



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

1224.50

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126		Application date	Apr 17, 2024	
Property description	HORN VI LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 8437 CHOKECHERRY TER 02-2869-824 LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236		Certificate #	2022 / 794	
			Date certificate issued	06/01/2022	
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)	
# 2022/794	06/01/2022	479.52	23.98	503.50	
# 2022/7658	06/01/2022	548.61	27.43	576.04	
→ Part 2: Total*				1,079.54	
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)
# 2023/763	06/01/2023	470.44	6.25	37.73	514.42
Part 3: Total*					514.42
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)				1,593.96	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				404.86	
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)				2,373.82	
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 April 25th, 2024		

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

\$12.50

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>12/04/2024</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: 2400349

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
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
02-2869-824	2022/794	06-01-2022	LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

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 #204
MIAMI, FL 33126

04-17-2024
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					
Parcel ID:	2015302000120001				
Account:	022869824				
Owners:	HORN VI LLC				
Mail:	18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160				
Situs:	8437 CHOKECHERRY TER 32514				
Use Code:	VACANT RESIDENTIAL 				
Taxing Authority:	COUNTY MSTU				
Tax Inquiry:	Open Tax Inquiry Window				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					

Assessments					
Year	Land	Imprv	Total	<u>Cap Val</u>	
2023	\$28,500	\$0	\$28,500	\$28,500	
2022	\$28,500	\$0	\$28,500	\$28,500	
2021	\$28,500	\$0	\$28,500	\$28,500	
Disclaimer					
Tax Estimator					
File for Exemption(s) Online					
Report Storm Damage					

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window) 
10/19/2010	6648	1236	\$4,900	TD	
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2023 Certified Roll Exemptions	
None	
Legal Description	
LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236	
Extra Features	
None	

Sales Data		2023 Certified Roll Exemptions	
Sale Date	Book Page Value Type	Official Records (New Window)	Legal Description
10/19/2010	6648 1236 \$4,900 TD		LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236
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:	Approx. Acreage:		
20-1S-30-1	0.4509		
Zoned:	Evacuation & Flood Information	View Florida Department of Environmental Protection (DEP) Data	
MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR	Open Report		

Buildings
Images
None

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00794**, issued the **1st day of June, A.D., 2022** 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:

LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022869824 (1224-50)

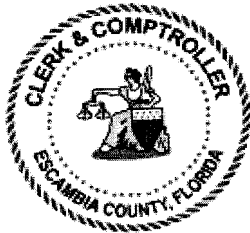
The assessment of the said property under the said certificate issued was in the name of

HORN VI 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 **4th day of December 2024**.

Dated this 30th day of April 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



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 #: 02-2869-824 CERTIFICATE #: 2022-794

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 13, 2004 to and including August 13, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 13, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 13, 2024

Tax Account #: **02-2869-824**

1. The Grantee(s) of the last deed(s) of record is/are: **HORN VI LLC**

By Virtue of Tax Deed recorded 10/19/2010 in OR 6648/1236

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) 2021-2023 are delinquent.

Tax Account #: 02-2869-824

Assessed Value: \$28,500.00

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): **WHITE CEDAR GARDENS HOMEOWNERS' ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: DEC 4, 2024

TAX ACCOUNT #: 02-2869-824

CERTIFICATE #: 2022-794

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.

HORN VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

WHITE CEDAR GARDENS
HOMEOWNERS' ASSOCIATION, INC.
8409 CHOKECHERRY TER
PENSACOLA, FL 32514-1918

WHITE CEDAR GARDENS
HOMEOWNERS' ASSOCIATION, INC.
908 GARDENGATE CIR
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 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

August 13, 2024

Tax Account #:02-2869-824

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

SECTION 20 , TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2869-824(1224-50)

Recorded in Public Records 10/19/2010 at 04:17 PM OR Book 6648 Page 1236,
Instrument #2010068646, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$34.30

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 10-411
Property Identification No. 201S302000120001
Tax Account No. 022869824

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 00985 issued on May 30, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 4th day of October 2010, offered for sale as required by law for cash to the highest bidder and was sold to: **HORN VI LLC, 18305 BISCAYNE BOULEVARD SUITE 400 AVENTURA, FL 33160**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 4th day of October 2010, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,849.81) **FOUR THOUSAND EIGHT HUNDRED FORTY NINE AND 81/100 Dollars**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 4211/4303 P 830/1287 OR 4521 P 1689

**** Property previously assessed to: WHITE CEDAR GARDENS INC,**

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

Heather Sullivan
witness Heather Sullivan
Maryline Avila
witness Maryline Avila

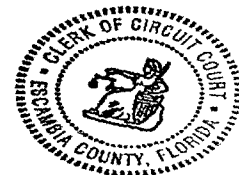
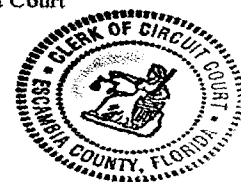
State of Florida
County of Escambia

On this 19th day October 2010 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: *Maryline Avila*
Maryline Avila, Deputy Clerk





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

Detail by Entity Name

Florida Limited Liability Company
HORN VI LLC

Filing Information

Document Number L13000043564
FEI/EIN Number 90-0954802
Date Filed 03/22/2013
State FL
Status ACTIVE

Principal Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Mailing Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

POLITANO, JONATHAN R
18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

POLITANO, JONATHAN R
18305 BISCAYNE BLVD SUITE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2018	02/23/2018
2019	04/05/2019
2020	04/27/2020

Document Images

<u>04/27/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Not For Profit Corporation

WHITE CEDAR GARDENS HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N02000008673
FEI/EIN Number	90-0182675
Date Filed	11/12/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/13/2006

Principal Address

8409 Chokecherry Ter
Pensacola, FL 32514-1918

Changed: 01/23/2020

Mailing Address

908 Gardengare Circle
Pensacola, FL 32504

Changed: 03/10/2021

Registered Agent Name & Address

Coffey, Kim
908 Gardengate Circle
Pensacola, FL 32504

Name Changed: 03/10/2021

Address Changed: 03/10/2021

Officer/Director Detail

Name & Address

Title PRES

Dawson, Bernard, President
8409 Chokecherry Ter
Pensacola, FL 32514-1918

Title VP

Munro, Deborah
8413 ChokeCherry Terrace
PENSACOLA, FL 32514

Title At Large

Foster, Steve
8420 Chokecherry Terrace
PENSACOLA, FL 32514

Title At Large

Rauck, William
8412 Chokecherry Terrace
PENSACOLA, FL 32514

Title At Large

Dittenberger, Terry
993 Black Walnut Trail
Pensacola, FL 32514

Annual Reports

Report Year	Filed Date
2019	01/07/2019
2020	01/23/2020
2021	03/10/2021

Document Images

03/10/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
07/10/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/12/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
03/27/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
06/20/2006 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- REINSTATEMENT	View image in PDF format

11/12/2002 -- Domestic Non-Profit	View image in PDF format
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Florida Department of State, Division of Corporations

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 00794 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HORN VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

WHITE CEDAR GARDENS HOMEOWNERS ASSOC INC
8409 CHOKECHERRY TER
PENSACOLA, FL 32514-1918

WHITE CEDAR GARDENS HOMEOWNERS ASSOC INC
908 GARDENGATE CIR
PENSACOLA, FL 32504

WITNESS my official seal this 17th day of October 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 December 4, 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. 00794**, issued the **1st day of June, A.D., 2022** 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:

LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022869824 (1224-50)

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

HORN VI 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 **4th day of December 2024**.

Dated this 21st day of October 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

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Post Property:

8437 CHOKECHERRY TER 32514



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

By:
Emily Hogg
Deputy Clerk

WARNING

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LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022869824 (1224-50)

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

HORN VI 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 **4th day of December 2024**.

Dated this 21st day of October 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:

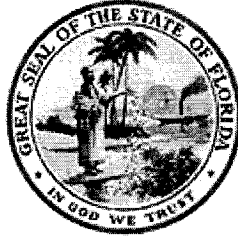
HORN VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

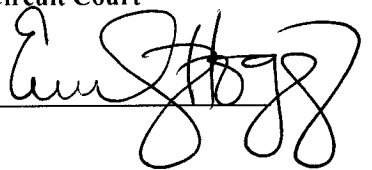
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 022869824 Certificate Number: 000794 of 2022**

**Payor: GULF GROUP HOLDINGS A&A 18305 BISCAYNE BLVD STE 400 AVENTRUA FL 33160
Date 11/12/2024**

Clerk's Check #	1121001411	Clerk's Total	\$510.72 \$3,141.90
Tax Collector Check #	1	Tax Collector's Total	\$2,671.18
		Postage	\$24.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,223.50

\$3,183.50

**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 # 2022 TD 000794
 Redeemed Date 11/12/2024**

Name GULF GROUP HOLDINGS A&A 18305 BISCAYNE BLVD STE 400 AVENTRUA FL 33160

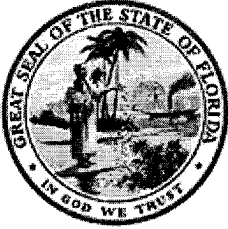
Clerk's Total = TAXDEED	\$51.72 \$3,141.90
Due Tax Collector = TAXDEED	\$2,671.18
Postage = TD2	\$24.60
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 022869824 Certificate Number: 000794 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="11/12/2024"/> 
Months	8	7
Tax Collector	<input type="text" value="\$2,373.82"/>	<input type="text" value="\$2,373.82"/>
Tax Collector Interest	\$284.86	\$249.25
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,671.18	<input type="text" value="\$2,635.57"/> 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="\$24.60"/>	<input type="text" value="\$24.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,223.50	\$3,181.05
	Repayment Overpayment Refund Amount	<input type="text" value="\$42.45"/> redeemer
Book/Page	<input type="text" value="9139"/>	<input type="text" value="92"/>



Miami-Dade Police Department

Court Services Section

Stephanie V. Daniels
Director

Redeemed
1224-50



ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT AND COMPTROLLER vs. HORN
VI LLC

Case Number
022869824 (1224-50)

RETURN OF SERVICE

TAX NOTICE

11/4/24 10:20 am Served - Posted Tax Notice

SERVED

HORN VI LLC

11/01/2024 Came this day into hand of the Sheriff

11/04/2024 10:20 AM - SERVED THE TAX NOTICE UPON HORN VI LLC BY POSTING A COPY AT 18305 BISCAYNE
BLVD, STE 400, AVENTURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1
NYDIA ORTA-ADORNO #60027, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

Nydia Orta-Adorno
NYDIA ORTA-ADORNO, CSS1, #60027

2024 NOV 12 P 1:44
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT AND COM
221 PALAFOX PLACE
SUITE 110
PENSACOLA, FL 32502

SERVED
DATE 10/21/24
TIME 10:00 AM
BY [Signature]
BADGE # 1000
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
COURT SERVICES BUREAU
MIAMI-DADE COUNTY, FLORIDA

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 4, 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. **00794**, issued the 1st day of **June, A.D., 2022** 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:

LOT 12 BLK A WHITE CEDAR GARDENS PB 17 P 20 OR 6648 P 1236

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022869824 (1224-50)

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

HORN VI 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 **4th day of December 2024**.

Dated this 21st day of October 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:

HORN VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

October 24, 2024

Miami-Dade County Sheriff
Attn: Civil Division
601 NW 1st Ct, 9th Floor
Miami, FL 33136

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our December 4, 2024 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than November 13, 2024 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By:


Emily Hogg, Deputy Clerk

/eh

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-50

Document Number: ECSO24CIV037135NON

Agency Number: 25-000778

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00794 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HORN VI LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:34 AM and served same at 9:05 AM on 10/31/2024 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: *29n18915*
T. ANTHONY, 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 December 4, 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. 00794, issued the 1st day of June, A.D., 2022 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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HORN VI 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 4th day of December 2024.

Dated this 21st day of October 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:

8437 CHOKECHERRY TER 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF CIRCUIT COURT
CIVIL UNIT

RECEIVED
OCT 25 11 23 AM

RECEIVED

HORN VI LLC [1224-50]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

9171 9690 0935 0129 5955 38

WHITE CEDAR GARDENS
HOMEOWNERS ASSOC INC [1224-50]
8409 CHOKECHERRY TER
PENSACOLA, FL 32514-1918

9171 9690 0935 0129 5955 21

WHITE CEDAR GARDENS
HOMEOWNERS ASSOC INC [1224-50]
908 GARDENGATE CIR
PENSACOLA, FL 32504

9171 9690 0935 0129 5955 14

Redeemed

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. 00794, issued the 1st day of June, A.D., 2022 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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TAX ACCOUNT NUMBER 022869824 (1224-50)

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

HORN VI 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 4th day of December 2024.

Dated this 24th day of October 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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7518
Order Date: 10/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 10/30/2024
Last Issue: 11/20/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly - 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

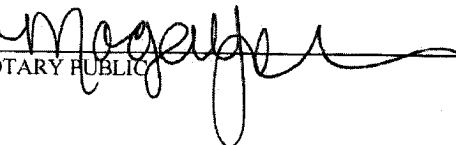
2022 TD 00794 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – Horn VI LLC

was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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 [X] physical presence or [] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

x 
NOTARY PUBLIC

