

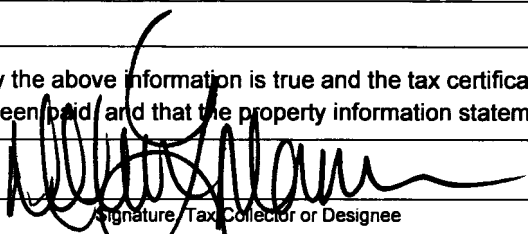


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0525.85

| Part 1: Tax Deed Application Information   |   |  |   |  |   |
|--|---|--|---|--|---|
| Applicant Name<br>Applicant Address  | DAY INVESTMENT AND CONSULTING LLC<br>4274 WILKIE WAY, APT J<br>PALO ALTO, CA 94306  |  | Application date                            | Aug 21, 2024                             |   |
| Property description   | COMIAN XI TAX LIEN FUND LLC<br>700 ROUTE 130 N STE 101<br>CINNAMINSON, NJ 08077<br>OFF CHIPPER RD<br>12-0449-118<br>BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167<br>FT W 575 FT TO POB CONT W 115 FT N 167 FT E<br>115 FT S 16 (Full legal attached.) |  | Certificate #                               | 2020 / 7263                              |   |
|  |   |  | 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) |   |
| # 2020/7263  | 06/01/2020  | 118.22                                       | 76.25                                       | 194.47                                   |   |
| → Part 2: Total*   |   |  |   | 194.47                                   |   |
| Part 3: Other Certificates Redeemed by Applicant (Other than County)   |   |  |   |  |   |
| Column 1<br>Certificate Number   | Column 2<br>Date of Other Certificate Sale  | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee             | Column 5<br>Interest                     | Total<br>(Column 3 + Column 4 + Column 5) |
| # 2024/6473  | 06/01/2024  | 101.85                                       | 6.25  | 5.09                                     | 113.19                                    |
| # 2022/6218  | 06/01/2022  | 99.07  | 6.25  | 8.36                                     | 113.68                                    |
| Part 3: Total*   |   |  |   |  | 226.87                                    |
| 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)  |   |  |   | 421.34                                   |   |
| 2. Delinquent taxes paid by the applicant  |   |  |   | 0.00                                     |   |
| 3. Current taxes paid by the applicant   |   |  |   | 0.00                                     |   |
| 4. Property information report fee   |   |  |   | 200.00                                   |   |
| 5. Tax deed application fee  |   |  |   | 175.00                                   |   |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)  |   |  |   | 0.00                                     |   |
| 7. Total Paid (Lines 1-6)  |   |  |   | 796.34                                   |   |
| I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached. |   |  |   |  |   |
| Sign here:    |   |  | Escambia, Florida<br>Date August 29th, 2024 |  |   |

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

+6.25

| <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>05/07/2025</u><br>Signature, Clerk of Court or Designee                  |  |

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB OR 8024 P 195

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400932

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
DAY INVESTMENT AND CONSULTING LLC  
4274 WILKIE WAY, APT J  
PALO ALTO, CA 94306,

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  |
|----------------|-----------------|------------|--|
| 12-0449-118    | 2020/7263       | 06-01-2020 | BEG AT SE COR OF NE1/4 OF NE1/4 OF<br>SEC N 167 FT W 575 FT TO POB CONT W<br>115 FT N 167 FT E 115 FT S 167 FT TO POB<br>OR 8024 P 195 |

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  
DAY INVESTMENT AND CONSULTING LLC  
4274 WILKIE WAY, APT J  
PALO ALTO, CA 94306

08-21-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List



[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

| General Information  |  | Assessments                  |         |       |         |         |
|--|--|------------------------------|---------|-------|---------|---------|
| Parcel ID:   | 262N311130000018                                 | Year                         | Land    | Imprv | Total   | Cap Val |
| Account:   | 120449118  | 2024                         | \$2,750 | \$0   | \$2,750 | \$2,750 |
| Owners:  | COMIAN XI TAX LIEN FUND LLC                      | 2023                         | \$3,461 | \$0   | \$3,461 | \$3,461 |
| Mail:  | 700 ROUTE 130 N STE 101<br>CINNAMINSON, NJ 08077 | 2022                         | \$3,461 | \$0   | \$3,461 | \$3,461 |
| Situs:   | OFF CHIPPER RD 32533                             | Disclaimer                   |         |       |         |         |
| Use Code:  | VACANT RESIDENTIAL 🔑                             | Tax Estimator                |         |       |         |         |
| Taxing Authority:  | COUNTY MSTU                                      | File for Exemption(s) Online |         |       |         |         |
| Tax Inquiry:   | <a href="#">Open Tax Inquiry Window</a>          | Report Storm Damage          |         |       |         |         |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |  |                              |         |       |         |         |

| Sales Data Type List: 🔑   |             |             |              |             | 2024 Certified Roll Exemptions  |  |  |  |  |
|---|-------------|-------------|--------------|-------------|---|--|--|--|--|
| <b>Sale Date</b>  | <b>Book</b> | <b>Page</b> | <b>Value</b> | <b>Type</b> | None  |  |  |  |  |
| 12/20/2018  | 8024        | 195         | \$2,400      | TD          | Legal Description<br>BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB... 🔑 |  |  |  |  |
| 06/1993   | 3391        | 64          | \$100        | QC          |   |  |  |  |  |
| 12/1990   | 3007        | 819         | \$100        | QC          |   |  |  |  |  |
| 12/1990   | 2947        | 429         | \$100        | QC          |   |  |  |  |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |             |             |              |             | Extra Features<br>None  |  |  |  |  |

| Parcel information  |   | Launch Interactive Map |                |
|---|---|------------------------|----------------|
| Section<br>Map Id:<br>26-2N-31  | <div><div>+</div><div>-</div></div> <div>115</div>  | <div>115</div>         | <div>115</div> |
| Approx.<br>Acreage:<br>0.4409   | <div>167</div>  | <div>167</div>         | <div>167</div> |
| Zoned: <br>LDR | <div>115</div>  | <div>115</div>         | <div>115</div> |
| Evacuation<br>& Flood<br>Information<br><a href="#">Open<br/>Report</a>                           | <div></div> <div><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></div> |                        |                |
| Buildings   |   |                        |                |

None

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: 02/30/2024 (tc 3238)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DAY INVESTMENT AND CONSULTING LLC** holder of **Tax Certificate No. 07263**, 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:

**BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT  
E 115 FT S 167 FT TO POB OR 8024 P 195**

**SECTION 26, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120449118 (0525-85)**

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

**COMIAN XI TAX LIEN FUND 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** Wednesday in the month of May, which is the **7th day of May 2025**.

Dated this 30th day of August 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-0449-118 CERTIFICATE #: 2020-7263

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: January 15, 2005 to and including January 15, 2025 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 16, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

January 16, 2025

Tax Account #: **12-0449-118**

1. The Grantee(s) of the last deed(s) of record is/are: **COMIAN XI TAX LIEN FUND LLC**  
**By Virtue of Tax Deed recorded 12/31/2008 in OR 8024/195**
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. **MSBU Lien in favor of Escambia County recorded 9/17/1999 – OR 4469/1120**
4. Taxes:  
**Taxes for the year(s) 2019-2023 are delinquent.**  
**Tax Account #: 12-0449-118**  
**Assessed Value: \$2,750.00**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAY 7, 2025

**TAX ACCOUNT #:** 12-0449-118

**CERTIFICATE #:** 2020-7263

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homestead for <u>2024</u> tax year.                    |

**COMIAN XI TAX LIEN FUND LLC**  
**700 ROUTE 130 N STE 101**  
**CINNAMINSON, NJ 08077**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of January, 2025.

**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**

**January 16, 2025**

**Tax Account #:12-0449-118**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167  
FT E 115 FT S 167 FT TO POB OR 8024 P 195**

**SECTION 26, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0449-118(0525-85)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 18-632  
Property/Identification No. 262N311130000018  
Tax Account No. 120449118

## TAX DEED

State of Florida  
County of Escambia

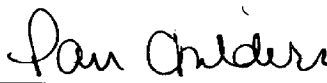
The following Tax Sale Certificate Numbered 09539 issued on June 1, 2011 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of December 2018, offered for sale as required by law for cash to the highest bidder and was sold to: **COMIAN XI TAX LIEN FUND LLC, 700 ROUTE 130 N, SUITE 101 CINNAMINSON NJ 08077**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

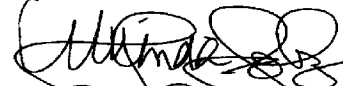
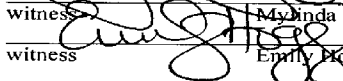
Now, on this 3rd day of December 2018, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,333.85) TWO THOUSAND THREE HUNDRED THIRTY THREE AND 85/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

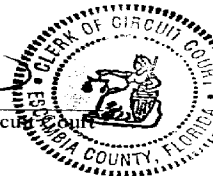
**BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB OR 3391 P 64**

**SECTION 26, TOWNSHIP 2 N, RANGE 31 W**

**\*\* Property previously assessed to: PATRICIA D NEWSOME**

  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida


witness  Mylinda Johnson  
witness  Emily Hogg

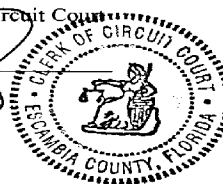


State of Florida  
County of Escambia

On this 20<sup>th</sup> day of December 2018 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court  
By:   
Emily Hogg, Deputy Clerk



RCD Sep 17, 1999 08:01 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-662619

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: NEWSOME PATRICIA D  
210 MONTROSE CT  
PENSACOLA FL 32505

ACCT.NO. 12 0449 118 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF NE1/4 OF  
NE1/4 OF SEC N 167 FT W 575  
FT TO POB CONT W 115 FT N  
167 FT E 115 FT S 167 FT TO  
POB OR 3391 P 64

PROP.NO. 26 2N 31 1130 000 018

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Wanda M. MCBrearty*  
Wanda M. MCBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Georgianne B. Donnelly*  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 07263 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COMIAN XI TAX LIEN FUND LLC    ESCAMBIA COUNTY / COUNTY ATTORNEY  
700 ROUTE 130 N STE 101        221 PALAFOX PLACE STE 430  
CINNAMINSON, NJ 08077        PENSACOLA FL 32502

WITNESS my official seal this 20th day of March 2025.



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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC holder of Tax Certificate No. 07263, 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:

BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB OR 8024 P 195

SECTION 26, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120449118 (0525-85)

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

COMIAN XI TAX LIEN FUND 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** Wednesday in the month of May, which is the **7th day of May 2025**.

Dated this 17th day of March 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

COMIAN XI TAX LIEN FUND LLC

[0525-85]

700 ROUTE 130 N STE 101

CINNAMINSON, NJ 08077

9171 9690 0935 0128 2999 32

ESCAMBIA COUNTY / COUNTY

ATTORNEY [0525-85]

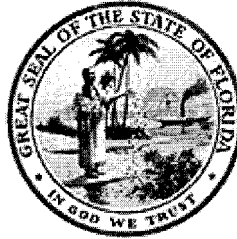
221 PALAFOX PLACE STE 430

PENSACOLA FL 32502

9171 9690 0935 0128 2999 49

Contact -  
employee of  
owner

**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**

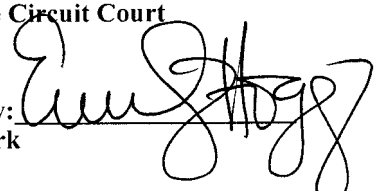
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 120449118 Certificate Number: 007263 of 2020**

**Payor: COMIAN INVESTMENT GROUP 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077  
Date 4/14/2025**

|                       |         |                       |            |
|-----------------------|---------|-----------------------|------------|
| Clerk's Check #       | 2429161 | Clerk's Total         | \$517.56   |
| Tax Collector Check # | 1       | Tax Collector's Total | \$910.10   |
|                       |         | Postage               | \$8.20     |
|                       |         | Researcher Copies     | \$0.00     |
|                       |         | Recording             | \$10.00    |
|                       |         | Prep Fee              | \$7.00     |
|                       |         | Total Received        | \$1,452.86 |

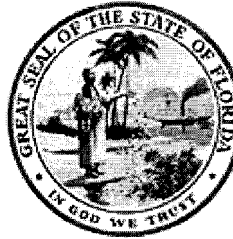
**PAM CHILDERS**  
Clerk of the Circuit Court

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**  
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 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

**Case # 2020 TD 007263  
 Redeemed Date 4/14/2025**

**Name** COMIAN INVESTMENT GROUP 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077

|  |          |
|--|----------|
| Clerk's Total = TAXDEED                  | \$517.56 |
| Due Tax Collector = TAXDEED              | \$910.10 |
| Postage = TD2                            | \$8.20   |
| ResearcherCopies = TD6                   | \$0.00   |
| Release TDA Notice (Recording) = RECORD2 | \$10.00  |
| Release TDA Notice (Prep Fee) = TD4      | \$7.00   |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 120449118 Certificate Number: 007263 of 2020**

Redemption  Application Date  Interest Rate

|                                | Final Redemption Payment<br>ESTIMATED              | Redemption Overpayment<br>ACTUAL   |
|--------------------------------|--|--|
|                                | Auction Date <input type="text" value="5/7/2025"/> | Redemption Date <input type="text" value="4/14/2025"/>  |
| Months                         | 9  | 8  |
| Tax Collector                  | <input type="text" value="\$796.34"/>              | <input type="text" value="\$796.34"/>  |
| Tax Collector Interest         | \$107.51   | \$95.56  |
| Tax Collector Fee              | <input type="text" value="\$6.25"/>                | <input type="text" value="\$6.25"/>  |
| Total Tax Collector            | \$910.10   | <input type="text" value="\$898.15 TC"/>   |
| Record TDA Notice              | <input type="text" value="\$17.00"/>               | <input type="text" value="\$17.00"/>   |
| Clerk Fee                      | <input type="text" value="\$119.00"/>              | <input type="text" value="\$119.00"/>  |
| Sheriff Fee                    | <input type="text" value="\$120.00"/>              | <input type="text" value="\$120.00"/>  |
| Legal Advertisement            | <input type="text" value="\$200.00"/>              | <input type="text" value="\$200.00"/>  |
| App. Fee Interest              | \$61.56  | \$54.72  |
| Total Clerk                    | \$517.56   | <input type="text" value="\$510.72 CH"/>   |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/>               | <input type="text" value="\$10.00"/>   |
| Release TDA Notice (Prep Fee)  | <input type="text" value="\$7.00"/>                | <input type="text" value="\$7.00"/>  |
| Postage                        | <input type="text" value="\$8.20"/>                | <input type="text" value="\$8.20"/>  |
| Researcher Copies              | <input type="text" value="\$0.00"/>                | <input type="text" value="\$0.00"/>  |
| Total Redemption Amount        | \$1,452.86   | \$1,434.07   |
|                                | Repayment Overpayment Refund Amount                | $18.79 + 120 = \$138.79$   |
| Book/Page                      | <input type="text" value="9197"/>                  | <input type="text" value="342"/> @ deemer  |



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## 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 – 05-07-2025 – TAX CERTIFICATE #'S 07263

in the CIRCUIT Court

was published in said newspaper in the issues of

MARCH 27 & APRIL 3, 10, 17, 2025

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.04.17 10:47:14 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 17TH day of APRIL  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D000001890CD579360064AAE, cn=Heather Tuttle  
Date: 2025.04.17 10:48:56 -05'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC holder of Tax Certificate No. 07263, 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:

BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 575 FT TO POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB OR 8024 P 195 SECTION 26, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120449118  
(0525-85)

The assessment of the said property under the said certificate issued was in the name of COMIAN XI TAX LIEN FUND 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 Wednesday in the month of May, which is the 7th day of May 2025.

Dated this 20th day of March 2025.

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-03-27-04-03-10-17-2025