147

172

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

Launch Interactive Map

[Open](#)
[Report](#)

Buildings

Images



10/19/2020 12:00:00 AM

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

Last Updated:05/01/2024 (rc.7298)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05712**, 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 INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100 FT N AND PARALLEL W R/W LI OF MADRID RD 147 FT TO S R/W LI OF DESOTO RD E ALG S R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1N R 31W

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112645610 (0225-35)

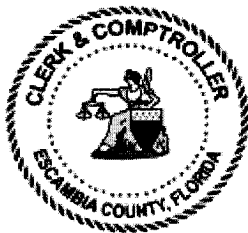
The assessment of the said property under the said certificate issued was in the name of

MANUEL H MONTOYA

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 #: 11-2645-610 CERTIFICATE #: 2022-5712

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: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-2645-610**

1. The Grantee(s) of the last deed(s) of record is/are: **MANUEL HENRY MONTOYA**
By Virtue of Warranty Deed recorded 2/5/2003 in OR 5064/599
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 #: 11-2645-610
Assessed Value: \$22,950.00
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 #: 11-2645-610

CERTIFICATE #: 2022-5712

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.

MANUEL HENRY MONTOYA
PO BOX 2401
PENSACOLA, FL 32513

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 #:11-2645-610

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF
MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100
FT N AND PARALLEL W R/W LI OF MADRID RD 147 FT TO S R/W LI OF DESOTO RD E ALG S
R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1N R 31W**

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2645-610(0225-35)

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

Prepared by and return to:
W. JOEL BOLES
Wilson, Harrell, Smith, Boles & Farrington, P.A.
307 South Palafox Street
Pensacola, Florida 32501
WHSB&F# 376.33984

OR BK 5064 PG0599
Escambia County, Florida
INSTRUMENT 2003-056706

DEED DOC STAMPS PD @ ESC CO \$ 105.00
02/05/03 ERNIE YEE MAGANA, CLERK
By: *[Signature]*

Parcel I.D. Number: 091N311000282001

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Laura A. Montoya, a single woman**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto **Manuel Henry Montoya, a single man**, whose address is , , ; Grantees, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

see attached Exhibit

TOGETHER WITH ONE 1983 horton doublewide mobile home
ID#H24197GR and H24197GL

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th Day of January, 2003.

Signed, Sealed and Delivered in the
presence of:

Signature of witness: *[Signature]*

Print name of witness: *[Signature]*

Signature of witness: *[Signature]*

Print name of witness: *[Signature]*

[Signature]
Laura A. Montoya

STATE OF *Fla*
COUNTY OF *Esc*

The foregoing instrument was acknowledged before me this 30th Day of January, 2003, by Laura A. Montoya, a single woman and who is personally known to me or who produced *[Signature]* as identification and did not take an oath.

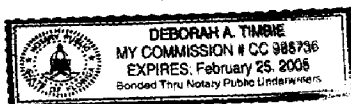
Sign: *[Signature]*

Print: _____

NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



OR BK 5064 PG0600
Escambia County, Florida
INSTRUMENT 2003-056706

RCD Feb 05, 2003 02:38 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-056706

A portion of Lot 28, Block "A" of Pensacola Highlands Subdivision, a subdivision of a Section 9, Township 1 North, Range 31 West, Escambia County, Florida, according to Plat recorded in Deed Book 102 at Page 178 of the Public Records of said County, more particularly described as follows:

Beginning at the intersection of the West R/W line of Madrid Road and the South R/W line of Dasoto Road; thence South along the West R/W line of Madrid Road for 147.00' to the N.E. corner of property described in O.R. Book 3995 at Page 213 of the Public Records of said County; thence West along the North line of said property and a projection thereof for 253.25'; thence North and parallel with the West R/W line of Madrid Road for 147.00' to the South R/W line of Dasoto Road; thence East along said South R/W line for 253.25' to the Point of Beginning.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

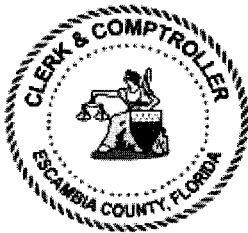
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05712 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:

MANUEL H MONTOYA
PO BOX 2401
PENSACOLA, FL 32513

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. 05712**, 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 INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100 FT N AND PARALLEL W R/W LI OF MADRID RD 147 FT TO S R/W LI OF DESOTO RD E ALG S R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1N R 31W

SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112645610 (0225-35)

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

MANUEL H MONTOYA

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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SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112645610 (0225-35)

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

MANUEL H MONTOYA

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:

219 MADRID RD 32533



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 0225.35

Document Number: ECSO24CIV043552NON

Agency Number: 25-002238

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05712 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MANUEL H MONTOYA

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 9:28 AM on 1/2/2025 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

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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SECTION 09, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112645610 (0225-35)

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

MANUEL H MONTROYA

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:

219 MADRID RD 32533



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

By:
Emily Hogg
Deputy Clerk

MANUEL H MONTOYA [0225-35]
PO BOX 2401
PENSACOLA, FL 32513

9171 9690 0935 0128 0640 97

Contact -
Family

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

20 DEC 2024 PM 1:14

9171 9690 0935 0128 0640 97



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FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

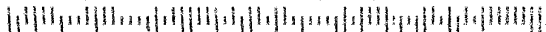
CLERK OF THE CIRCUIT COURT
221 PALAFOX PLACE
SUITE 110
PENSACOLA, FL 32502
OFFICIAL RECORDS
MANUEL H MONTOYA [0225-35]
PO BOX 2401
PENSACOLA

NIXIE 322 FE 1 0012/25/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
32502>5833
32513-2401

BC: 32502583335 *2638-00867-20-36





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
11-2645-610	06		091N311000282001

PROPERTY ADDRESS:
219 MADRID RD

EXEMPTIONS:

MONTOYA MANUEL H
PO BOX 2401
PENSACOLA, FL 32513

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 5712

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	22,950	0	22,950	151.85
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	22,950	0	22,950	40.21
BY STATE LAW	3.0950	22,950	0	22,950	71.03
WATER MANAGEMENT	0.0218	22,950	0	22,950	0.50
SHERIFF	0.6850	22,950	0	22,950	15.72
M.S.T.U. LIBRARY	0.3590	22,950	0	22,950	8.24
ESCAMBIA CHILDRENS TRUST	0.4043	22,950	0	22,950	9.28

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$296.83

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT INTER OF W R/W LI OF MADRID RD & S R/W LI OF DESOTO RD S ALG W R/W LI OF See Additional Legal on Tax Roll	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

\$311.86

If Paid By Please Pay	Jan 31, 2025 \$305.62	Feb 28, 2025 \$308.74	Mar 31, 2025 \$311.86		
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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 305.62
AMOUNT IF PAID BY	Feb 28, 2025 308.74
AMOUNT IF PAID BY	Mar 31, 2025 311.86
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

11-2645-610

PROPERTY ADDRESS

219 MADRID RD

MONTOYA MANUEL H
PO BOX 2401
PENSACOLA, FL 32513

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. 05712, 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 INTER OF W/R/W LI OF MADRID RD & S/R/W LI OF DESOTO RD S ALG W R/W LI OF MADRID RD 147 FT TO NE COR OF PROPERTY DESC IN OR 3995 P 2144 W ALG N LI 253 25/100 FT N AND PARALLEL W/R/W LI OF MADRID RD 147 FT TO S/R/W LI OF DESOTO RD E ALG S R/W LI 253 25/100 FT TO POB OR 5064 P 599 SEC 9 T 1 N R 31W

SECTION 09, TOWNSHIP 1 N, RANGE 31
W
TAX ACCOUNT NUMBER 112645610
(0225-35)

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

MANUEL H MONTOYA

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: 7630
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

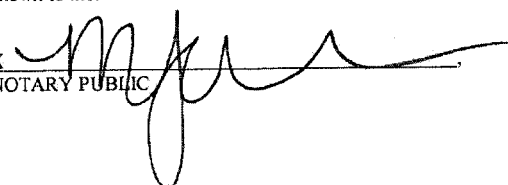
2022 TD 05712 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – M. H. Montoya

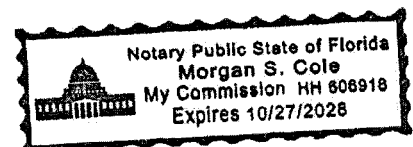
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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.

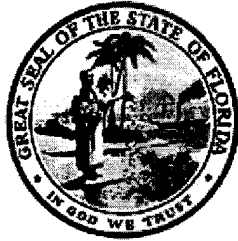
X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

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



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: 112645610 Certificate Number: 005712 of 2022**

Payor: MANUEL H MONTOYA PO BOX 2401 PENSACOLA, FL 32513 Date 1/31/2025

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$1,272.32
Postage \$8.20
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$1,871.92

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
\$118.57

hmfh

**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>**

W/ 3.5% fee
\$1178.72