

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300161

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
13-0623-000	2021/6228	06-01-2021	E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P 1939 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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1123.09

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	HOTEL INVESTOR GROUP LLC 815 SOUTH PALAFOX STREET 3RD FLOOR PENSACOLA, FL 32502 300 BLK W MAIN ST 13-0623-000 E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P 1939 CA 97	Certificate #	2021 / 6228
		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)
# 2021/6228	06/01/2021	864.80	43.24	908.04
→ Part 2: Total*				908.04

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)
# 2022/6769	06/01/2022	879.31	6.25	43.97	929.53
Part 3: Total*					929.53

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)	1,837.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	884.88
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,097.45

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: Escambia, Florida
Date May 1st, 2023
Signature, Tax Collector or Designee

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



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:	000S009001001369					
Account:	130623000					
Owners:	HOTEL INVESTOR GROUP LLC					
Mail:	815 SOUTH PALAFOX STREET 3RD FLOOR PENSACOLA, FL 32502					
Situs:	300 BLK W MAIN ST 32502					
Use Code:	PARKING LOTS 					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						
YearLandImprvTotalCap Val						
2022\$49,500\$0\$49,500\$43,560						
2021\$39,600\$0\$39,600\$39,600						
2020\$39,600\$0\$39,600\$39,600						
Disclaimer						
Tax Estimator						
File for New Homestead Exemption Online						

Sales Data					2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
11/26/2019	8208	1939	\$100,000	WD		Legal Description E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P 1939 CA 97
01/1994	3513	275	\$25,000	WD		
12/1993	3487	76	\$24,700	WD		
07/1992	3226	31	\$51,000	WD		
01/1966	304	145	\$1,000	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: 0.1007 Zoned: C-2 Evacuation & Flood Information Open Report		</	



4/3/2023 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:05/04/2023 (to: 2023)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037272 5/10/2023 3:44 PM
OFF REC BK: 8975 PG: 549 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06228**, 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:

E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P 1939 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130623000 (1123-09)

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

Dated this 10th day of May 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-0623-000 CERTIFICATE #: 2021-6228

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 2, 2003 to and including August 2, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 3, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 3, 2023

Tax Account #: **13-0623-000**

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

By Virtue of Warranty Deed recorded 11/26/2019 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 #: 13-0623-000

Assessed Value: \$43,560.00

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: NOV 1, 2023

TAX ACCOUNT #: 13-0623-000

CERTIFICATE #: 2021-6228

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 <u>2022</u> tax year.

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

HOTEL INVESTOR GROUP LLC
548 WINDROSE CIR
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 3rd day of August, 2023.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

August 3, 2023

Tax Account #:13-0623-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P
1939 CA 97**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-0623-000(1123-09)

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: Sarah R. Villaverde

Printed Name: Sarah R. Villaverde

Witness Signature: Spencer Leeper

Printed Name: Spencer Leeper

H. Dewayne Williams
H. Dewayne Williams

HDW, S.A.C.V., a dissolved corporation wrapping up its affairs

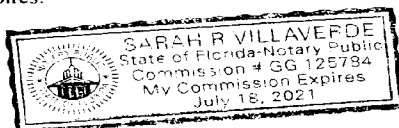
H. Dewayne Williams
By: H. Dewayne Williams, President

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.

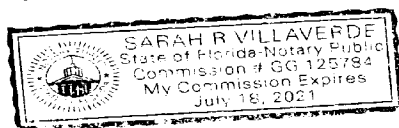
My Commission Expires:



Sarah R. Villaverde
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:



Spencer Leeper
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

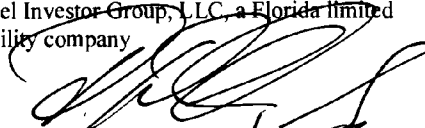
The County () has accepted (X) has not accepted

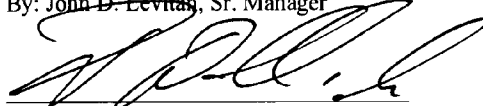
the abutting roadway for maintenance.

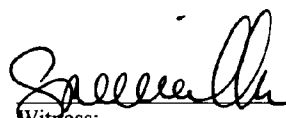
This form completed by:
Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32502

AS TO THE BUYER(S):

Hotel Investor Group, LLC, a Florida limited liability company


By: John D. Levitan, Sr. Manager

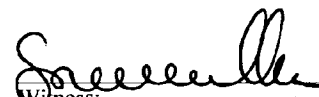

By: South Palafox Group, LLC, Manager
By: John D. Levitan, Sr. Its Manager

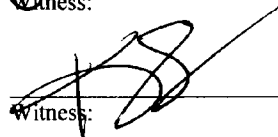

Witness:


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 # 06228 of 2021

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

HOTEL INVESTOR GROUP LLC

815 SOUTH PALAFOX STREET 3RD FLOOR
PENSACOLA, FL 32502

HOTEL INVESTOR GROUP LLC

548 WINDROSE CIR
PENSACOLA FL 32507

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 1, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 130623000 (1123-09)

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

Dated this 18th day of September 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

300 BLK W MAIN ST 32502



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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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

Document Number: ECSO23CIV034521NON

Agency Number: 23-010100

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06228 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

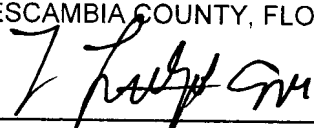
Non-Executed

Received this Writ on 9/22/2023 at 10:39 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for HOTEL INVESTOR GROUP LLC , Writ was returned to court UNEXECUTED on 9/26/2023 for the following reason:

ACCESS TO THIRD FLOOR IS RESTRICTED; LLC NOT LOCATED HERE. 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 November 1, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06228**, 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:

E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P 1939 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130623000 (1123-09)

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

Dated this 18th day of September 2023.

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

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

2023 SEP 22 10:10:39
ESCAMBIA COUNTY FL
SHERIFF'S OFFICE
CIVIL UNIT

2023 SEP 22 10:10:39

WARNING

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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

1123-09

Document Number: ECSO23CIV034519NON

Agency Number: 23-010098

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06228 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 9/22/2023 at 10:39 AM and served same at 8:38 AM on 9/25/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

L. Littlejohn
L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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Dated this 18th day of September 2023.

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Post Property:

300 BLK W MAIN ST 32502



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
SHERIFF'S OFFICE
CIVIL UNIT
2023 SEP 22 10:09



Chris Jones - Escambia County Property Appraiser



HOTEL INVESTOR GROUP LLC
[1123-09]
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

9171 9690 0935 0129 1253 39

RTN - Vacant

HOTEL INVESTOR GROUP LLC
[1123-09]
548 WINDROSE CIR
PENSACOLA FL 32507

9171 9690 0935 0129 1253 46

✓ delivered

Tracking Number Information

Meter:	31219251	Mailing Date:	09/21/23 12:43 PM
Tracking Number:	9171969009350129125346	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32507
Service:	ERR	City:	PERDIDO KEY
Value	\$0.630	State:	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Fri, 09/22/23, 03:04:00 PM	OK : Delivered
Fri, 09/22/23, 06:10:00 AM	Out for Delivery
Fri, 09/22/23, 05:37:00 AM	Arrival at Unit
Thu, 09/21/23, 09:40:00 PM	Processed (processing scan)
Thu, 09/21/23, 08:13:00 PM	Processed (processing scan)
Thu, 09/21/23, 06:49:00 PM	Processed (processing scan)
Thu, 09/21/23, 05:34:00 PM	Origin Acceptance
Thu, 09/21/23, 04:29:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HOTEL INVESTOR GROUP, LLC

Filing Information

Document Number	L17000201176
FEI/EIN Number	82-2979907
Date Filed	09/28/2017
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

548 Windrose Circle
PENSACOLA, FL 32507

Changed: 07/28/2021

Mailing Address

548 Windrose Circle
PENSACOLA, FL 32507

Changed: 07/28/2021

Registered Agent Name & Address

INVICTUS HOLDINGS INC
548 WINDROSE CIRCLE
PENSACOLA, FL 32507

Name Changed: 07/28/2021

Address Changed: 07/28/2021

Authorized Person(s) Detail

Name & Address

Title MGR

TA, TONY
6005 SAN FELIPE ST
SUITE A
HOUSTON, TX 77057

Title Manager

INVICTUS HOLDINGS INC
548 Windrose Circle
Pensacola, FL 32507

Annual Reports

Report Year	Filed Date
2020	02/18/2020
2021	04/27/2021
2021	07/28/2021

Document Images

<u>07/28/2021 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/09/2019 -- LC Amendment</u>	View image in PDF format
<u>05/01/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/28/2017 -- Florida Limited Liability</u>	View image in PDF format

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

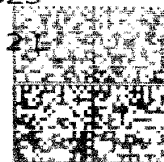
CERTIFIED MAIL



9171 9690 0935 0129 1253 39

PENSACOLA FL 325

21 SEP 2023 PM 2:11



quodient

FIRST CLASS MAIL
PM

\$007.18⁰

09/21/2023 ZIP 32502
043M31218051

US POSTAGE

VAC

HOTEL INVESTOR GROUP LLC
[1123-09]
815 SOUTH PALAFOX STREET 3RD
FLOOR
PENSACOLA, FL 32502

NIXIE 322 DE 1 0000/24/23

RETURN TO SENDER

VACANT
UNABLE TO FORWARD

VAC
32502-580000

BC: 32502583335 *2738-03172-21-37





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2023

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-0623-000	16		000S009001001369

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

PROPERTY ADDRESS:
300 BLK W MAIN ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21 | 6228

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	47,916	0	47,916	317.04
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	49,500	0	49,500	97.12
BY STATE LAW	3.1820	49,500	0	49,500	157.51
PENSACOLA	4.2895	47,916	0	47,916	205.54
WATER MANAGEMENT	0.0234	47,916	0	47,916	1.12
M.S.T.U. LIBRARY	0.3590	47,916	0	47,916	17.20
ESCAMBIA CHILDRENS TRUST	0.4365	47,916	0	47,916	20.92
TOTAL MILLAGE 16.8689					AD VALOREM TAXES \$816.45
LEGAL DESCRIPTION			NON-AD VALOREM ASSESSMENTS		
E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 See Additional Legal on Tax Roll			TAXING AUTHORITY	RATE	AMOUNT
			SW STORMWATER(CITY OF PENSACOLA)		87.20
NON-AD VALOREM ASSESSMENTS					\$87.20
Pay online at EscambiaTaxCollector.com					COMBINED TAXES AND ASSESSMENTS \$903.65
Payments must be in U.S. funds drawn from a U.S. bank					
If Paid By Please Pay	Nov 30, 2023 \$867.50	Dec 31, 2023 \$876.54	Jan 31, 2024 \$885.58	Feb 29, 2024 \$894.61	Mar 31, 2024 \$903.65

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2023 867.50
AMOUNT IF PAID BY	Dec 31, 2023 876.54
AMOUNT IF PAID BY	Jan 31, 2024 885.58
AMOUNT IF PAID BY	Feb 29, 2024 894.61
AMOUNT IF PAID BY	Mar 31, 2024 903.65

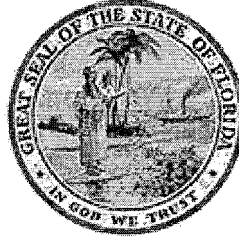
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
13-0623-000
PROPERTY ADDRESS
300 BLK W MAIN ST

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

1 130623000 2023 1

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: 130623000 Certificate Number: 006228 of 2021

**Payor: HOTEL INVESTOR GROUP LLC 815 SOUTH PALAFOX STREET 3RD FLOOR PENSACOLA,
FL 32502 Date 10/31/2023**

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$3,428.93
		Postage	\$14.42
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,964.23

\$3,870.93

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 006228
 Redeemed Date 10/31/2023**

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

Clerk's Total = TAXDEED	\$503.88 \$3,839.51
Due Tax Collector = TAXDEED	\$3,428.93
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: 130623000 Certificate Number: 006228 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/1/2023	Redemption Date 10/31/2023 
Months	7	6
Tax Collector	\$3,097.45	\$3,097.45
Tax Collector Interest	\$325.23	\$278.77
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,428.93	\$3,382.47 JK
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	\$47.88	\$41.04
Total Clerk	\$503.88	\$497.04 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$14.42	\$14.42
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,964.23	\$3,910.93
	Repayment Overpayment Refund Amount	\$53.30
Book/Page	8975	549

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

Tax Certificate No. Certificate No. 06228, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 130623000 (1123-09)

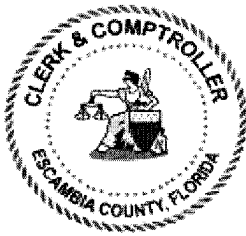
DESCRIPTION OF PROPERTY:

**E 40 FT OF LT 369 BLK 1 LESS OR 8 P 403 CITY OF PENSACOLA OLD CITY TRACT OR 8208 P
1939 CA 97**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: HOTEL INVESTOR GROUP LLC

Dated this 31st day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

DATE – 11-01-2023 – TAX CERTIFICATE #'S 06228

in the

Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

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

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.10.19 10:48:39 -05'00'

PUBLISHER

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

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.10.19 10:53:21 -05'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 130623000 (1123-09)

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of November, which is the 1st day of November 2023.

Dated this 21st day of September 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023