

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300388

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
01-3161-020	2021/231	06-01-2021	UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON ELEMENTS OR 8328 P 1150 CA 2

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

04-26-2023
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>11/01/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

1123.54

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 26, 2023
Property description	GEORGE CHARLES E 409 YORK ST GULF BREEZE, FL 32561 600 SCENIC HWY 104 01-3161-020 UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON ELEMENTS OR 8328 P 1150 CA 2	Certificate #	2021 / 231
		Date certificate issued	06/01/2021

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)
# 2021/231	06/01/2021	1,482.20	74.11	1,556.31
→Part 2: Total*				1,556.31

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)
# 2022/273	06/01/2022	1,941.98	6.25	97.10	2,045.33
Part 3: Total*					2,045.33

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)	3,601.64
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)	3,976.64

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date May 8th, 2023

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

+ \$6.25



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ● Account ○ Parcel ID ▶


Printer Friendly Version

General Information Parcel ID: 052S295902104001 Account: 013161020 Owners: GEORGE CHARLES E Mail: 409 YORK ST GULF BREEZE, FL 32561 Situs: 600 SCENIC HWY 104 32503 Use Code: CONDO-RES UNIT Taxing Authority: PENSACOLA CITY LIMITS 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>2022</td> <td>\$0</td> <td>\$131,040</td> <td>\$131,040</td> <td>\$108,108</td> </tr> <tr> <td>2021</td> <td>\$0</td> <td>\$98,280</td> <td>\$98,280</td> <td>\$98,280</td> </tr> <tr> <td>2020</td> <td>\$0</td> <td>\$90,792</td> <td>\$90,792</td> <td>\$67,215</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	Cap Val	2022	\$0	\$131,040	\$131,040	\$108,108	2021	\$0	\$98,280	\$98,280	\$98,280	2020	\$0	\$90,792	\$90,792	\$67,215																																		
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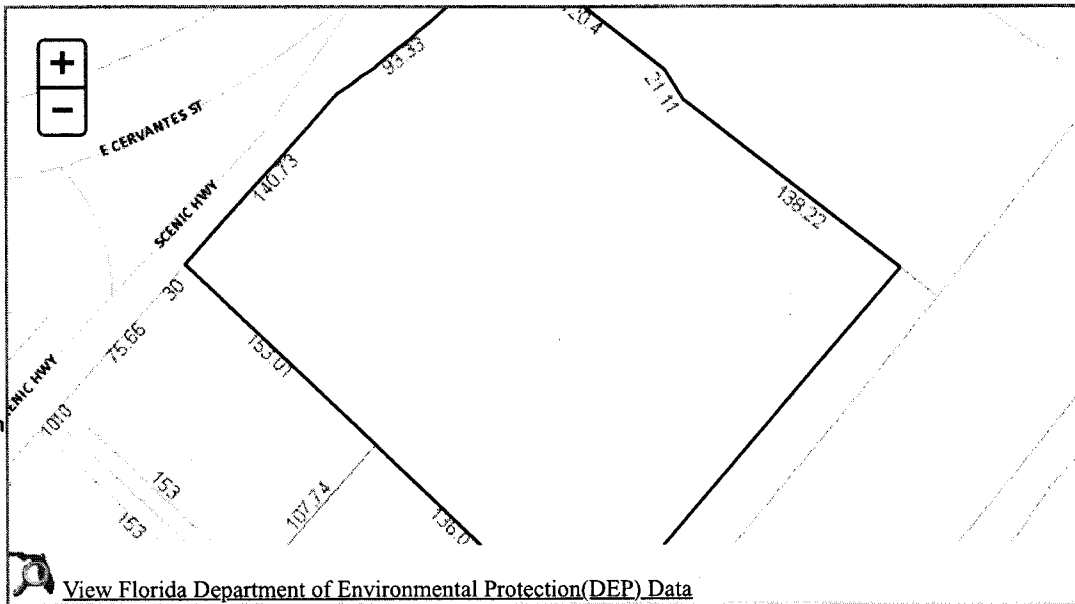
Launch Interactive Map

Section
Map Id:
CA002

Approx.
Acreage:
1.9382

Zoned: 
R-NC

Evacuation
& Flood
Information
[Open
Report](#)

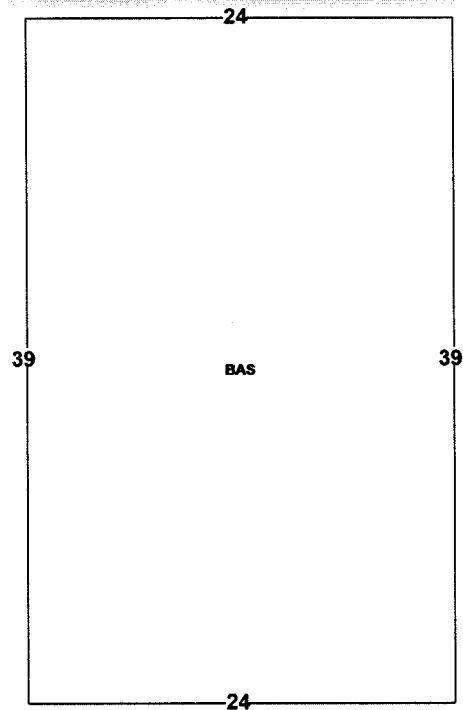



Buildings

Address: 600 SCENIC HWY 104, Year Built: 1965, Effective Year: 1965, PA Building ID#: 42333

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 936 Total SF
BASE AREA - 936

Images

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: 05/09/2023 (tc.4164)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037585 5/11/2023 1:07 PM
OFF REC BK: 8975 PG: 1441 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00231**, issued the **1st day of June, A.D., 2021** 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:

UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON ELEMENTS OR 8328 P 1150 CA 2

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013161020 (1123-54)

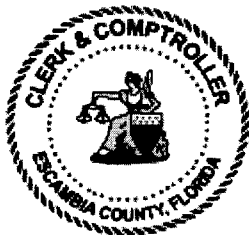
The assessment of the said property under the said certificate issued was in the name of

CHARLES E GEORGE

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 November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

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 #: 01-3161-020 CERTIFICATE #: 2021-231

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 28, 2003 to and including July 28, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: August 2, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 2, 2023

Tax Account #: **01-3161-020**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES E GEORGE**

By Virtue of Warranty Deed recorded 7/9/2020 in OR 8328/1150

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. Judgment in favor of Midland Funding LLC recorded 4/21/2016 OR 7511/976

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 01-3161-020

Assessed Value: \$108,108.00

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): **THE PENSACOLA SCENIC ARMS CONDOMINIUM ASSOCIATION, INC.**

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: NOV 1, 2023

TAX ACCOUNT #: 01-3161-020

CERTIFICATE #: 2021-231

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>2022</u> tax year.

CHARLES E GEORGE	CHARLES E GEORGE	MIDLAND FUNDING LLC
409 YORK ST	600 SCENIC HWY 104	2365 NORTHSIDE DRIVE, SUITE 300
GULF BREEZE, FL 32561	PENSACOLA, FL 32503	SAN DIEGO, CA 92108

THE PENSACOLA SCENIC ARMS
CONDOMINIUM ASSOCIATION, INC
700 S. PALAFOX STREET SUITE 100
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 2nd day of August, 2023.

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

August 2, 2023

Tax Account #:01-3161-020

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON
ELEMENTS OR 8328 P 1150 CA 2**

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-3161-020(1123-54)

Prepared by:
DeWitt D. Clark
Litvak Beasley Wilson & Ball, LLP
40 Palafox Pl, Suite 300
Pensacola, Florida 32502
File Number: 20-0297DDC
Consideration: \$115,000.00

General Warranty Deed

Made this July 7th, 2020 A.D. By **David S. Ware, a single man**, PO Box 609, Jasper, Tennessee 37347, hereinafter called the grantor, to **Charles E. George, a married man**, whose post office address is: 409 York St., Gulf Breeze, FL 32561, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Unit No. 104, Pensacola Scenic Arms Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 1622, Page 204, together with any amendments thereto, of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **052S295902104001**

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; that the grantor hereby fully 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, 2019.

[SIGNATURES ON FOLLOWING PAGE]

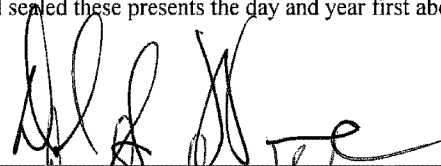
Prepared by:
DeWitt D. Clark
Litvak Beasley Wilson & Ball, LLP
40 Palafox Pl, Suite 300
Pensacola, Florida 32502
File Number: 20-0297DDC
Consideration: \$115,000.00


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

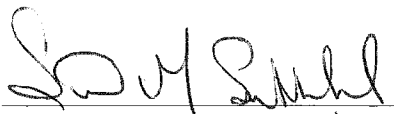
Signed, sealed and delivered in our presence:



Witness Printed Name Dennis Rains



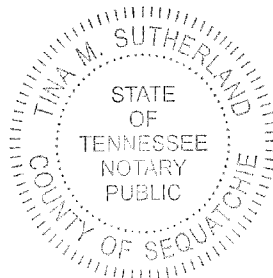
David S. Ware (Seal)





Witness Printed Name Tina M. Sutherland

State of Tennessee
County of Sequatchie

The foregoing instrument was acknowledged before me, by X physical presence or _____ online notarization, this 7th day of July, 2020, by David S. Ware, a single man, who is personally known to me or who has produced d/c as identification.





Notary Public
Print Name: Tina M Sutherland
My Commission Expires: 08/09/2020

Recorded in Public Records 02/19/2016 at 11:48 AM OR Book 7479 Page 1816,
Instrument #2016011824, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

MIDLAND FUNDING LLC
Plaintiff,

vs.

Case No.: 2015 SC 004076

CHARLES GEORGE
Defendants. _____ /

DEFAULT FINAL JUDGMENT

THIS ACTION came before the court, the Defendant having failed to appear at the pretrial
on December 09, 2015:

IT IS ORDERED AND ADJUDGED that Plaintiff, whose address is 2365 NORTHSIDE
DRIVE SUITE 300, SAN DIEGO CA 92108, recover from Defendant, CHARLES GEORGE, 211
CAROLINA DR , PENSACOLA, FL 32534 the sum of \$1,671.35 in principal plus the court costs
of \$238.00, less payments of \$0.00, for a total amount due of \$1,909.35. For all of which let
execution issue. Plaintiff has waived pre-judgment interest. Further, no post judgment interest
shall accrue, pursuant to Plaintiff's request.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete
Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's
attorney within forty five (45) days from the date of this Final Judgment, unless the Final
Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case
is retained to enter further orders that are proper to compel the defendant(s) to complete form
7.343 and return it to the plaintiff's attorney. The Fact Information Sheet should NOT be filed
with the court and need not be recorded in the public record.

DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this
17th day of Feb, 2016.


JUDGE

✓ 2-18-16
Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687
IL_FL@mcmcg.com

Defendant(s):

CHARLES GEORGE 211 CAROLINA DR PENSACOLA, FL

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

D.C.



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 00231 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHARLES E GEORGE CHARLES E GEORGE
409 YORK ST 600 SCENIC HWY 104
GULF BREEZE, FL 32561 PENSACOLA, FL 32503

MIDLAND FUNDING LLC	THE PENSACOLA SCENIC ARMS CONDOMINIUM ASSOCIATION, INC
2365 NORTHSIDE DRIVE, SUITE 300	7005. PALAFOX STREET SUITE 100
SAN DIEGO, CA 92108	PENSACOLA, FL 32502

WITNESS my official seal this 14th day of September 2023.



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 November 1, 2023, 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. 00231**, issued the **1st** day of **June, A.D., 2021** 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:

UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON ELEMENTS OR 8328 P 1150 CA 2

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013161020 (1123-54)

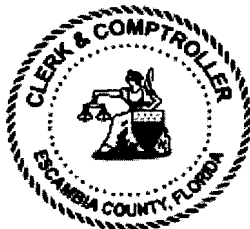
The assessment of the said property under the said certificate issued was in the name of

CHARLES E GEORGE

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 November, which is the **1st day of November 2023**.

Dated this 18th day of September 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 1, 2023, 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.

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Post Property:

600 SCENIC HWY 104 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

CHARLES E GEORGE
409 YORK ST
GULF BREEZE, FL 32561

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

1123-54

Document Number: ECSO23CIV034528NON

Agency Number: 23-010107

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00231 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHARLES E GEORGE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:39 AM and served same at 7:50 AM on 9/26/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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Post Property:

600 SCENIC HWY 104 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

SEP 22 2023 10:39
ESCAMBIA COUNTY
CLERK'S OFFICE
CIVIL DIVISION



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA

1123-54



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO23CIV004792NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 00231

Redeemed

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: CHARLES E GEORGE

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

INDIVIDUAL

Received the aboved named writ on 9/25/2023 at 10:06 AM and served the same at 2:58 PM on 9/26/2023 in Santa Rosa, by delivering to the within named a true copy of this Writ together with a copy of the initial pleading, if any, with the date and hour of service endorsed thereon by me to GEORGE, CHARLES E after the provisions as set forth in Section 48.031 (1)(a), Florida Statutes have been met.

Bob Johnson, Sheriff
Santa Rosa

By: _____

T. MILSTEAD,

Service Fee: \$40.00
Receipt No: 41756-23-D

Printed By: LFRYER

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 November 1, 2023, 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

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Personal Services:

CHARLES E GEORGE
409 YORK ST
GULF BREEZE, FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2023 SEP 25 AM 10:06



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO23CIV004792NON

Receive Date: 9/25/2023 10:06 AM

Agency Number:

Clerk ID: SRSO16PER000027

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: CHARLES E GEORGE

Case Number: 00231

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 11/01/2023

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT & COMPTROLLER
TAX DEED DIVISION

221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502

Deposits & Fees:

Service Fee:	\$40.00
+ Other Fees:	
<hr/> Total Fees:	<hr/> \$40.00

Deposit Amount: \$40.00
Check No. 900036011
Receipt No. 41756-23-D

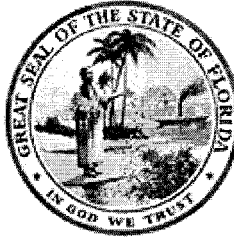
Refund Amount: Check No.
Receipt No.
Refund Date:

By: _____

P. Almeida

Received By

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: 013161020 Certificate Number: 000231 of 2021

Payor: RONALD LANTZ ATTORNEY AT LAW 636 US HIGHWAY ONE, 3RD FLOOR NORTH
PLAM BEACH FL 33408 Date 10/6/2023

Clerk's Check #	51164	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$4,400.44
		Postage	\$28.84
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,950.16

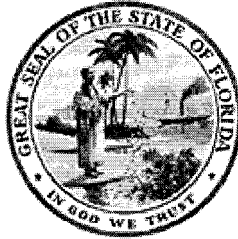
\$4,797.83
\$4,843.67

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
 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

**Case # 2021 TD 000231
 Redeemed Date 10/6/2023**

**Name RONALD LANTZ ATTORNEY AT LAW 636 US HIGHWAY ONE, 3RD FLOOR NORTH PLAM BEACH
 FL 33408**

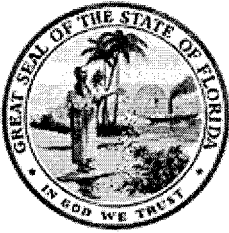
Clerk's Total = TAXDEED	\$503.88
Due Tax Collector = TAXDEED	\$4,400.44
Postage = TD2	\$28.84
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 013161020 Certificate Number: 000231 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="10/6/2023"/>
Months	7	6
Tax Collector	<input type="text" value="\$3,976.64"/>	<input type="text" value="\$3,976.64"/>
Tax Collector Interest	\$417.55	\$357.90
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,400.44	<input type="text" value="\$4,340.79"/> <i>TK</i>
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	\$47.88	\$41.04
Total Clerk	\$503.88	<input type="text" value="\$497.04"/> <i>CH</i>
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="\$28.84"/>	<input type="text" value="\$28.84"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,950.16	\$4,883.67
	Repayment Overpayment Refund Amount	\$66.49
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1441"/>

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 8975, Page 1441, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00231, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 013161020 (1123-54)

DESCRIPTION OF PROPERTY:

**UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON
ELEMENTS OR 8328 P 1150 CA 2**

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

NAME IN WHICH ASSESSED: CHARLES E GEORGE

Dated this 6th day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CHARLES E GEORGE [1123-54]
409 YORK ST
GULF BREEZE, FL 32561

9171 9690 0935 0128 0736 93

CHARLES E GEORGE [1123-54]
600 SCENIC HWY 104
PENSACOLA, FL 32503

9171 9690 0935 0128 0737 09

MIDLAND FUNDING LLC [1123-54]
2365 NORTHSIDE DRIVE, SUITE 300
SAN DIEGO, CA 92108

9171 9690 0935 0128 0737 16

THE PENSACOLA SCENIC ARMS
CONDOMINIUM ASSOCIATION, INC
[1123-54]
7005. PALAFOX STREET SUITE 100
PENSACOLA, FL 32502

9171 9690 0935 0128 0737 23

Redeemed

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

2023 OCT -14
RECEIVED

CERTIFIED MAIL™



9171 9690 0935 0128 0737 16

PENSACOLA FL 325
22 SEP 2023 PM 1



quadrant
FIRST-CLASS MAIL
PM
\$007.18
09/22/2023 ZIP 32502
04 358 11 21 92 51

US POSTAGE

MIDLAND FUNDING LLC [1123-54]
2365 NORTHSIDE DRIVE, SUITE 300
SAN DIEGO, CA 92108

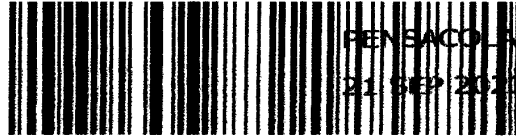
NIXIE 911 FE 1 0009/29/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTP
92108-0737
BC: 32502583335 *2638-02130-22-36

CERTIFIED MAIL

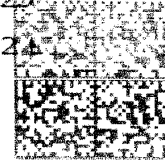
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 0737 09

PENSACOLA FL 325

21 SEP 2023 PM 21



quodent

FIRST CLASS MAIL
(M)

\$007.18⁹

09/21/2023 ZIP 32502
043M031010241

US POSTAGE

CHARLES E GEORGE [1123-54]
600 SCENIC HWY 104
PENSACOLA, FL 32503

GEORGE00 322 DE 1 N C7200/24/23
UNABLE TO FORWARD/FOR REVIEW
C022

LA1: 93270000631949

FW

BC: 32503672829 DU *2738-02964-21-37

32503-672829





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 – 11-01-2023 – TAX CERTIFICATE #'S 00231

in the

Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

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,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.10.19 10:48:33 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.10.19 10:53:43 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00231, issued the 1st day of June, A.D., 2021 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:

UNIT 104 OF PENSACOLA SCENIC ARMS CONDOMINIUM ALSO 1/72ND INT IN COMMON ELEMENTS OR 8328 P 1150 CA 2 SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013161020 (1123-54)

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

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 November, which is the 1st day of November 2023.

Dated this 21st day of September 2023.

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-09-28-10-05-12-19-2023