



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

0424-23

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	Aug 30, 2023
Property description	HOTEL INVESTOR GROUP LLC 815 SOUTH PALAFOX STREET 3RD FLOOR PENSACOLA, FL 32502 312 W MAIN ST 13-0595-000 ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA 97	Certificate #	2021 / 6226
		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)
# 2021/6226	06/01/2021	1,118.59	55.93	1,174.52
→Part 2: Total*				1,174.52

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)
# 2023/6894	06/01/2023	1,292.23	6.25	64.61	1,363.09
# 2022/6767	06/01/2022	1,132.95	6.25	56.65	1,195.85
Part 3: Total*					2,558.94

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,733.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,108.46

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. Cooley* Escambia, Florida
Signature, Tax Collector or Designee Date September 29th, 2023

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

+ \$6.75

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>04/03/2024</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300600

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
13-0595-000	2021/6226	06-01-2021	ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA 97

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

08-30-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)


[Tangible Property Search](#)





[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments					
Parcel ID:	000S009001003354					Year	Land	Imprv	Total	Cap Val	
Account:	130595000					2023	\$72,000	\$0	\$72,000	\$69,696	
Owners:	HOTEL INVESTOR GROUP LLC					2022	\$72,000	\$0	\$72,000	\$63,360	
Mail:	815 SOUTH PALAFOX STREET 3RD FLOOR PENSACOLA, FL 32502					2021	\$57,600	\$0	\$57,600	\$57,600	
Situs:	312 W MAIN ST 32502					Disclaimer Tax Estimator File for New Homestead Exemption Online Report Storm Damage					
Use Code:	VACANT COMMERCIAL 										
Taxing Authority:	PENSACOLA CITY LIMITS										
Tax Inquiry:	Open Tax Inquiry Window										
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											

Sales Data						2023 Certified Roll Exemptions					
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None					
11/26/2019	8208	1939	\$100,000	WD		Legal Description ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA 97					
01/1994	3513	275	\$25,000	WD							
12/1993	3487	76	\$24,700	WD							
07/1992	3226	31	\$51,000	WD							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None					

Parcel Information

Launch Interactive Map

Section

Map Id:
CA097

Approx.
Acreage:
0.1461

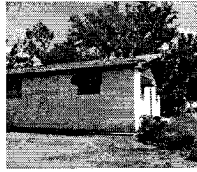
Zoned:
C-2
C-2

Evacuation
& Flood
Information

Open
Report

View Florida Department of Environmental Protection(DEP) Data

Buildings



2/27/2006 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:10/02/2023 (to 150495)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06226**, 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:

ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130595000 (0424-23)

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

HOTEL INVESTOR GROUP 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 April, which is the **3rd** day of **April 2024**.

Dated this 2nd 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



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 #: 13-0595-000 CERTIFICATE #: 2021-6226

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 01, 2004 to and including January 01, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 15, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024

Tax Account #: **13-0595-000**

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

By Virtue of Warranty Deed recorded 12/3/2019 in OR 8208/1939

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 #: 13-0595-000

Assessed Value: \$69,696.00

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: APR 3, 2024

TAX ACCOUNT #: 13-0595-000

CERTIFICATE #: 2021-6226

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>2023</u> tax year.

HOTEL INVESTOR GROUP LLC
815 SOUTH PALAFOX STREET
3RD FLOOR
PENSACOLA, FL 32505

HOTEL INVESTOR GROUP LLC
THE HOUSTON FIRM
633 SOUTH ANDREWS AVE FIFTH FLOOR
FORT LAUDERDALE, FL 33301

HOTEL INVESTOR GROUP LLC
548 WINDROSE CIR
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 15th day of January, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

January 15, 2024

Tax Account #:13-0595-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA
97**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-0595-000(0424-23)

This Instrument Prepared:

Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32501

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):
000S009001001369 & 000S009001003354
File No: 90-156-19

WARRANTY DEED

This Warranty Deed Made the 26th day of November, 2019, by H. Dewayne Williams, a(n) Unmarried man and
HDW, S.A. C.V., a dissolved corporation wrapping up its affairs, hereinafter called the grantor, whose post office address
is 4821 Ocean Street, Atlantic Beach, Florida 32233.

To: Hotel Investor Group, LLC, a Florida limited liability company, whose post office address is: 815 South Palafox
Street, 3rd Floor, Pensacola, FL 32502 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
grantee, all that certain land situate in Escambia County, Florida, viz:

PARCEL 1:

All of Lot 354, South of the North 160 feet in Block 1, Old City Tract, as per Map of the City of Pensacola,
copyrighted by Thos. C. Watson in 1906.

Less the following described portion of said Lot Deeded to the City of Pensacola:

Commence at the Northeast corner of Lot 354, Block 1, Old City Tract; thence South along the East line of Lot
354 for a distance of 240 feet to the Point of Beginning. Thence right 90 degrees for a distance of 80 feet; thence
left 90 degrees for a distance of 21.25 feet; thence Easterly along the South line of Lot 354 for a distance of 81.16
feet, more or less to the Southeast corner of Lot 354; thence North along the East line of Lot 354 for a distance of
6.05 feet, more or less to the Point of Beginning; all lying in the City of Pensacola, Escambia County, Florida.

PARCEL 2:

The East 40 feet of Lot 369, Block 1, Old City Tract, Pensacola, Escambia County, Florida, less, road right of way.

The property is not the homestead of the Grantor(s).

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 2019, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context
indicates.)

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 Signature: [Signature]
Printed Name: Sarah R. Villaverde

[Signature]
H. Dewayne Williams

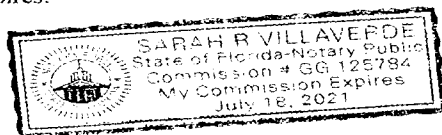
Witness Signature: [Signature]
Printed Name: Spencer Leeper

HDW, S.A.C.V., a dissolved corporation wrapping up
its affairs
[Signature]
By: H. Dewayne Williams, President

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of November, 2019, by H. Dewayne Williams, who
is/are personally known to me or who has/have produced driver license(s) as identification.

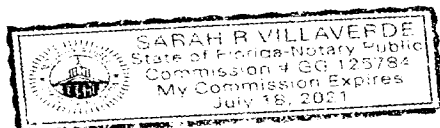
My Commission Expires:



[Signature]
Printed Name:
Notary Public
Serial Number

The foregoing instrument was acknowledged before me this 26th day of November, 2019, by H. Dewayne Williams, as
president of HDW S.A.C.V., who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:



[Signature]
Printed Name:
Notary Public
Serial Number

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.0, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 300 BLK & 312 W. Main Street, Pensacola, Florida 32502

Legal Address of Property: 300 BLK & 312 W. Main Street, Pensacola, Florida 32502

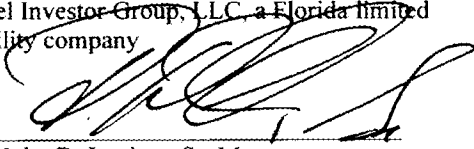
The County () has accepted (X) has not accepted

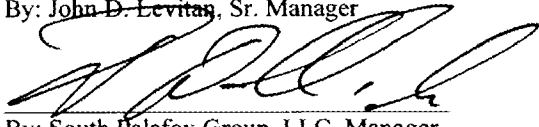
the abutting roadway for maintenance.

This form completed by:
Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32502

AS TO THE BUYER(S):

Hotel Investor Group, LLC, a Florida limited liability company

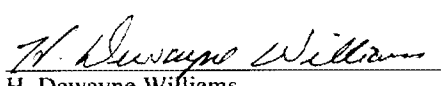

By: John D. Levitan, Sr. Manager


By: South Palafox Group, LLC, Manager
By: John D. Levitan, Sr. Its Manager


Witness:


Witness:

AS TO THE SELLER(S):


H. Dewayne Williams


Witness:


Witness:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06226 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HOTEL INVESTOR GROUP LLC
815 SOUTH PALAFOX STREET 3RD FLOOR
PENSACOLA, FL 32502

HOTEL INVESTOR GROUP LLC
THE HOUSTON FIRM
633 SOUTH ANDREWS AVE FIFTH FLOOR
FORT LAUDERDALE, FL 33301

HOTEL INVESTOR GROUP LLC
548 WINDROSE CIR
PENSACOLA, FL 32507

WITNESS my official seal this 15th day of February 2024.



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 April 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130595000 (0424-23)

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

HOTEL INVESTOR GROUP 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 April, which is the 3rd day of April 2024.

Dated this 2nd day of February 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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By:
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Post Property:

312 W MAIN ST 32502



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 30th day of January 2024.

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Personal Services:

HOTEL INVESTOR GROUP LLC
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

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

0424-23

Document Number: ECSO24CIV007201NON

Agency Number: 24-004030

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06226 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HOTEL INVESTOR GROUP LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/23/2024 at 8:41 AM and served same at 3:36 PM on 2/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 April 3, 2024, 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. 06226**, 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:

ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130595000 (0424-23)

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

HOTEL INVESTOR GROUP 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 April, which is the **3rd** day of April 2024.

Dated this 30th day of January 2024.

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

Post Property:

312 W MAIN ST 32502



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 FEB 23 AM 9:41
ESCAMBIA COUNTY FL
CLERK OF CIRCUIT COURT
JANICE L. HOGG

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0424-23

Document Number: ECSO24CIV007279NON

Agency Number: 24-004037

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06226 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HOTEL INVESTOR GROUP LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

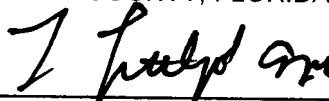
Non-Executed

Received this Writ on 2/23/2024 at 8:41 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for HOTEL INVESTOR GROUP LLC , Writ was returned to court UNEXECUTED on 2/26/2024 for the following reason:

SUBJECT NOT LOCATED AT GIVEN ADDRESS; SUNBIZ SHOWS THEM IN FT. LAUDERDALE, FLORIDA. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 April 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 30th day of January 2024.

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

Personal Services:

HOTEL INVESTOR GROUP LLC
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 FEB 23 10 04 AM
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

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 April 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

HOTEL INVESTOR GROUP LLC
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

HOTEL INVESTOR GROUP LLC
[0424-23]
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

9171 9690 0935 0127 2288 27

HOTEL INVESTOR GROUP LLC [0424-23]
THE HOUSTON FIRM
633 SOUTH ANDREWS AVE FIFTH FLOOR
FORT LAUDERDALE, FL 33301

9171 9690 0935 0127 2288 10

HOTEL INVESTOR GROUP LLC
[0424-23]
548 WINDROSE CIR
PENSACOLA, FL 32507

9171 9690 0935 0127 2288 03

resent on 2/28/2024

*They delivered
right back to US*

HOTEL INVESTOR GROUP LLC 0424-23
815 SOUTH PALAFOX STREET 3RD FLOOR
PENSACOLA FL 32502
9171 9690 0935 0128 2199 16

Contact

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2288 27



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT
PAM CHILDERS
2024 FEB 27 AM 11:21
PENSACOLA COUNTY FL

HOTEL INVESTOR GROUP LLC

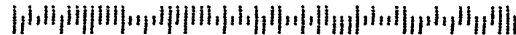
[0424-23]

815 SOUTH PALAFOX STREET 3RD

FLOOR

PENSACOLA, FL 32502

32502-596099



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

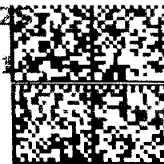
Pensacola, FL 32502



9171 9690 0935 0128 2199 16

PENSACOLA FL 32502

02/28/2024 PM 1:14



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁹

02/28/2024 ZIP 32502
043M31219251

US POSTAGE

LN
2/29/24
COUNTY, FL

RECEIVED
MAR 15 2024
CLERK OF CIRCUIT COURT
PENSACOLA, FL

HOTEL INVESTOR GROUP LLC 0424-23
815 SOUTH PALAFOX STREET 3RD FLOOR
PENSACOLA FL 32502

NIXIE

322 DE 1

0003/23/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

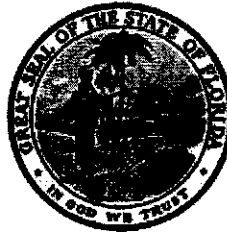
32502-586069 33
3250285960

BC: 32502583335

*2638-01923-28-43



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: 130595000 Certificate Number: 006226 of 2021**

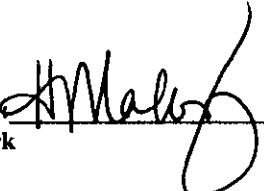
Payor: ARTHUR FLETCHER 400 BUXTON WAY CANTONMENT, FL 32533 Date 3/28/2024

Clerk's Check # 1001013411
Tax Collector Check # 1

Clerk's Total \$510.72
Tax Collector's Total \$4,607.73
Postage \$22.20
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$5,157.65~~

\$5,154.05

**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 006226

Redeemed Date 3/28/2024

Name ARTHUR FLETCHER 400 BUXTON WAY CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$4,607.73
Postage = TD2	\$22.20
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 130595000 Certificate Number: 006226 of 2021

Redemption ☒ Yes ☐ No Application Date 8/30/2023 Interest Rate 18%

Final Redemption Payment
ESTIMATED

Redemption Overpayment ACTUAL

Auction Date 4/3/2024

Redemption Date 3/31/2024

Months

8

7

Tax Collector

\$4,108.46

\$4,108.46

Tax Collector Interest

\$493.02

\$431.39

Tax Collector Fee

\$6.25

\$6.25

Total Tax Collector

\$4,607.73

\$4,546.10

- TC

Record TDA Notice

\$17.00

\$17.00

Clerk Fee

\$119.00

\$119.00

Sheriff Fee

\$120.00

\$120.00

Legal Advertisement

\$200.00

\$200.00

App. Fee Interest

\$54.72

\$47.88

Total Clerk

\$510.72

\$503.88

- Cert Holder

Release TDA Notice
(Recording)

\$10.00

\$10.00

Release TDA Notice
(Prep Fee)

\$7.00

\$7.00

Postage

\$22.20

\$22.20

Researcher Copies

\$0.00

\$0.00

Total Redemption
Amount

\$5,157.65

\$5,089.18

Repayment Overpayment Refund
Amount

\$68.47

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 9049, Page 1116, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06226, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 130595000 (0424-23)

DESCRIPTION OF PROPERTY:

ALL LT 354 S OF N 160 FT BLK 1 OLD CITY TRACT OR 8208 P 1939 LESS DB 562 P 656 CITY CA
97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: HOTEL INVESTOR GROUP LLC

Dated this 28th day of March 2024.



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. 06226, 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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SECTION 00, TOWNSHIP 0 S, RANGE 00 W
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The assessment of the said property under the said certificate issued was in the name of

HOTEL INVESTOR GROUP 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 April, which is the 3rd day of April 2024.

Dated this 22nd day of February 2024.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR3/6-3/27TD

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-06226 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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, 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 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



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