



# 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<br>Applicant Address | JUAN C CAPOTE<br>MIKON FINANCIAL SERVICES, INC. AND OCEAN<br>BANK<br>780 NW 42 AVE #300<br>MIAMI, FL 33126                                                              | Application date        | Apr 13, 2022 |
| Property description                | KEES BAYOU LLC<br>6313 SWORDS WAY<br>BETHESDA, MD 20817-3350<br>5933 KAISER LN<br>10-4433-150<br>S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB<br>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<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(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<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ 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<br>(*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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>                                              |  |
|-----------------------------------------------------------------------------------------------------------|--|
| 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. <b>Total Paid (Lines 8-13)</b>                                                                        |  |
| 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<br>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 →

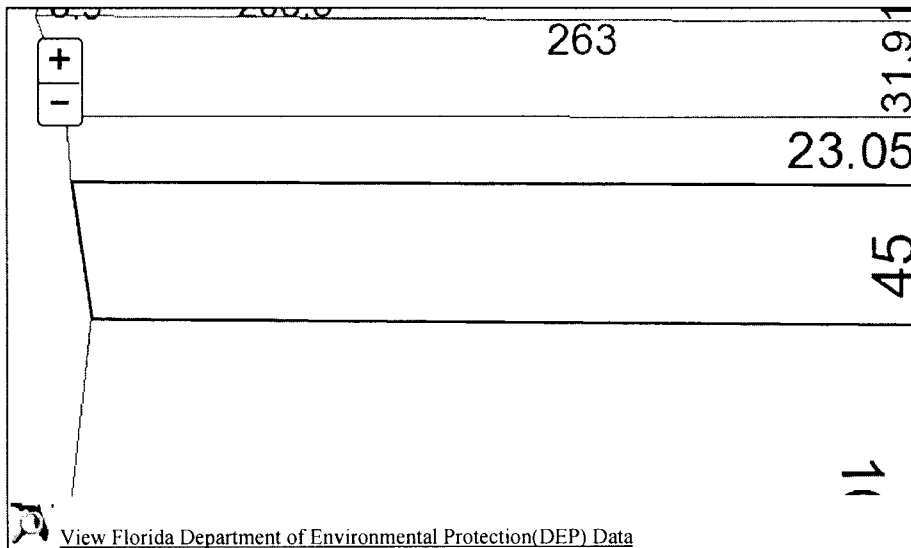
[Printer Friendly Version](#)

| General Information                                                          |                                                                                                       |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Parcel ID:                                                                   | 153S321600002013                                                                                      |
| Account:                                                                     | 104433150                                                                                             |
| Owners:                                                                      | KEES BAYOU LLC                                                                                        |
| Mail:                                                                        | 6313 SWORDS WAY<br>BETHESDA, MD 20817-3350                                                            |
| Situs:                                                                       | 5933 KAISER LN 32507                                                                                  |
| Use Code:                                                                    | SINGLE FAMILY RESID  |
| Taxing Authority:                                                            | COUNTY MSTU                                                                                           |
| Tax Inquiry:                                                                 | <a href="#">Open Tax Inquiry Window</a>                                                               |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                                                                                       |

| Assessments                             |          |           |           |           |
|-----------------------------------------|----------|-----------|-----------|-----------|
| Year                                    | Land     | Imprv     | Total     | Cap Val   |
| 2021                                    | \$76,950 | \$143,365 | \$220,315 | \$218,960 |
| 2020                                    | \$71,280 | \$127,775 | \$199,055 | \$199,055 |
| 2019                                    | \$71,280 | \$121,758 | \$193,038 | \$193,038 |
| Disclaimer                              |          |           |           |           |
| Market Value Breakdown Letter           |          |           |           |           |
| Tax Estimator                           |          |           |           |           |
| File for New Homestead Exemption Online |          |           |           |           |

| 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<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |          |      |                               | Legal Description                                                      |  |  |  |
|                                                                                                                 |      |      |          |      |                               | S 45 FT OF LT 13 INNERARITY GRANTS PLAT DB 108 P 178<br>OR 7537 P 1459 |  |  |  |
|                                                                                                                 |      |      |          |      |                               | Extra Features                                                         |  |  |  |
|                                                                                                                 |      |      |          |      |                               | BOAT DOCK<br>ELEVATOR                                                  |  |  |  |

| Parcel Information                                                                                                                                                                               | <a href="#">Launch Interactive Map</a> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <p>Section</p> <p>Map Id:<br/><a href="#">15-35-32-2</a></p> <p>Approx. Acreage:<br/>0.2754</p> <p>Zoned: <br/>LDR</p> <p>Evacuation &amp; Flood Information<br/><a href="#">Open Report</a></p> |                                        |



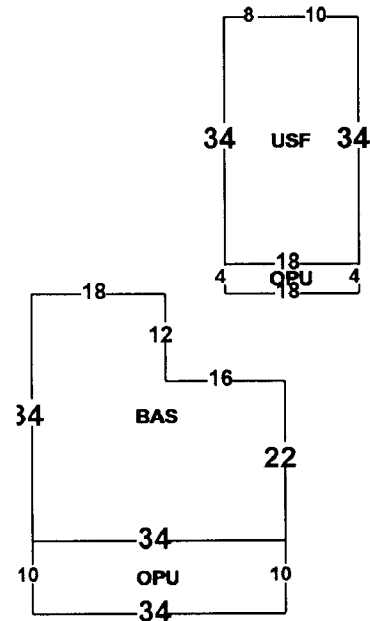
View Florida Department of Environmental Protection(DEP) Data

#### Buildings

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

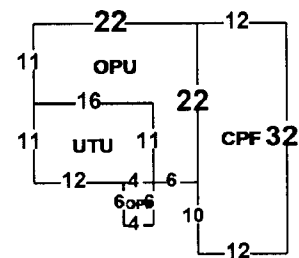
#### Structural Elements

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 13<sup>th</sup> 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

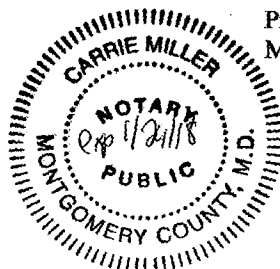
City, State, ZIP

## Certificate of Acknowledgment of Notary Public

STATE OF MD  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> 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: 1/26/18



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

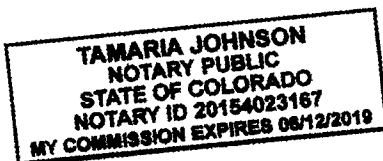
Signature of co-grantor (if any)  
Printed name  
Street address  
City, State, ZIP

### 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  
Name of Notary Public, Title

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

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

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">04/07/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/23/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">06/27/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/31/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/09/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/20/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">12/30/2015 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

**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<br>6313 SWORDS WAY<br>BETHESDA, MD 20817-3350     | KEES BAYOU, LLC<br>5933 KAISER LN<br>PENSACOLA, FL 32507 |
| KEES BAYOU, LLC<br>5703 LUXEMBURG ST<br>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

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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

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, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

**WARNING**

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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

RECEIVED  
2022 AUG 19 AM 9:00  
ESCAMBIA COUNTY, FL  
SHERIFFS 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

(nl)

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: 3250259325

\*2022-0122-18-M

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



FL 325

11:42PM

9171 9690 0935 0127 9657 53

quadrant

FIRST-CLASS MAIL

\$006.57

08/18/2022 ZIP 32502

043M31219251

US POSTAGE

ATNK

-R-T-S-

20852-RFS-1N

\*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

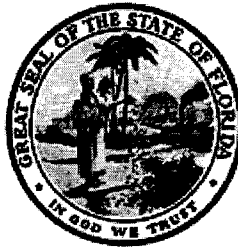
Dated this 23rd day of September 2022.



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

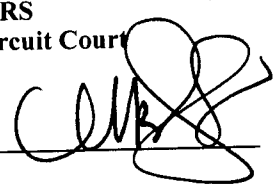
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 104433150 Certificate Number: 006167 of 2020**

**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        | <del>\$11,625.55</del> |

*Reduced*      **\$ 11,384.14**  
**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        |
| <b>Total:</b>                   | <b>11842.14</b> | <b>456.00</b> | <b>0.00</b> | <b>11386.14</b> | <b>11386.14</b> | <b>0.00</b> |

**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        |
| <b>Payments Total:</b> |           |    | <b>11386.14</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>11386.14</b> |

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

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Dated this 18th day of August 2022.

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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 21<sup>st</sup> 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