



# 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

1223.34

## 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	NWFLSTOR1 LLC 4645 GULF BREEZE PKWY UNIT G GULF BREEZE, FL 32563 8200 LILLIAN HWY 09-3763-000 BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/ (Full legal attached.)	Certificate #	2021 / 3982
		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)
# 2021/3982	06/01/2021	4,368.36	218.42	4,586.78
→ Part 2: Total*				4,586.78

## 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)
# 2022/4298	06/01/2022	4,552.28	6.25	227.61	4,786.14
Part 3: Total*					4,786.14

## 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)	9,372.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,515.83
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. <b>Total Paid (Lines 1-6)</b>	<b>14,263.75</b>

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: <u>Jennifer N. Cassidy</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 8th, 2023</u>
-------------------------------------------------------------------------------	------------------------------------------------

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>12/06/2023</u>	

### 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 SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36 MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512

R. 12/16

Application Number: 2300381

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
09-3763-000	2021/3982	06-01-2021	BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36 MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857

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

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

04-26-2023  
Application Date

30

Areas - 4800 Total SF

BASE AREA - 4800

30

Images



11/12/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/09/2023 (tc.7074)

60

BAS

16

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-METAL-MODULAR  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-NONE  
INTERIOR WALL-UNFINISHED  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-0  
STRUCTURAL FRAME-RIGID FRAME

30

Areas - 4800 Total SF

**BASE AREA - 4800**

**30**

Year Built: 1988, Effective Year: 1988, PA Building ID#: 103700

**60**

**BAS**

**160**

Structural Elements

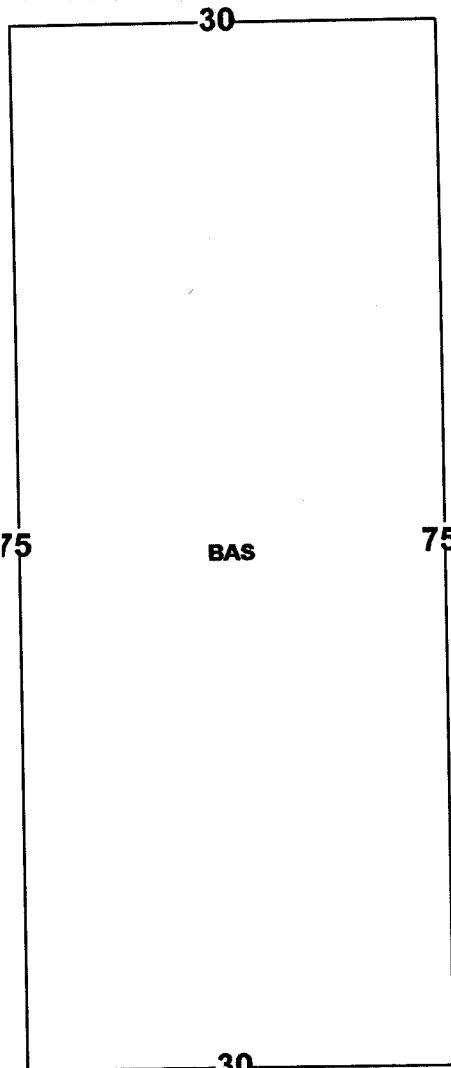
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-METAL-MODULAR  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-NONE  
INTERIOR WALL-UNFINISHED  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-0  
STRUCTURAL FRAME-RIGID FRAME

Buildings

Address: 8121 LILLIAN HWY REAR, Year Built: 1988, Effective Year: 1988, PA Building ID#: 103698

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-METAL-MODULAR  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-NONE  
INTERIOR WALL-UNFINISHED  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-0  
STRUCTURAL FRAME-RIGID FRAME



Areas - 2250 Total SF

BASE AREA - 2250

30

Address: 8200 LILLIAN HWY, Year Built: 1988, Effective Year: 1988, PA Building ID#: 103699



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode  Account  Parcel ID ▶
[Printer Friendly Version](#)

<b>General Information</b> <p> <b>Parcel ID:</b> 122S311105000000  <b>Account:</b> 093763000  <b>Owners:</b> NWFLSTOR1 LLC  <b>Mail:</b> 4645 GULF BREEZE PKWY UNIT G  <b>Situs:</b> GULF BREEZE, FL 32563  <b>Situs:</b> 8200 LILLIAN HWY 32506  <b>Use Code:</b> MINI-WAREHOUSES </p> <p> <b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>            Tax Inquiry link courtesy of Scott Lunsford            Escambia County Tax Collector         </p>		<b>Assessments</b> <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>\$44,550</td> <td>\$240,552</td> <td>\$285,102</td> <td>\$277,894</td> </tr> <tr> <td>2021</td> <td>\$32,918</td> <td>\$219,713</td> <td>\$252,631</td> <td>\$252,631</td> </tr> <tr> <td>2020</td> <td>\$32,918</td> <td>\$211,622</td> <td>\$244,540</td> <td>\$244,540</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Tax Estimator</b></p> <p><b>Enter Income &amp; Expense Survey</b>  <a href="#">Download Income &amp; Expense Survey</a></p>	Year	Land	Imprv	Total	Cap Val	2022	\$44,550	\$240,552	\$285,102	\$277,894	2021	\$32,918	\$219,713	\$252,631	\$252,631	2020	\$32,918	\$211,622	\$244,540	\$244,540																
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		<b>Extra Features</b> ASPHALT PAVEMENT																																				
<b>Parcel Information</b> <div style="border: 1px solid black; padding: 10px; position: relative;"> <div style="position: absolute; top: 10px; left: 10px; width: 100px; height: 100px; background-color: #f0f0f0; border: 1px solid #ccc; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold; text-align: center;">+</div> <div style="position: absolute; top: 10px; left: 10px; width: 100px; height: 100px; background-color: #f0f0f0; border: 1px solid #ccc; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold; text-align: center;">-</div> <div style="position: absolute; top: 10px; left: 10px; width: 100px; height: 100px; background-color: #f0f0f0; border: 1px solid #ccc; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold; text-align: center;">+</div> <div style="position: absolute; top: 10px; left: 10px; width: 100px; height: 100px; background-color: #f0f0f0; border: 1px solid #ccc; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold; text-align: center;">-</div> </div> <p><b>Section</b>  <b>Map Id:</b> 12-2S-31</p> <p><b>Approx. Acreage:</b> 0.9757</p> <p><b>Zoned:</b>  Com</p> <p><b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a></p> <p><b>Launch Interactive Map</b></p>																																						
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>																																						

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037784 5/11/2023 3:41 PM  
OFF REC BK: 8975 PG: 1850 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. 03982, 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:

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W  
BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D  
PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36  
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E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093763000 (1223-34)**

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

**NWFLSTOR1 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



## 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 #: 09-3763-000 CERTIFICATE #: 2021-3982

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 22, 2003 to and including August 22, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: September 13, 2023

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

September 13, 2023  
Tax Account #: **09-3763-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NWFLSTOR1, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 3/16/2020 in OR 8264/857**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **NONE**
4. Taxes:

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

**Tax Account #: 09-3763-000**

**Assessed Value: \$277,894.00**

**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 #:** 09-3763-000

**CERTIFICATE #:** 2021-3982

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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2022 tax year.

**NWFLSTOR1 LLC**  
**4645 GULF BREEZE PKWY UNIT G**  
**GULF BREEZE, FL 32563**

**MWFLSTOR1 LLC**  
**8200 LILLIAN HWY**  
**PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 13<sup>th</sup> 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 13, 2023**  
**Tax Account #:09-3763-000**

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

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W  
BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D  
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**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3763-000(1223-34)**

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Prepared by and return to:

Kerry Anne Schultz  
Attorney at Law  
Fountain, Schultz & Bridgford, P.L.L.C.  
2045 Fountain Professional Court Suite A  
Navarre, FL 32566  
850-939-3535  
File Number: 19-00355.RC

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 11th day of March, 2020 between GOBI, L.L.C., a California limited liability company whose post office address is 300 W, Glenoaks Blvd, Ste 202, Glendale, CA 91202, grantor, and NWFLSTOR1, LLC a Florida limited liability company whose post office address is 4645 Gulf Breeze Pkwy, Unit G, Gulf Breeze, FL 32563, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida (a-wit):

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SECTION 12, FOR A DISTANCE OF 909.50 FEET; THENCE DEPARTING SAID EAST LINE OF SECTION 12, GO NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 330.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER #340 AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN O.R. BOOK 1684, AT PAGE 567, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN O.R. BOOK 1684, AT PAGE 567, FOR A DISTANCE OF 84.02 FEET; THENCE DEPARTING SAID SOUTH LINE, GO SOUTH 00 DEGREES 02 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 244.06 FEET; THENCE GO NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 24.00 FEET TO A POINT ON THE WEST LINE OF AN ACCESS EASEMENT DESCRIBED IN O.R. BOOK 5356, AT PAGE 293, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE OF EASEMENT FOR A DISTANCE OF 268.10 FEET TO THE SOUTH LINE OF SAID EASEMENT; THENCE GO NORTH 89 DEGREES 57 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE OF EASEMENT FOR A DISTANCE OF 26.11 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE DEPARTING SOUTH LINE OF SAID EASEMENT, GO SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 52.79 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 89 DEGREES 57 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 92.40 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174; THENCE GO NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 52.79 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, SAD POINT BEING ON THE AFORESAID SOUTH LINE OF AN ACCESS EASEMENT RECORDED IN O.R. BOOK 5356, AT PAGE 293, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 89 DEGREES 57 MINUTES 34 SECONDS EAST ALONG SAID SOUTH LINE OF EASEMENT FOR A DISTANCE OF 92.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, AND CONTAINS 0.11 ACRES.

TOGETHER WITH AN ACCESS EASEMENT RECORDED IN O.R. BOOK 5356, AT PAGE 293, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SECTION 12, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA; THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E ALONG THE EAST LINE OF SAID SECTION 12 FOR 909.50 FEET; THENCE N 89 DEGREES 58 MINUTES 26 SECONDS W FOR 330.00 FEET TO AN IRON ROD AND CAP MARKED #3578, AT THE S.E. CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1684 AT PAGE 567 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE N 89 DEGREES 58 MINUTES 26 SECONDS W ALONG SAME COURSE FOR 84.02 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE S 00 DEGREES 02 MINUTES 26 SECONDS E FOR 244.06 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE N 89 DEGREES 58 MINUTES 00 SECONDS W FOR 12.00 FEET TO THE CENTER LINE OF A 24.0 FEET WIDE EASEMENT LYING 12.0 FEET EACH SIDE OF FOLLOWING DESCRIBED CENTER LINE; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E

FOR 220.60 FEET TO THE INTERSECTION OF A 25.0 FEET WIDE EASEMENT LYING 12.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE N 89 DEGREES 57 MINUTES 34 SECONDS W FOR 187.74' TO THE INTERSECTION WITH A 41.0 FEET WIDE EASEMENT LYING 20.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE N 00 DEGREES 08 MINUTES 27 SECONDS W FOR 312.57 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT 'A'; THENCE N 00 DEGREES 17 MINUTES 25 SECONDS W FOR 67.66 FEET; THENCE N 02 DEGREES 45 MINUTES 04 SECONDS W FOR 15.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LILLIAN HIGHWAY (RIGHT-OF-WAY VARIES) AND THE TERMINUS OF THIS DESCRIPTION; THENCE ALSO BEGIN AT THE AFORESAID POINT 'A'; THENCE N 87 DEGREES 59 MINUTES 13 SECONDS E ALONG THE CENTER LINE OF A 28.0 FEET WIDE EASEMENT LYING 14.0' EACH SIDE OF SAID CENTER LINE FOR 124.77' AND THE TERMINUS OF THIS DESCRIPTION.

Parcel Identification Number: 122S311404000003

\* Legal description continued on Exhibit "A" attached hereto

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

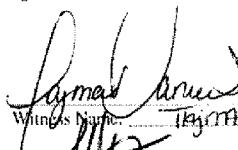
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

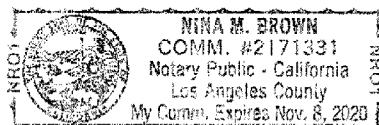
  
Witness Name: Taj M. Daniels  
  
Witness Name: F. Michael Watson

GOBI, LLC  
By:   
Stephen Hall, Managing Member

State of California  
County of Los Angeles

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of March, 2020 by Stephen Hall, Managing Member of GOBI, LLC, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



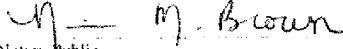
  
Notary Public  
Printed Name: Nina M. Brown  
My Commission Expires: Nov. 8, 2020

EXHIBIT "A"

PARCEL "A"

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 20.9 CHAINS TO AN IRON STAKE 33 FEET NORTH OF THE CENTER OF LILLIAN HIGHWAY; THENCE RUN WEST ALONG THE LILLIAN HIGHWAY FOR 591 FEET TO A STAKE 33 FEET FROM THE CENTER OF LILLIAN HIGHWAY FOR THE POINT OF BEGINNING; THENCE NORTH 410 FEET; THENCE WEST FOR 105 FEET; THENCE SOUTH FOR 416 FEET; THENCE EAST FOR 105 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, ESCONDITAS PLACE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8 AT PAGE 70 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 36 MINUTES 10 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID SUBDIVISION FOR 410.43 FEET TO THE SOUTH BOUNDARY OF CARRACRES WEST UNIT ONE SUBDIVISION AS RECORDED IN PLAT BOOK 8 AT PAGE 77 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88 DEGREES 35 MINUTES 50 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION FOR 104.73 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREES 36 MINUTES 10 SECONDS WEST FOR 416.37 FEET TO AN IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY (66' R/W); THENCE NORTH 88 DEGREES 07 MINUTES 41 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR 104.92 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL "B"

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 909.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FOR 330.00 FEET TO AN IRON ROD AND CAP MARKED B.D.&E., SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1684 AT PAGE 567 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID PROPERTY FOR 307.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 160.70 FEET TO AN IRON ROD AND CAP MARKED #3578 AND POINT OF BEGINNING; THENCE NORTH 03 DEGREES 33 MINUTES 36 SECONDS WEST FOR 42.81 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE SOUTH 86 DEGREES 34 MINUTES 11 SECONDS WEST FOR 81.42 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE SOUTH 03 DEGREES 33 MINUTES 36 SECONDS EAST FOR 40.79 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE NORTH 87 DEGREES 59 MINUTES 13 SECONDS EAST FOR 81.45 FEET TO THE P.O.B.

PARCEL "C"

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 909.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FOR 330.00 FEET TO AN IRON ROD AND CAP MARKED B.D.&E. AND POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1684 AT PAGE 567 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST ALONG SAME COURSE FOR 84.02 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS EAST FOR 244.06 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST FOR 83.85 FEET TO AN IRON ROD AND CAP MARKED B.D. &E.; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR 244.00 FEET TO THE P.O.B.

INCLUDING THE FOLLOWING DESCRIBED ACCESS EASEMENT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 909.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST FOR 330.00 FEET TO AN IRON ROD AND CAP MARKED B.D.&E. AT THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1684 AT PAGE 567 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST ALONG SAME COURSE FOR 84.02 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS EAST FOR 244.06 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST FOR 12.00 FEET TO THE CENTER LINE OF A 24.0 FOOT WIDE EASEMENT LYING 12.0 FEET EACH SIDE OF FOLLOWING DESCRIBED CENTER LINE; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST FOR 220.60 FEET TO THE INTERSECTION OF A 25.0 FOOT WIDE EASEMENT LYING 12.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS WEST FOR 187.74 FEET TO THE INTERSECTION WITH A 41.0 FOOT WIDE EASEMENT LYING 20.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE NORTH 00 DEGREES 08 MINTUES 27 SECONDS WEST FOR 312.57 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST FOR 67.66 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 04 SECONDS WEST FOR 15.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LILLIAN HIGHWAY (RIGHT-OF-WAY VARIES) AND THE TERMINUS OF THIS DESCRIPTION; THENCE ALSO BEGIN AT THE AFORESAID POINT "A"; THENCE NORTH 87 DEGREES 59 MINUTES 13 SECONDS EAST ALONG THE CENTER LINE OF A 28.0 FOOT WIDE EASEMENT LYING 14.0 FEET EACH SIDE OF SAID CENTER LINE FOR 124.77 FEET AND THE TERMINUS OF THIS DESCRIPTION.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 03982 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NWFLSTOR1 LLC	NWFLSTOR1 LLC
4645 GULF BREEZE PKWY UNIT G	8200 LILLIAN HWY
GULF BREEZE, FL 32563	PENSACOLA, FL 32506

WITNESS my official seal this 19th day of October 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 December 6, 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. 03982, 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:

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36 MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093763000 (1223-34)**

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

**NWFLSTOR1 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 16th day of October 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

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of **Tax Certificate No. 03982**, 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:

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36 MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093763000 (1223-34)**

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

**NWFIRSTOR1 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 9th day of October 2023.

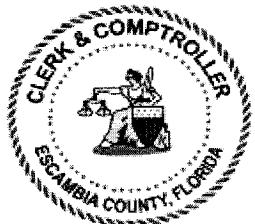
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

**Post Property:**

**8200 LILLIAN HWY 32506**

**PAM CHILDERS**

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



By:  
Emily Hogg  
Deputy Clerk

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

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SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093763000 (1223-34)

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**NWFIRSTOR1 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 9th day of October 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.

### Personal Services:

**NWFIRSTOR1 LLC**  
4645 GULF BREEZE PKWY UNIT G  
GULF BREEZE, FL 32563

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 1223-34

Document Number: ECSO23CIV038092NON

Agency Number: 24-000514

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03982 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: NWFLSTOR1 LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2023 at 9:32 AM and served same at 12:28 PM on 10/26/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

J. Carnley 926  
J. CARNLEY, CPS

Service Fee: \$40.00  
Receipt No: BILL

## W A R N I N G

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 December 6, 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. 03982**, 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:

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W  
BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D  
PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36  
MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC  
E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857**

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Dated this 9th day of October 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.

**Post Property:**

**8200 LILLIAN HWY 32506**



**PAM CHILDERS**

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

By:  
Emily Hogg  
Deputy Clerk



SANTA ROSA COUNTY SHERIFFS OFFICE  
SANTA ROSA COUNTY, FLORIDA

1223-34



## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number:** SRSO23CIV005326NON

**Agency Number:**

**Court:** CIRCUIT

**County:** ESCAMBIA

**Case Number:** 1223-34

**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:** NWFLSTOR1 LLC

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

POSTED

Received the above named writ on 10/23/2023 at 8:26 AM and served the same on 10/23/2023 at 1:29 PM, to be served to NWFLSTOR1 LLC in Santa Rosa County, Florida, by posting a true copy of this writ on the within described real property at 4645 GULF BREEZE PKWY #G, GULF BREEZE, FL to the best of our ability acting on the given description.

Bob Johnson, Sheriff  
Santa Rosa

By: \_\_\_\_\_

T. MILSTEAD,

Service Fee: \$40.00

Receipt No: 41834-23-D

## 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 December 6, 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. 03982, 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:

BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36 MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093763000 (1223-34)

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

**NWFIRSTOR1 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 9th day of October 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.

### Personal Services:

**NWFIRSTOR1 LLC**  
4645 GULF BREEZE PKWY UNIT G  
GULF BREEZE, FL 32563

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

23  
23  
8:26



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



**Document Number:** SRSO23CIV005326NON

**Receive Date:** 10/23/2023 8:26 AM

**Agency Number:**

**Clerk ID:** SRSO22PER000056

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

**Plaintiff:** PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

**Defendant:** NWFLSTOR1 LLC

**Case Number:** 1223-34

**Court Name:** CIRCUIT

**County:** ESCAMBIA

**Appear On:** 12/06/2023

**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:

Total Fees: \$40.00

Deposit Amount: \$40.00

Refund Amount: Check No.

Check No. 900036156

Receipt No.

Receipt No. 41834-23-D

Refund Date:

By:

*J. Donaldson*  
Received By

NWFLSTOR1 LLC [1223-34]  
4645 GULF BREEZE PKWY UNIT G  
GULF BREEZE, FL 32563

9171 9690 0935 0127 2165 65

NWFLSTOR1 LLC [1223-34]  
8200 LILLIAN HWY  
PENSACOLA, FL 32506

9171 9690 0935 0127 2165 72

Contact  
Tom Drier  
various sites

**CERTIFIED MAIL**

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



9171 9690 0935 0127 2165 72

PENSACOLA FL 325  
19 OCT 2023 PM 2:4

quadrant  
FIRST-CLASS MAIL  
IMI  
\$007.18  
10/19/2023 10:00:00  
043M3121924

US POSTAGE

2023  
NWFLSTOR1 LLC [1223-34]  
8200 LILLIAN HWY  
PENSACOLA, FL 32506

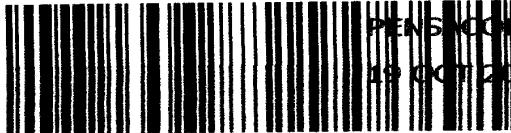
SIZE 5 OZ. PER 1 0011/06/2023

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

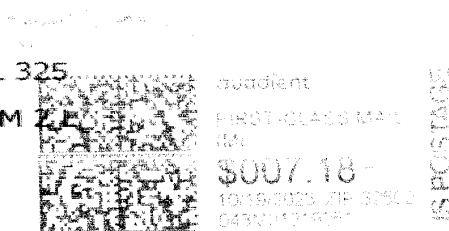
UFT B.C. 32502583335 52738-05956-19-38  
32502583335

## **CERTIFIED MAIL™**

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



9171 9690 0935 0127 2165 65

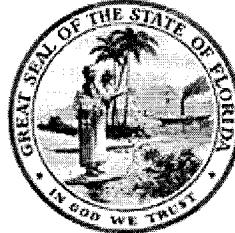


NWFLSTOR1 LLC [1223-34]  
4645 GULF BREEZE PKWY UNIT G  
GULF BREEZE, FL 32563

UNC 32502583335 \*2738-00548-19-39  
3250258335

UNC 32502583335 \*2738-00548-19-39  
3250258335

**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



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

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

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 093763000 Certificate Number: 003982 of 2021**

**Payor: TUCKERTON LUMBER 200 N LONG BEACH BLVD SURF CITY NJ 08008      Date  
 11/27/2023**

Clerk's Check #	863901540	Clerk's Total	\$510.72	\$16,231.57
Tax Collector Check #	1	Tax Collector's Total	\$15,981.65	
		Postage	\$14.42	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$16,523.79	

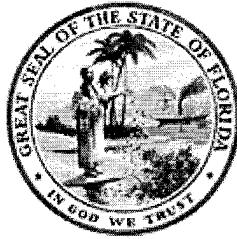
*\$16,262.99*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

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

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**Case # 2021 TD 003982**

**Redeemed Date 11/27/2023**

**Name** TUCKERTON LUMBER 200 N LONG BEACH BLVD SURF CITY NJ 08008

Clerk's Total = TAXDEED	\$510.72	<i>\$16,231.57</i>
Due Tax Collector = TAXDEED	\$15.98	1.65
Postage = TD2	\$14.42	
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
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					



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

**Tax Deed - Redemption Calculator**

Account: 093763000 Certificate Number: 003982 of 2021

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="11/27/2023"/>
Months	8	7
Tax Collector	<input type="text" value="\$14,263.75"/>	<input type="text" value="\$14,263.75"/>
Tax Collector Interest	<input type="text" value="\$1,711.65"/>	<input type="text" value="\$1,497.69"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$15,981.65"/>	<input type="text" value="\$15,767.69"/>
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	<input type="text" value="\$54.72"/>	<input type="text" value="\$47.88"/>
Total Clerk	<input type="text" value="\$510.72"/>	<input type="text" value="\$503.88"/>
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="\$14.42"/>	<input type="text" value="\$14.42"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$16,523.79"/>	<input type="text" value="\$16,302.99"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$220.80"/>
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1850"/>

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023093867 11/27/2023 3:25 PM  
OFF REC BK: 9073 PG: 177 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8975, Page 1850, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03982, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **093763000 (1223-34)**

### DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF LT 1 ESCONDITAS PLACE S/D PB 8 P 70 N 1 DEG 36 MIN 10 SEC E ALG W  
BOUNDARY OF SD S/D 410 43/100 FT TO S BOUNDARY OF CARRACRES WEST UNIT ONE S/D  
PB 8 P 77 N 88 DEG 35 MIN 50 SEC W ALG S BOUNDARY LI OF SD S/D 104 73/100 FT S 1 DEG 36  
MIN 10 SEC W 416 37/100 FT TO N R/W LI OF LILLIAN HWY (66 FT R/W) N 88 DEG 7 MIN 41 SEC  
E ALG SD N R/W LI 104 92/100 FT TO POB OR 8264 P 857**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: NWFLSTOR1 LLC

Dated this 27th day of November 2023.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

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Dated this 19th day of October 2023.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR11M-11/22TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-03982 in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

Malcolm Ballinger  
MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates  
NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024