



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. Total Paid (Lines 1-6)	14,263.75

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

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.

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:

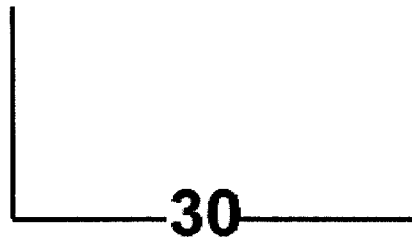
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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

04-26-2023
Application Date

Applicant's signature



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

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

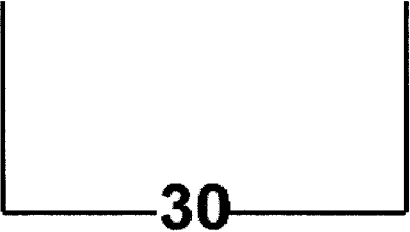
NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-0

STRUCTURAL FRAME-RIGID FRAME



30

Areas - 4800 Total SF
BASE AREA - 4800

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

30

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

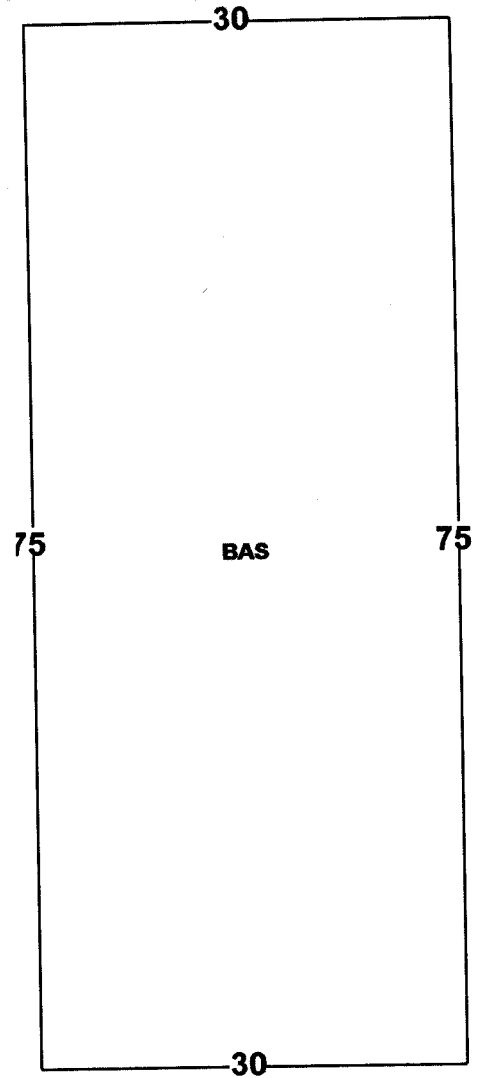
STRUCTURAL FRAME-RIGID FRAME

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

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](#)

General Information		Assessments				
Parcel ID:	122S311105000000	Year	Land	Imprv	Total	Cap Val
Account:	093763000	2022	\$44,550	\$240,552	\$285,102	\$277,894
Owners:	NWFLSTOR1 LLC	2021	\$32,918	\$219,713	\$252,631	\$252,631
Mail:	4645 GULF BREEZE PKWY UNIT G GULF BREEZE, FL 32563	2020	\$32,918	\$211,622	\$244,540	\$244,540
Situs:	8200 LILLIAN HWY 32506	Disclaimer				
Use Code:	MINI-WAREHOUSES	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Enter Income & Expense Survey				
Tax Inquiry:	Open Tax Inquiry Window	Download Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2022 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Official Records (New Window)	None	
03/10/2020	8264 857	\$451,000	WD		Legal Description 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...	
02/2004	5356 293	\$495,000	WD			
08/2001	4765 1131	\$100	QC			
08/1998	4303 918	\$100	QC			
07/1998	4303 941	\$225,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Extra Features ASPHALT PAVEMENT	

Section Map Id:
12-2S-31

Approx. Acreage:
0.9757

Zoned:
Com

Evacuation & Flood Information
[Open Report](#)

Parcel Information

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

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 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:	<u>DEC 6, 2023</u>
TAX ACCOUNT #:	<u>09-3763-000</u>
CERTIFICATE #:	<u>2021-3982</u>

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.

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 13th 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
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 09-3763-000(1223-34)

**ABTRACTOR'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. Glennaks 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** to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 00 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 0340 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 84.82 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 208.10 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 28.11 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, SAID 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 84.82 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

DoubleTime®

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 03 DEGREES 42 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: Rajm. Camels
Witness Name: F. Michael Watson

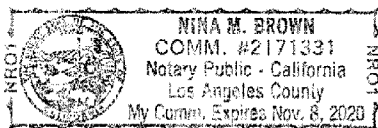
GOBI, LLC

By: Stephen Hall, Managing Member

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Nina M. Brown
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 MINUTES 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**

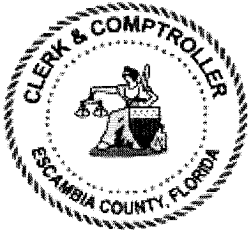
CERTIFICATE # 03982 of 2021

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
4645 GULF BREEZE PKWY UNIT G
GULF BREEZE, FL 32563

NWFLSTOR1 LLC
8200 LILLIAN HWY
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

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SECTION 12, TOWNSHIP 2 S, RANGE 31 W

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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

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Dated this 9th day of October 2023.

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Personal Services:

NWFLSTOR1 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

Printed By: MRM

WARNING

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SECTION 12, TOWNSHIP 2 S, RANGE 31 W

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Dated this 9th day of October 2023.

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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

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 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:

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Dated this 9th day of October 2023.

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Personal Services:

NWFLSTOR1 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

103 OCT 23 AM 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
Check No. 900036156
Receipt No. 41834-23-D

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

By: _____

JDONALDSON
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
works there

CERTIFIED MAIL

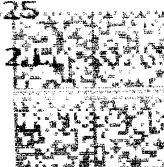
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

19 OCT 2023 PM 2:11:30

9171 9690 0935 0127 2165 72



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FIRST CLASS MAIL
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10/19/2023 EPR 32502
042513121925

US POSTAGE

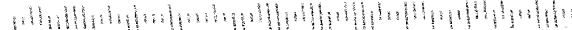
NWFLSTOR1 LLC [1223-34]
8200 LILLIAN HWY
PENSACOLA, FL 32506

01X16 002 05 1 0011/00/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

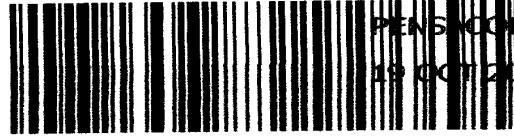
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CERTIFIED MAIL

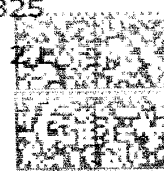
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2165 65

PENSACOLA FL 325

19 OCT 2023 PM 2:11



Quadrant

FIRST-CLASS MAIL
RM

\$007.18

10/19/2023 ZIP 32502
043211371371

US POSTAGE

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

Handwritten signature and date 10/21/23

1st NOTICE

2nd NOTICE

Handwritten date 10-21-23

UNCLAIMED

NIXIE

322 DE 1

0011/13/23

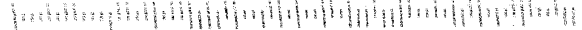
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

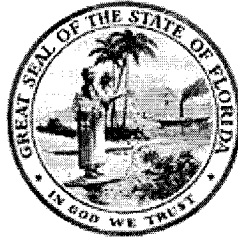
EC: 32502583335

*2738-00548-19-39

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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

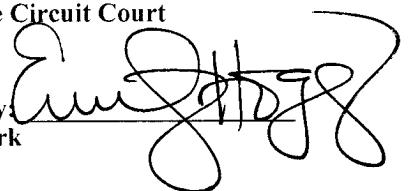
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093763000 Certificate Number: 003982 of 2021

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

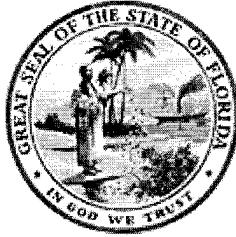
\$16,262.99

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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 003982

Redeemed Date 11/27/2023

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

Clerk's Total = TAXDEED	\$510.72	\$16,231.57
Due Tax Collector = TAXDEED	\$15,981.65	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
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	\$1,711.65	\$1,497.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$15,981.65	<input type="text" value="\$15,767.69"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$47.88
Total Clerk	\$510.72	<input type="text" value="\$503.88"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$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	\$16,523.79	\$16,302.99
	Repayment Overpayment Refund Amount	\$220.80
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1850"/>

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)

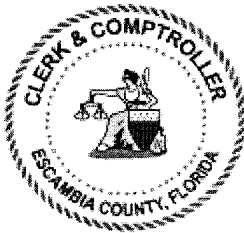
DESCRIPTION OF PROPERTY:

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

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 RW LI OF LILLIAN HWY (66 FT RW) N 88 DEG 7 MIN 41 SEC E ALG SD N RW 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 19th 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

4WR11/1-11/22TD

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 X physical presence or online notarization, this 22nd 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