



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

0125-55

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 | KIM SANG WON 3296 TWO SISTERS WAY PENSACOLA, FL 32505 3296 TWO SISTERS WAY 05-3875-514 LT 7 BLK A VILLAGES AT MARCUS LAKE PB 16 P 87 OR 7262 P 1310 | Certificate # | 2022 / 2233 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/2233 | 06/01/2022 | 2,242.75 | 112.14 | 2,354.89 |
| → Part 2: Total* | | | | 2,354.89 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2023/2214 | 06/01/2023 | 2,551.14 | 6.25 | 127.56 | 2,684.95 |
| # 2022/7669 | 06/01/2022 | 2,352.81 | 6.25 | 117.64 | 2,476.70 |
| Part 3: Total* | | | | | 5,161.65 |

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) | 7,516.54 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 2,606.88 |
| 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) | 10,498.42 |

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:

Signature, Tax Collector or Designee

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

He.25

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|--------------------------------|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| | |
| Sign here: _____ | Date of sale <u>01/08/2025</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: 2400429

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 |
|----------------|-----------------|------------|---|
| 05-3875-514 | 2022/2233 | 06-01-2022 | LT 7 BLK A VILLAGES AT MARCUS LAKE PB 16 P 87 OR 7262 P 1310 |

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 | | Assessments | | | | |
|--|---|-------------------------------------|-------------|--------------|--------------|----------------|
| Parcel ID: | 122S304006070001 | Year | Land | Imprv | Total | Cap Val |
| Account: | 053875514 | 2023 | \$30,000 | \$178,393 | \$208,393 | \$164,234 |
| Owners: | KIM SANG WON | 2022 | \$20,000 | \$161,075 | \$181,075 | \$149,304 |
| Mail: | 3296 TWO SISTERS WAY PENSACOLA, FL 32505 | 2021 | \$11,000 | \$126,824 | \$137,824 | \$135,731 |
| Situs: | 3296 TWO SISTERS WAY 32505 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for Exemption(s) Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | Report Storm Damage | | | | |
| 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 |
| 11/17/2014 | 7262 | 1310 | \$88,000 | WD | | Legal Description LT 7 BLK A VILLAGES AT MARCUS LAKE PB 16 P 87 OR 7262 P 1310 |
| 03/2007 | 6111 | 1840 | \$150,000 | WD | | |
| 09/2006 | 6002 | 689 | \$1,000 | CT | | |
| 01/2001 | 4647 | 1291 | \$97,300 | WD | | |
| 07/2000 | 4590 | 1351 | \$115,500 | 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:
12-2S-30-2

Approx. Acreage:
0.0805

Zoned:

- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU
- HDMU

110 32

32 110

12.3 110 32

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

**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 3296 TWO SISTERS WAY, Year Built: 2001, Effective Year: 2001, PA Building ID#: 75158

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-9


NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABL/HIP COMBO

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 2464 Total SF

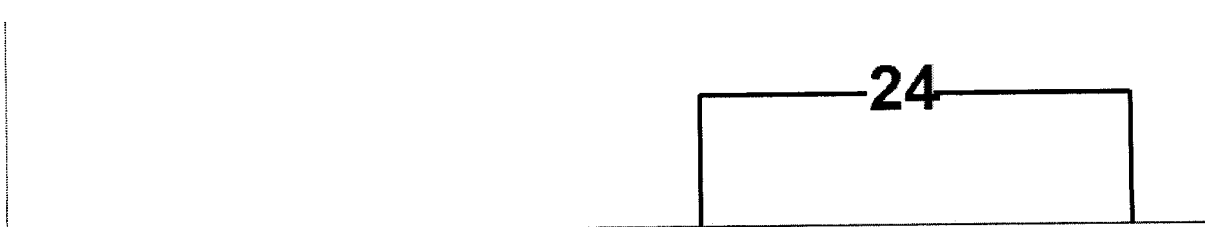
BASE AREA - 760

GARAGE FIN - 400

OPEN PORCH FIN - 40

PATIO - 168

UPPER STORY FIN - 1096



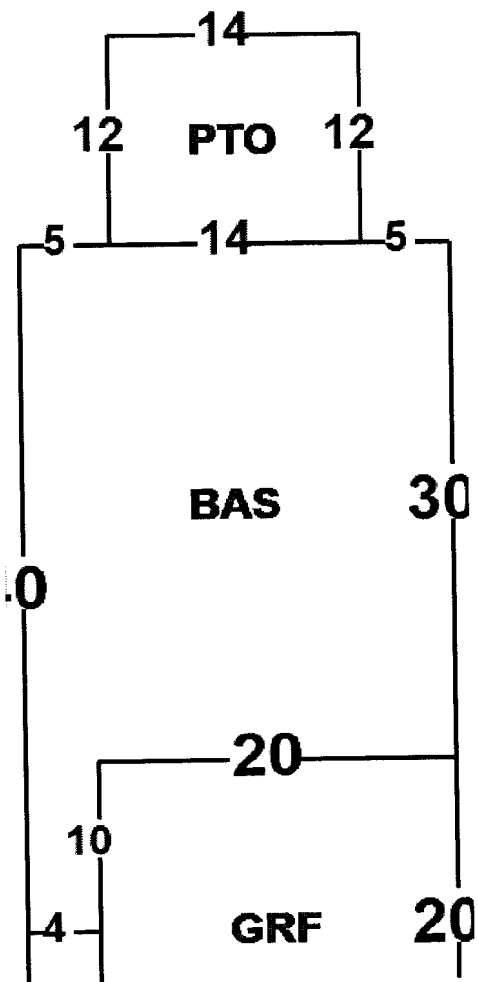
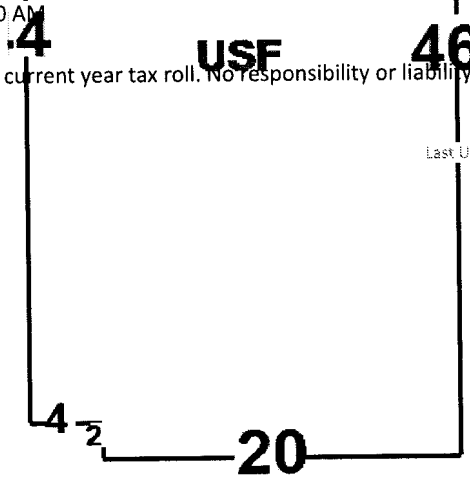
Images



4/4/2022 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: 05/01/2024 (tc.6432)



03P10
4 20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02233**, 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:

LT 7 BLK A VILLAGES AT MARCUS LAKE PB 16 P 87 OR 7262 P 1310

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053875514 (0125-55)

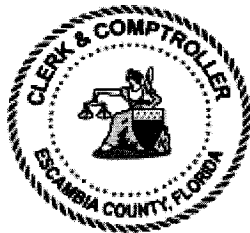
The assessment of the said property under the said certificate issued was in the name of

SANG WON KIM

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 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 #: 05-3875-514 CERTIFICATE #: 2022-2233

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: September 2, 2004 to and including September 2, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: September 3, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 3, 2024

Tax Account #: **05-3875-514**

1. The Grantee(s) of the last deed(s) of record is/are: **SANG WON KIM**
By Virtue of Warranty Deed recorded 11/21/2014 in OR 7262/1310

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 #: 05-3875-514
Assessed Value: \$164,234.00
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): **THE COMMUNITIES OF MARCUS LAKE HOMEOWNERS ASSOCIATION, INC. FKA THE VILLAGES AT MARCUS LAKE 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.

PROPERTY INFORMATION REPORT

September 3, 2024

Tax Account #:05-3875-514

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK A VILLAGES AT MARCUS LAKE PB 16 P 87 OR 7262 P 1310

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3875-514(0125-55)

Prepared by and return to:

Scott C. Bridgford
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: 13-00836.RC(b)
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of November, 2014 between Craig Cleghorn and Keisha M. Cleghorn, husband and wife whose post office address is 3296 Two Sisters Way, Pensacola, FL 32505, grantor, and Sang Won Kim, a single person whose post office address is 3296 Two Sisters Way, Pensacola, FL 32505, grantee:

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

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

Lot 7, Block A, Villages at Marcus Lake, according to the map or plat thereof as recorded in Plat Book 16, Page 87, Public Records of Escambia County, Florida.

Parcel Identification Number: 252S290000004060000

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


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

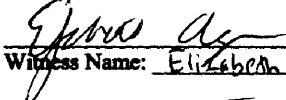
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

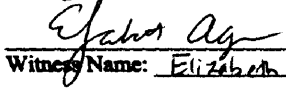
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:



Witness Name: Scott Bridgford


Witness Name: Elizabeth Aghayan


Witness Name: Scott Bridgford


Witness Name: Elizabeth Aghayan


Craig Cleghorn (Seal)


Keisha M. Cleghorn (Seal)


State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 17th day of November, 2014 by Craig Cleghorn and Keisha M. Cleghorn, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Scott Bridgford
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF127098
Expires 5/28/2018


Notary Public

Printed Name: _____

My Commission Expires: _____