

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100203

To: Tax Collector of ESCAMBA 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
02-2864-280	2019/843	06-01-2019	BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544

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

04-12-2021
Application Date

Applicant's signature

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>01/03/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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.

BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544



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

0122-38

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 12, 2021
Property description	ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 8380 COUNTRY WALK DR B 02-2864-280 BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC (Full legal attached.)	Certificate #	2019 / 843
		Date certificate issued	06/01/2019

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)
# 2019/843	06/01/2019	1,152.67	57.63	1,210.30
→ Part 2: Total*				1,210.30

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)
# 2020/930	06/01/2020	1,083.28	6.25	54.16	1,143.69
Part 3: Total*					1,143.69

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)	2,353.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,029.38
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)	3,758.37

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 2021

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



Chris Jones

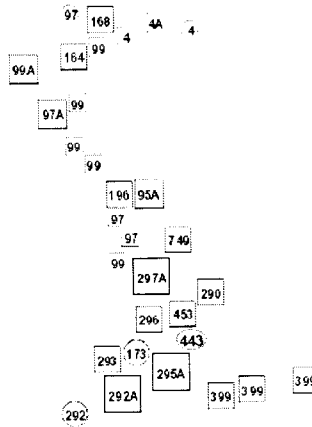
Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode
 ☒ Account
 ☐ Reference
 [→](#)

[Printer Friendly Version](#)

General Information Reference: 2015301150092003 Account: 022864280 Owners: ZILKER HOLDINGS LLC Mail: 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 Situs: 8380 COUNTRY WALK DR B 32514 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$9,000</td> <td>\$55,177</td> <td>\$64,177</td> <td>\$64,177</td> </tr> <tr> <td>2019</td> <td>\$9,000</td> <td>\$51,759</td> <td>\$60,759</td> <td>\$60,759</td> </tr> <tr> <td>2018</td> <td>\$9,000</td> <td>\$55,044</td> <td>\$64,044</td> <td>\$64,044</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2020	\$9,000	\$55,177	\$64,177	\$64,177	2019	\$9,000	\$51,759	\$60,759	\$60,759	2018	\$9,000	\$55,044	\$64,044	\$64,044																						
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/01/2017</td> <td>7806</td> <td>544</td> <td>\$75,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/22/2016</td> <td>7471</td> <td>283</td> <td>\$29,700</td> <td>WD</td> <td></td> </tr> <tr> <td>08/31/2015</td> <td>7422</td> <td>645</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/16/2014</td> <td>7275</td> <td>1293</td> <td>\$3,100</td> <td>CT</td> <td></td> </tr> <tr> <td>07/31/2008</td> <td>6360</td> <td>997</td> <td>\$66,900</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1987</td> <td>2498</td> <td>887</td> <td>\$40,700</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/01/2017	7806	544	\$75,000	WD		01/22/2016	7471	283	\$29,700	WD		08/31/2015	7422	645	\$100	WD		12/16/2014	7275	1293	\$3,100	CT		07/31/2008	6360	997	\$66,900	WD		12/1987	2498	887	\$40,700	WD		2020 Certified Roll Exemptions None Legal Description BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT... Extra Features None
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12/1987	2498	887	\$40,700	WD																																							
Parcel Information Launch Interactive Map Section Map Id: 20-15-30-1 Approx. Acreage: 0.1033 Zoned: HDMU Evacuation & Flood Information Open Report																																											



View Florida Department of Environmental Protection (DEP) Data

Buildings

Address: 8380 COUNTRY WALK DR B, Year Built: 1986, Effective Year: 1990, PA Building ID#: 52286

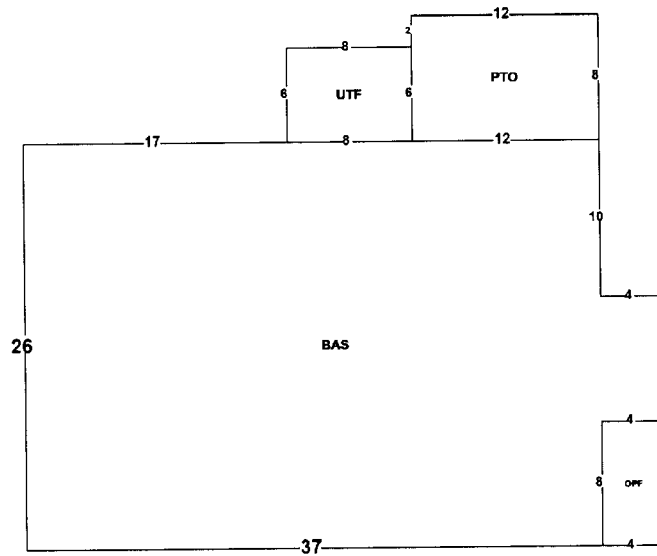
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1170 Total SF

BASE AREA - 994
OPEN PORCH FIN - 32
PATIO - 96
UTILITY FIN - 48



Images



6/21/16

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: 04/28/2021 (tc.3914)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00843**, issued the **1st day of June, A.D., 2019** 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 NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022864280 (0122-38)

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

ZILKER HOLDINGS 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 January, which is the **3rd day of January 2022**.

Dated this 13th day of May 2021.

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

BK: 7806 PG: 546 Last Page

**COMPANY RESOLUTION AND INCUMBENCY CERTIFICATE OF APPEX
PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**

WHEREAS, the undersigned represents the sole Managers, Members, Managing Members, and/or Officers of **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company**; and

WHEREAS, the Company intends to sell/convey the real property located at **8380 Country Walk Drive B, Pensacola, FL 32514**, more particularly described as follows:

Commence at the Northeast corner of Lot 29 (N.I.P.), Demars Heights, a subdivision of a portion of Section 20, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 6, at Page 87, of the Public Records of said county; thence run South 81 degrees 02' 30" East for 355.00 feet; thence run South 08 degrees 29' 45" West for 399.80 feet; thence run South 80 degrees 55' 09" East for 27.49 feet to the Point of Beginning; thence continue South 80 degrees 55' 09" East for 56.31 feet; thence run South 09 degrees 04' 53" West for 85.04 feet; thence run North 81 degrees 46' 01" West for 55.05 feet; thence run North 08 degrees 13' 59" East for 85.86 feet to the Point of Beginning. All lying and being in Section 20, Township 1 South, Range 30 West, Escambia County, Florida

WHEREAS, the Company, through its Managers, Members, Managing Members, and/or Officers, has the full authority pursuant to the By-Laws of the Company to sell/convey the aforementioned real property and to execute any documents related thereto for the purpose of selling/conveying the real property,

WHEREAS, the Managers, Members, Managing Members, and/or Officers of the Company are:

1. Shay Yakobovich, as Manager

NOW THEREFORE, be it resolved that:

1. The Managers, Members, Managing Members, and/or Officers **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company** hereby authorize the sale and conveyance of the above referenced real property by the Company;
2. Neither the Company nor Shay Yakobovich have filed bankruptcy since the formation of the Company.

The foregoing resolution was properly adopted by the Managers, Members, Managing Members, or Officers this 19th day of November, 2017.

**APPEX PROPERTIES L.L.C., a Florida Limited
Liability Company**

By:



Shay Yakobovich, Manager

BK: 7806 PG: 545

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:

Appex Properties L.L.C., a Florida Limited
Liability Company

Robert A. Speer
Witness #1 Signature

By: [Signature]
Shay Yakobovich, Manager

Robert A. Speer
Witness #1 Printed Name

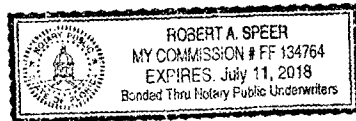
[Signature]
Witness #2 Signature

Tamela H
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of November, 2017, by Shay Yakobovich, Manager of Appex Properties L.L.C., a Florida Limited Liability Company, on behalf of the company, ~~who is personally known to me or~~ who has produced H. Driver License as identification.

SEAL



My Commission Expires:

Robert A. Speer
Notary Public

Robert A. Speer
Printed Notary Name

File No.: 1709016

Recorded in Public Records 11/7/2017 2:31 PM OR Book 7806 Page 544,
Instrument #2017087616, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$525.00

This Instrument Prepared By and Return To:
Tod A. Weston, Esq.
Coastal Title, Inc.
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334
File No.: **1709016**

Property Appraisers Parcel Identification (Folio) Numbers: **02-2864-280**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of November, 2017, by **Appex Properties L.L.C., a Florida Limited Liability Company**, whose post office address is 18800 NE 29th Avenue, #321, Aventura, Florida 33180, herein called the Grantor, to **Zilker Holdings LLC, a Florida Limited Liability Company**, whose post office address is 7451 Peppertree Circle S., Davie, Florida 33314, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Commence at the Northeast corner of Lot 29 (N.I.P.), Demars Heights, a subdivision of a portion of Section 20, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 6, at Page 87, of the Public Records of said county; thence run South 81 degrees 02' 30" East for 355.00 feet; thence run South 08 degrees 29' 45" West for 399.80 feet; thence run South 80 degrees 55' 09" East for 27.49 feet to the Point of Beginning; thence continue South 80 degrees 55' 09" East for 56.31 feet; thence run South 09 degrees 04' 53" West for 85.04 feet; thence run North 81 degrees 46' 01" West for 55.05 feet; thence run North 08 degrees 13' 59" East for 85.86 feet to the Point of Beginning. All lying and being in Section 20, Township 1 South, Range 30 West, Escambia County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

File No.: **1709016**

PROPERTY INFORMATION REPORT

October 5, 2021

Tax Account #:02-2864-280

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8
DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80
DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC
W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C
COUNTRY WALK PB 14 P 44 OR 7806 P 544**

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2864-280(0122-38)

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:	<u>JAN 3, 2022</u>
TAX ACCOUNT #:	<u>02-2864-280</u>
CERTIFICATE #:	<u>2019-843</u>

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>2020</u> tax year.

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

ZILKER HOLDINGS LLC
8380 COUNTRY WALK DR. B
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 5th day of October, 2021.

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
CONTINUATION PAGE**

October 5, 2021

Tax Account #: **02-2864-280**

1. The Grantee(s) of the last deed(s) of record is/are: **ZILKER HOLDINGS LLC, A FLOIRDA LIMITED COMPANY**

By Virtue of Warranty Deed recorded 11/7/2017 in OR 7806/544

ABTRACTOR'S NOTE: WE FOUND NO PROOF OF ACCESS DURING PERIOD SEARCHED OR SHOWN ON MAP. PROOF OF ACCESS WILL REQUIRE A FULL SEARCH.

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) 2018-2020 are delinquent.

Tax Account #: 02-2864-280

Assessed Value: \$64,177

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 FOUND DURING PERIOD SEARCHED**

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.



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 #: 02-2864-280 CERTIFICATE #: 2019-843

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 1, 2001 to and including October 1, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 5, 2021

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 January 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. 00843**, issued the 1st day of **June, A.D., 2019** 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 NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022864280 (0122-38)

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

ZILKER HOLDINGS 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 January, which is the **3rd** day of January 2022.

Dated this 16th day of November 2021.

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.

Personal Services:

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

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 January 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. 00843**, issued the 1st day of **June, A.D., 2019** 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 NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544

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Dated this 15th day of November 2021.

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Post Property:

8380 COUNTRY WALK DR B 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00843 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 18, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314	ZILKER HOLDINGS LLC 8380 COUNTRY WALK DR B PENSACOLA FL 32514
--	---

WITNESS my official seal this 18th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

0122-38

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO21CIV041726NON

Agency Number: 22-001360

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00843 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: ZILKER HOLDINGS LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/19/2021 at 9:02 AM and served same at 8:58 AM on 11/22/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

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Post Property:

8380 COUNTRY WALK DR B 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Emily Hogg

By:
Emily Hogg
Deputy Clerk

RECEIVED
2021 NOV 19 A 9 11
CLERK'S OFFICE
CLERK UNIT



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

11/18/2021

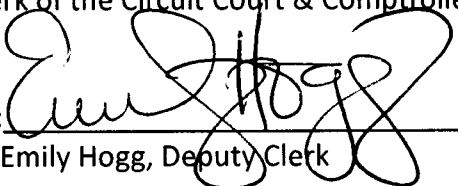
Broward County Sheriff
Attn: Civil Division
2601 W Broward Blvd
Ft Lauderdale FL 33312

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our January 3, 2022 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than Monday, December 14, 2021 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Emily Hogg, Deputy Clerk

/eh

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Personal Services:

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED SHERIFF
2021 NOV 23 AM 10:06
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21055727

Clerk Of The Circuit Court Escambia County VS Zilker Holdings LLC

RETURN OF SERVICE

Court Case # TD2019-843

Hearing Date: 01/03/2022

Received by CCN 17284

11/29/2021 9:12 AM

Type of Writ: Tax Sale

Court: Circuit / Escambia FL

Serve: **Zilker Holdings LLC 7451 Peppertree Circle S Davie FL 33314**

Served:



Not Served:



Clerk Of The Circuit Court Escambia County

221 Palafox Place

Suite 110

Pensacola FL 32502

Date: 12/02/2021 Time: 11:38 AM

On Zilker Holdings LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

/

COMMENTS: Posted Tax Notice front door.

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By: N. O'Neil 17284

D.S.

N. O'Neil, #17284

RECEIPT INFORMATION

Receipt #	22212
Check #	900032877
Service Fee	\$40.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

Service	\$40.00
---------	---------

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$40.00
Sheriff's Cost	\$0.00
Total Amount	\$40.00

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 21055727

Clerk Of The Circuit Court Escambia County VS Zilker Holdings LLC

Type of Writ: Tax Sale

Court: Circuit / Escambia FL

Serve: **Zilker Holdings LLC 7451 Peppertree Circle S Davie FL 33314****RETURN OF SERVICE**

Court Case # TD2019-843

Hearing Date: 01/03/2022

Received by CCN 17284

11/29/2021 9:12 AM

0122-38

Served:

X

Not Served:

Clerk Of The Circuit Court Escambia County

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Suite 110

Pensacola FL 32502

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Gregory Tony, Sheriff
Broward County, Florida

By: N. O'Neil 17284

D.S.

N. O'Neil, #17284

RECEIPT INFORMATION		EXECUTION COSTS		DEMAND/LEVY INFORMATION	
Receipt #	22212	Service	\$40.00	Judgment Date	n/a
Check #	900032877			Judgment Amount	\$0.00
Service Fee	\$40.00			Current Interest Rate	0.00%
On Account	\$0.00			Interest Amount	\$0.00
Quantity				Liquidation Fee	\$0.00
Original	1			Sheriff's Fees	\$40.00
Services	1			Sheriff's Cost	\$0.00
				Total Amount	\$40.00

ZILKER HOLDINGS LLC [0122-38]
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

9171 9690 0935 0129 1310 33

ZILKER HOLDINGS LLC [0122-38]
8380 COUNTRY WALK DR B
PENSACOLA FL 32514

9171 9690 0935 0129 1310 40

Contact



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2021 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
02-2864-280	06		2015301150092003

PROPERTY ADDRESS:

EXEMPTIONS:

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

8380 COUNTRY WALK DR B

PRIOR YEAR(S) TAXES OUTSTANDING

19/843

AD VALOREM TAXES

COUNTY	MILLAGE RATE	AD VALOREM TAXES	AD VALOREM TAXES	AD VALOREM TAXES
COUNTY	6.6165	70,594	0	70,594
PUBLIC SCHOOLS				467.09
BY LOCAL BOARD	1.9620	70,679	0	70,679
BY STATE LAW	3.6950	70,679	0	138.67
WATER MANAGEMENT	0.0294	70,594	0	70,679
SHERIFF	0.6850	70,594	0	261.16
M.S.T.U. LIBRARY	0.3590	70,594	0	70,594
ESCAMBIA CHILDRENS TRUST	0.5000	70,594	0	2.08
				48.36
				25.34
				35.30
TOTAL MILLAGE	13.8469		AD VALOREM TAXES	\$978.00

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P
87 S 81 DEG 2 MIN 30 SEC E 355 FT S
See Additional Legal on Tax Roll

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS

\$1,103.33

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

If Paid By	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
Please Pay	1,070.23	1,081.26	1,092.30	1,103.33

RETAIN FOR YOUR RECORDS

2021 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

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	Dec 31, 2021
	1,070.23
AMOUNT IF PAID BY	Jan 31, 2022
	1,081.26
AMOUNT IF PAID BY	Feb 28, 2022
	1,092.30
AMOUNT IF PAID BY	Mar 31, 2022
	1,103.33
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
02-2864-280
PROPERTY ADDRESS
8380 COUNTRY WALK DR B

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

1 022864280 2021 0

Escambia County Receipt of Transaction

Receipt # 2021099846

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ZILKER HOLDINGS LLC

On Behalf Of:

On: 12/30/21 3:21 pm
Transaction # 101646729

CaseNumber 2019 TD 000843

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
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4272.00	0.00	0.00	4272.00	4272.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	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	530.05	0.00	0.00	530.05	530.05	0.00
(TD2) POSTAGE TAX DEEDS	20.96	0.00	0.00	20.96	20.96	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	5307.01	467.00	0.00	4840.01	4840.01	0.00

Grand Total: 5307.01 467.00 0.00 4840.01 4840.01 0.00



PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
ACH	2021123000503109	4840.01	0.00	0.00	0.00	4840.01

Payments Total: 4840.01 0.00 0.00 0.00 4840.01

My linda Johnson (COC)

From: Laurin Gray (COC)
Sent: Thursday, December 30, 2021 3:01 PM
To: Emily Hogg (COC); Whitney Coppage (COC); My linda Johnson (COC)
Cc: COC ACCOUNTING
Subject: WIRE

 Incoming Internl Money Trnsfr (191)		4,840.01	4,840.01	0.00	0.00	21123050
---	---	----------	----------	------	------	----------

Text

 Crea

WIRE TYPE:BOOK IN DATE:123021 TIME:1541 ET
TRN:2021123000503109 SNDR REF:369365058
SERVICE REF:
RELATED REF:
ORIG:ZILKER HOLDINGS LLC 7451 PEPPERTREE CIR S DAVIE FL
33314 US ID:898090452236
ORG BK: ID:
INS BK:CONSUMER ID:OLBS
SND BK: ID:
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CT FINES AND
FORFEITURES PO BOX 333 PENSACOLA FL 32591-0333
ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:

Laurin Gray, Sr. Operations Supervisor, Accounting
Pam Childers, Clerk of the Circuit Court & Comptroller
First Judicial Circuit, Escambia County
P.O. Box 333
Pensacola, FL 32591
850-595-4126
lgray@escambiaclerk.com
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

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**

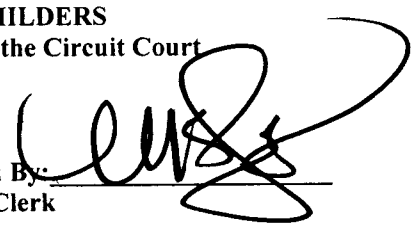
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 022864280 Certificate Number: 000843 of 2019**

**Payor: ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 Date
12/30/2021**

Clerk's Check #	2.02112300050311E+15	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$4,272.00
		Postage	\$20.96
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,840.01

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021141776 12/30/2021 3:23 PM
OFF REC BK: 8694 PG: 828 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 8530, Page 1327, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00843, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 022864280 (0122-38)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ZILKER HOLDINGS LLC

Dated this 30th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 01-03-2022 – TAX CERTIFICATE #'S 00843

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 2, 9, 16, 23, 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.



Digitally signed by Michael P. Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P. Driver
Date: 2021.12.27 08:58:45 -06'00'

PUBLISHER

Sworn to and subscribed before me this 27TH day of DECEMBER
A.D., 2021



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.12.27 09:00:11 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00843, issued the 1st day of June, A.D., 2019 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 NE COR OF LT 29 DEMARS HEIGHTS PB 6 P 87 S 81 DEG 2 MIN 30 SEC E 355 FT S 8 DEG 29 MIN 45 SEC W 399 80/100 FT S 80 DEG 55 MIN 9 SEC E 27 49/100 FT FOR POB CONT S 80 DEG 55 MIN 9 SEC E 56 31/100 FT S 9 DEG 4 MIN 53 SEC W 85 04/100 FT N 81 DEG 46 MIN 1 SEC W 55 05/100 FT N 8 DEG 13 MIN 59 SEC E 85 86/100 FT TO POB BEING PART OF LT 9 BLK C COUNTRY WALK PB 14 P 44 OR 7806 P 544 SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022864280
(0122-38)

The assessment of the said property under the said certificate issued was in the name of ZILKER HOLDINGS 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 January, which is the 3rd day of January 2022.

Dated this 18th day of November 2021.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-02-09-16-23-2021

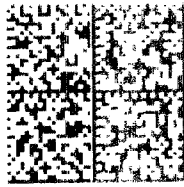
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

FILED
JAN 4 11
CLERK OF CIRCUIT COURT
PENSACOLA, FL

CERTIFIED MAIL™



9171 9690 0935 0129 1310 40



quadrant

FIRST CLASS MAIL

\$006 13 -

US POSTAGE

11-26-21

ZILKER HOLDINGS LLC [0122-38]

8380 COUNTRY WALK DR B

PENSACOLA FL 32514

324

FE 1

0012/29/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTZ

501 3250255335

72087-05826-15-41

9171 9690 0935 0129 1310 40



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 17, 2024

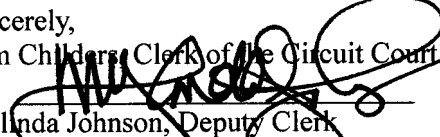
Zilker Holdings LLC
7451 Peppertree Circle S
Davie FL 33314

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
2019 TD 00843	Zilker Holdings LLC	900033064	\$103.39

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk