

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300351

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
04-2542-100	2021/1574	06-01-2021	LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 7542 P 8 SEC 8/10 T2S R30W AND SEC 46/47 T1S R30W

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>12/06/2023</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.

LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 7542 P 8 SEC 8/10 T2S R30W AND SEC 46/47 T1S R30W



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

1223 - 05

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	SYNERGY MEDICAL SERVICES LLC 6202 N 9TH AVE STE 4 PENSACOLA, FL 32504 115 BEVERLY PKWY 04-2542-100 LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 7542 P 8 SEC 8/10 T2S R30W AND SEC 46/47 T1S (Full legal attached.)	Certificate #	2021 / 1574
		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)
# 2021/1574	06/01/2021	1,992.63	99.63	2,092.26
→Part 2: Total*				2,092.26

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)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,092.26
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,681.43
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)	4,148.69

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
Signature, Tax Collector or Designee

Escambia, Florida

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: 461S302001016018 Account: 042542100 Owners: SYNERGY MEDICAL SERVICES LLC Mail: 6202 N 9TH AVE STE 4 PENSACOLA, FL 32504 Situs: 115 BEVERLY PKWY 32505 Use Code: STORE, 1 STORY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$60,000</td> <td>\$52,496</td> <td>\$112,496</td> <td>\$112,496</td> </tr> <tr> <td>2021</td> <td>\$60,000</td> <td>\$62,241</td> <td>\$122,241</td> <td>\$122,241</td> </tr> <tr> <td>2020</td> <td>\$60,000</td> <td>\$62,129</td> <td>\$122,129</td> <td>\$122,129</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">Enter Income & Expense Survey Download Income & Expense Survey</p>					Year	Land	Imprv	Total	Cap Val	2022	\$60,000	\$52,496	\$112,496	\$112,496	2021	\$60,000	\$62,241	\$122,241	\$122,241	2020	\$60,000	\$62,129	\$122,129	\$122,129																												
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Parcel Information						Launch Interactive Map																																																				

Last Updated:05/09/2023 (tc.5151)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01574**, 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:

**LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 8362 P 1008 SEC 8/10 T2S R30W
AND SEC 46/47 T1S R30W**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042542100 (1223-05)

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

SYNERGY MEDICAL SERVICES 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 December, which is the **6th day of December 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

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 1681, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01574, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **042542100 (1223-05)**

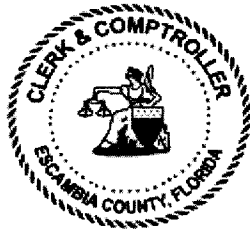
DESCRIPTION OF PROPERTY:

**LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 8362 P 1008 SEC 8/10 T2S R30W
AND SEC 46/47 T1S R30W**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SYNERGY MEDICAL SERVICES LLC

Dated this 25th day of August 2023.



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 #: 04-2542-100 CERTIFICATE #: 2021-1574

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: August 24, 2003 to and including August 24, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 7, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 7, 2023

Tax Account #: **04-2542-100**

1. The Grantee(s) of the last deed(s) of record is/are: **SYNERGY MEDICAL SERVICES LLC**

By Virtue of Warranty Deed recorded 9/2/2020 in OR 8362/1008

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. **Notice of Commencement in favor of P3 Construction & Energy Solutions LLC recorded 10/4/2022 OR 8869/1418**

4. Taxes:

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

Tax Account #: 04-2542-100

Assessed Value: \$112,496.00

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: DEC 6, 2023

TAX ACCOUNT #: 04-2542-100

CERTIFICATE #: 2021-1574

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.

SYNERGY MEDICAL SERVICES LLC
115 BEVERLY PKWY
PENSACOLA, FL 32505

SYNERGY MEDICAL SERVICES LLC
6202 NORTH 9TH AVENUE SUITE 4
PENSACOLA, FL 32504

P3 CONSTRUCTION & ENERGY SOLUTIONS LLC
6901 N 9TH AVE
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 7th day of September, 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

September 7, 2023

Tax Account #:04-2542-100

LEGAL DESCRIPTION EXHIBIT "A"

**LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 8362 P 1008 SEC 8/10 T2S R30W
AND SEC 46/47 T1S R30W**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-2542-100(1223-05)

Prepared by and Return to:
JOHN KINGMAN KEATING, ESQUIRE
KEATING & SCHLITT, P.A.
TELEPHONE: 407.425.2907 • FACSIMILE: 407.843.8964
250 EAST COLONIAL DRIVE, SUITE 300
ORLANDO, FLORIDA 32801
E MAIL: jkeating@keating.com

PARCEL IDENTIFICATION NUMBER(S): 4618302001016018

RECORDING INFORMATION ABOVE THIS LINE

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 31st day of August, 2020 by Miss Bobby, LLC, a Florida limited liability company (the "Grantor"), with a mailing address of 4801 Rosemont Place, Pensacola, Florida 32514, to Synergy Medical Services, LLC, a Florida limited liability company (the "Grantee"), with a mailing address of 6202 North 9th Avenue, Suite 4, Pensacola, Florida 32504.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Escambia County, Florida, viz:

Lots 16 and 17, Block 18, Brentwood Park, according to the plat thereof as recorded in Plat Book 1, Page 11 of the Public Records of Escambia County, Florida.

THE GRANTOR WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY CONVEYED HEREBY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA.

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

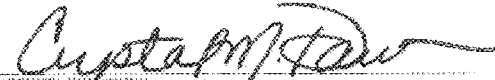
TO HAVE AND TO HOLD, the same in fee simple forever.


FURTHER, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except, taxes and assessments accruing subsequent to December 31, 2019 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, if any, however, this reference shall not serve to reimpose same.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE AND NOTARY CERTIFICATION ON FOLLOWING PAGE]


IN WITNESS WHEREOF, the said Grantor has executed this Warranty Deed on the day and year first above written.


WITNESSES:


WITNESS SIGNATURE
Crystal M. Daw
WITNESS NAME PRINTED



WITNESS SIGNATURE
Barbara Rigby
WITNESS NAME PRINTED

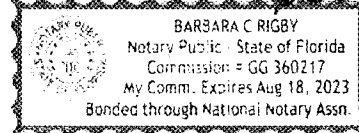
STATE OF FLORIDA
COUNTY OF ESCAMBIA

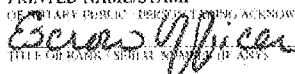
The foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization, this 3/18 day of August, 2020, by William A. Welch, as Manager of Miss Bobby, LLC, a Florida limited liability company, on behalf of the company. He/she/they is ☐ personally known to me OR ☒ has produced  as identification.


SIGNATURE
OF NOTARY PUBLIC/PERSON TAKING ACKNOWLEDGMENT

GRANTOR
MISS BOBBY, LLC, a Florida limited liability company

By: 
William A. Welch
As its Manager



PRINTED NAME/STAMP
OF NOTARY PUBLIC/PERSON TAKING ACKNOWLEDGMENT

TITLE OF OFFICE, SIGNATURE, AND ANY OTHER INFORMATION

Recorded in Public Records 10/4/2022 4:41 PM OR Book 8869 Page 1418,
Instrument #2022099347, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THIS INSTRUMENT PREPARED BY:

Name: Jason Poe

Address: 5155 Zachary Blvd.

Pensacola, FL 32526

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number 220935704BD

Parcel ID Number (PID) 461S302001016018

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
LTS 16 & 17 BLK 18 BRENTWOOD PARK S/D PLAT BK 1 P 11 OR 8362 P 1008 SEC 8/10 T2S R30W AND SEC 46/47 T1S R30W
- GENERAL DESCRIPTION OF IMPROVEMENT:** Re-Roof 33 Squares
- OWNER INFORMATION:**
Name and address: SYNERGY MEDICAL SERVICES LLC | 115 BEVERLY PKWY, PENSACOLA, FL 32505
Interest in property: FEE Simple
Name and address of fee simple titleholder (if other than Owner):
- CONTRACTOR:** (name, address and phone number): P3 Construction & Energy Solutions, LLC 6901 N 9th Ave. Pensacola, FL 32501
- SURETY:**
Name, address and phone number: n/a
Amount of bond \$
- LENDER:** (name, address and phone number)
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number)
- In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
- Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 28 day of September, 2022 by Barry Goggans
Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

NOTARY PUBLIC -- STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMA SEPARATED NAME OF NOTARY
JASON POE
Notary Public
State of Florida
Comm# HH233088
Expires 2/23/2026

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09