



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

1022-46

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 13, 2022
Property description	KEES BAYOU LLC 6313 SWORDS WAY BETHESDA, MD 20817-3350 5933 KAISER LN 10-4433-150 S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459	Certificate #	2020 / 6167
		Date certificate issued	06/01/2020

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)
# 2020/6167	06/01/2020	3,077.00	153.85	3,230.85
→ Part 2: Total*				3,230.85

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)
# 2021/4807	06/01/2021	3,142.22	6.25	157.11	3,305.58
Part 3: Total*					3,305.58

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)	6,536.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,259.87
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)	10,171.30

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: *Shirley D. Bish, CFCA*
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 2022

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

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>10/03/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200092

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4433-150	2020/6167	06-01-2020	S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

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 #300
MIAMI, FL 33126

04-13-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

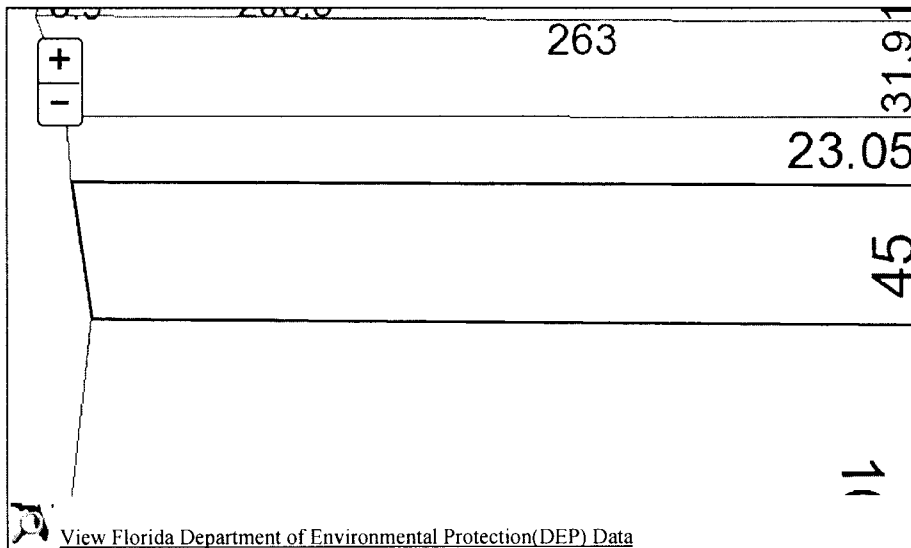
← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1535321600002013	Year	Land	Imprv	Total	Cap Val
Account:	104433150	2021	\$76,950	\$143,365	\$220,315	\$218,960
Owners:	KEES BAYOU LLC	2020	\$71,280	\$127,775	\$199,055	\$199,055
Mail:	6313 SWORDS WAY BETHESDA, MD 20817-3350	2019	\$71,280	\$121,758	\$193,038	\$193,038
Situs:	5933 KAISER LN 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
08/02/2016	7567	1150	\$100	OT			
01/02/2016	7537	1459	\$100	QC			
09/27/2013	7081	83	\$100	OT			
09/26/2013	7080	584	\$100	WD			
07/1991	3029	892	\$87,500	WD			
05/1991	3000	431	\$100	WD			
05/1987	2392	51	\$22,000	WD			
05/1987	2392	50	\$100	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459	
						Extra Features	
						BOAT DOCK ELEVATOR	

Parcel Information	Launch Interactive Map
<p>Section Map Id: 15-35-32-2</p> <p>Approx. Acreage: 0.2754</p> <p>Zoned: LDR</p> <p>Evacuation & Flood Information Open Report</p>	



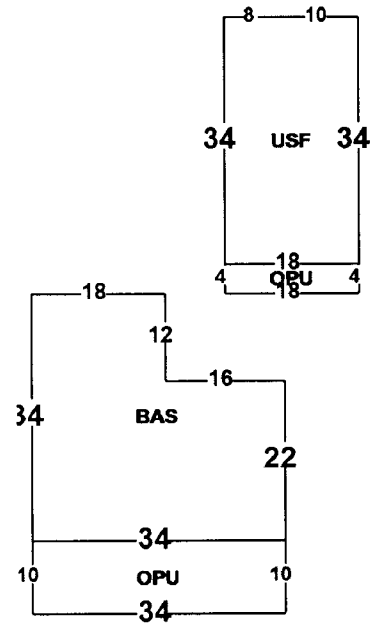
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:5933 KAISER LN, Year Built: 1989, Effective Year: 1989, PA Building ID#: 120350

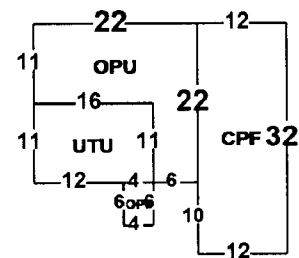
Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-CARPET
 FOUNDATION-PILINGS
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6
 NO. STORIES-2
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME



Areas - 2880 Total SF

BASE AREA - 964
 CARPORT FIN - 384
 OPEN PORCH FIN - 24
 OPEN PORCH UNF - 720
 UPPER STORY FIN - 612
 UTILITY UNF - 176



Images



7/30/2019 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:05/04/2022 (tc.67731)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06167**, issued the **1st day of June, A.D., 2020** 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:

S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104433150 (1022-46)

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

KEES BAYOU LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of October, which is the **3rd day of October 2022**.

Dated this 10th day of May 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-4433-150 CERTIFICATE #: 2020-6167

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: July 5, 2002 to and including July 5, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: July 13, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 13, 2022

Tax Account #: **10-4433-150**

1. The Grantee(s) of the last deed(s) of record is/are: **KEES BAYOU, LLC**

By Virtue of Quit Claim Deed recorded 6/9/2016 in OR 7537/1459

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:

NONE FOUND OF RECORD

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 10-4433-150

Assessed Value: \$218,960

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: OCT 3, 2022
TAX ACCOUNT #: 10-4433-150
CERTIFICATE #: 2020-6167

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>2021</u> tax year.

KEES BAYOU, LLC
5933 KAISER LN
PENSACOLA, FL 32507

KEES BAYOU, LLC
6313 SWORDS WAY
BETHESDA, MD 20817

KEES BAYOU, LLC
5703 LUXEMBURG ST
NORTH BETHESDA, MD 20852

Certified and delivered to Escambia County Tax Collector, this 13th day of July, 2022.

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

July 13, 2022

Tax Account #:10-4433-150

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4433-150(1022-46)

Recorded in Public Records 06/09/2016 at 02:35 PM OR Book 7537 Page 1459,
Instrument #2016042893, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 Deed Stamps \$0.70

Prepared by:

Lisa Herman
6313 Swords Way
Bethesda, MD 20817
301-580-5279

Return to:

Lisa Herman
6313 Swords Way
Bethesda, MD 20817

Quitclaim Deed

This indenture, made this 8 day of June A.D. 2016, between the grantor,
Lisa Herman (single) Edward J. Herman (single) Frank C. Herman (married)
6313 Swords Way 6525 Pinewood Drive 1919 Falmouth Dr
Bethesda, MD 20817 Parker, CO 80134 El Cajon, CA 92020

and the grantee,

Kees Bayou, LLC
6313 Swords Way
Bethesda, MD 20817

(Wherever used herein, the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of
ten dollars \$10.00

in hand paid by the grantee, the receipt whereof is hereby acknowledged, has remised, release,
and quitclaimed to the grantee the following described land situate in Escambia County,
Florida, to wit:

The South 45 feel of Lot 13, Innerarity Grants being a portion of Section 15, Township 3 South,
Range 32 West, Escambia County, Florida according to Plat recorded in Deed Book 108 Page
178 of the public records of said county.

Property Appraiser's Parcel Identification No.: 15-3S-32-160-0002-013

Street address: 5933 Kaiser Lane, Pensacola, FL 32507

Source of title:

Grantors hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance, the subject property ☐ is ☒ is not the
grantor's homestead property within the meaning set forth in the Constitution of the State of
Florida.

BK: 7537 PG: 1460

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

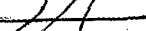
Signed, sealed, and delivered in the presence of:

 Witness 1 signature as to grantor

 Printed name

 Witness 2 signature as to grantor

 Printed name


Signature of grantor
Lisa Herman
Printed name
6313 Swords Way
Street address
Bethesda, MD 20817
City, State, ZIP

Witness 1 signature as to co-grantor (if any)

Printed name

Witness 2 signature as to co-grantor (if any)

Printed name

Signature of co-grantor (if any)

Printed name

Street address

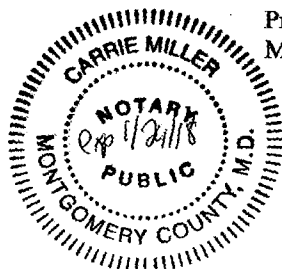
City, State, ZIP

Certificate of Acknowledgment of Notary Public

STATE OF MD
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 2nd day of January, 2016, by Lisa Herman, who is personally known to me or who has produced Driver License as identification.

Notary Public: Carrie Miller
Print name: Carrie Miller
My commission expires: 1/24/18



BK: 7537 PG: 1461

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

Signed, sealed, and delivered in the presence of:

Breilyn Gray
 Witness 1 signature as to grantor
Breilyn Gray
 Printed name
Ariel Eicher
 Witness 2 signature as to grantor
ARIEL EICHER
 Printed name

Edward Herman
Edward Herman
 Signature of grantor
Edward Herman
 Printed name
6525 Pinewood Drive
 Street address
Parker, CO 80134
 City, State, ZIP

Witness 1 signature as to co-grantor (if any)
Printed name
Witness 2 signature as to co-grantor (if any)
Printed name

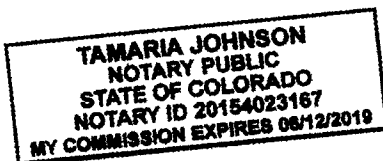
Signature of co-grantor (if any)
Printed name
Street address
City, State, ZIP

Certificate of Acknowledgment of Notary Public

STATE OF COLORADO
 COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 20 day of January, 2016
 by EDWARD J HERMAN, who is
 personally known to me or X who has produced CO DL as identification.

Notary Public: Tamara Johnson
 Print name: Tamara Johnson
 My commission expires: 06-12-2019



BK: 7537 PG: 1462

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

Signed, sealed, and delivered in the presence of:

Lon Emery Herman
 Witness 1 signature as to grantor
Lon Emery Herman
 Printed name
Audrey Ruth Herman
 Witness 2 signature as to grantor
Audrey Ruth Herman
 Printed name

Frank C. Herman
 Signature of grantor
Frank C Herman
 Printed name
1919 Falmouth Dr
 Street address
El Cajon, CA 92020
 City, State, ZIP

 Witness 1 signature as to co-grantor (if any)

 Printed name

 Witness 2 signature as to co-grantor (if any)

 Printed name

 Signature of co-grantor (if any)

 Printed name

 Street address

 City, State, ZIP

Certificate of Acknowledgment of Notary Public

STATE OF _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
 by _____, who is
 _____ personally known to me or _____ who has produced _____ as identification.

Notary Public: *See attached acknowledgment*
 Print name: _____
 My commission expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego } S.S.

On Feb 7, 2016 before me, Brandi Sabala, Notary Public

personally appeared Frank C. Herman

Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quitclaim

Deed
containing 2 pages, and dated 2-1-16

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer(s) Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

KEES BAYOU, LLC

Filing Information

Document Number	L16000000489
FEI/EIN Number	81-0954047
Date Filed	12/30/2015
Effective Date	01/01/2016
State	FL
Status	ACTIVE

Principal Address

5933 KAISER LANE
PENSACOLA, FL 32507

Mailing Address

5703 Luxemburg Street
304
North BETHESDA, MD 20852

Changed: 06/27/2020

Registered Agent Name & Address

HERMAN, LISA
5933 Kaiser Lane
Pensacola, FL 32507

Address Changed: 06/27/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

HERMAN, LISA
5703 Luxemburg Street
304
North BETHESDA, MD 20852

Title AMBR

HERMAN, EDWARD J

6525 PINEWOOD DRIVE
PARKER, CO 80134

Title AMBR

HERMAN, FRANK
1919 FALMOUTH DRIVE
EL CAJON, CA 92020

Annual Reports

Report Year	Filed Date
2020	06/27/2020
2021	03/23/2021
2022	04/07/2022

Document Images

04/07/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
06/27/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
12/30/2015 -- Florida Limited Liability	View image in PDF format

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06167 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEES BAYOU LLC 6313 SWORDS WAY BETHESDA, MD 20817-3350	KEES BAYOU, LLC 5933 KAISER LN PENSACOLA, FL 32507
KEES BAYOU, LLC 5703 LUXEMBURG ST NORTH BETHESDA, MD 20852	

WITNESS my official seal this 18th day of August 2022.



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 October 3, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 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. 06167**, issued the **1st day of June, A.D., 2020** 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:

S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104433150 (1022-46)

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

KEES BAYOU LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of October, which is the **3rd day of October 2022**.

Dated this 15th day of August 2022.

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 October 3, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 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. 06167, issued the 1st day of June, A.D., 2020 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:

S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104433150 (1022-46)

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

KEES BAYOU LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **3rd day of October 2022**.

Dated this 12th day of August 2022.

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:

5933 KAISER LN 32507



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1022-46

Document Number: ECSO22CIV027842NON

Agency Number: 22-008528

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06167 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KEES BAYOU LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/19/2022 at 9:00 AM and served same at 8:59 AM on 8/22/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERK'S OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D. Nelson 927

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

WARNING

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Dated this 12th day of August 2022.

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Post Property:

5933 KAISER LN 32507



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

By:
Emily Hogg
Deputy Clerk

2022 AUG 19 AM 9:00
RECEIVED
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

KEES BAYOU LLC [1022-46]
6313 SWORDS WAY
BETHESDA, MD 20817-3350

9171 9690 0935 0127 9657 77

KEES BAYOU, LLC [1022-46]
5933 KAISER LN
PENSACOLA, FL 32507

9171 9690 0935 0127 9657 60

KEES BAYOU, LLC [1022-46]
5703 LUXEMBURG ST
NORTH BETHESDA, MD 20852

9171 9690 0935 0127 9657 53

*Contact -
owner*

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502-5843

CERTIFIED MAIL™



18 JUL 2022 11:32 AM

quadrant

FIRST CLASS MAIL
PM

\$006.57

06/16/2022 ZIP 32502
043M31279251

US POSTAGE

9171 9690 0935 0127 9657 60

KEES BAYOU, LLC [1022-46]
5933 KAISER LN
PENSACOLA, FL 32507

UTPR1: 9333120511

ANK
32502-5843

NIXIE

322 PM 1

0003/22/22

RETURN TO SENDER
ATTEMPTED - NOT RECOVERED
UNABLE TO FORWARD

BC: 3250258435

*2022-01-22-18-18

06/16/2022 11:32 AM

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502-5843



9171 9690 0935 0127 9657 53

FL 325

11:42PM

quadrant

FIRST-CLASS MAIL

\$006.57

08/18/2022 ZIP 32502

043M31219251

US POSTAGE

ATNK

-R-T-S- 20852-RFS-IN *91 08/27/22

1022-46

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RETURN TO SENDER

RFS



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022096134 9/23/2022 12:34 PM
OFF REC BK: 8863 PG: 1693 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8781, Page 269, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06167, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 104433150 (1022-46)

DESCRIPTION OF PROPERTY:

S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178 OR 7537 P 1459

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: KEES BAYOU LLC

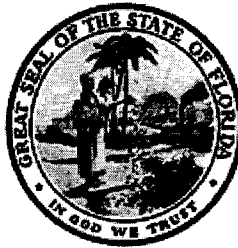
Dated this 23rd day of September 2022.



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

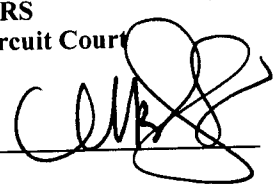
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 104433150 Certificate Number: 006167 of 2020**

Payor: LISA HERMON 5703 LUXEMBOURG ST ROCKVILLE MD 70852 Date 9/23/2022

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$497.04
Tax Collector's Total	\$11,092.97
Postage	\$18.54
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$11,625.55

Reduced **\$ 11,386.14**
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>



OTC - Receipt

Your payment has been successfully processed

OTC Receipt Number: 34027638

09/23/2022 01:18 PM

Service Information

Payment Amount

Amount: \$11386.14

Service Fee: \$398.51

Total: \$11784.65

Credit Card Info

Name on Card: lisa herman

Card Number: ***9052**

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For Information on refunds or for general inquiries, please call customer support on (877) 326 8689.

Escambia County Receipt of Transaction

Receipt # 2022072176

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

LISA HERMAN

On Behalf Of:

On: 9/23/22 12:32 pm
Transaction # 101725941

CaseNumber 2020 TD 006167

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	11092.97	0.00	0.00	11092.97	11092.97	0.00
(RECORD SEARCH) RECORD SEARCH	10.00	0.00	0.00	10.00	10.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	257.63	0.00	0.00	257.63	257.63	0.00
(TD2) POSTAGE TAX DEEDS	18.54	0.00	0.00	18.54	18.54	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
Total:	11842.14	456.00	0.00	11386.14	11386.14	0.00

Grand Total: 11842.14 456.00 0.00 11386.14 11386.14 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
NCOURT	34027638	OK 11386.14	0.00	0.00	0.00	11386.14
Payments Total:		11386.14	0.00	0.00	0.00	11386.14

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. 06167, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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KEES BAYOU LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of October, which is the 3rd day of October 2022.

Dated this 18th day of August 2022.

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

4WR8/31-9/21TD

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 2020-TD-06167 in the Escambia County Court was published in said newspaper in and was printed and released on August 31, 2022; September 7, 2022; September 14, 2022; and September 21, 2022.

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 ☒ physical presence or ☐ online notarization, this 21st day of September, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024