



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

0125.52

| 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 | COMIAN XI TAX LIEN FUND LLC 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077 500 BLK PETROS CIR 05-4091-454 BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S (Full legal attached.) | Certificate # | 2022 / 2317 |
| | | 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) |
| # 2022/2317 | 06/01/2022 | 265.27 | 13.26 | 278.53 |
| →Part 2: Total* | | | | 278.53 |

| 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) |
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |

| 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) | 278.53 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 212.22 |
| 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) | 865.75 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Escambia, Florida

Sign here: _____ Date April 25th, 2024

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

file.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.

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400352

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 |
|----------------|-----------------|------------|--|
| 05-4091-454 | 2022/2317 | 06-01-2022 | BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192 |

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: | 132S304600003016 | Year | Land | Imprv | Total | Cap Val |
| Account: | 054091454 | 2023 | \$14,401 | \$0 | \$14,401 | \$14,401 |
| Owners: | COMIAN XI TAX LIEN FUND LLC | 2022 | \$14,401 | \$0 | \$14,401 | \$14,401 |
| Mail: | 700 ROUTE 130 N STE 101 CINNAMINSON, NJ 08077 | 2021 | \$14,401 | \$0 | \$14,401 | \$14,401 |
| Situs: | 500 BLK PETROS CIR 32505 | Disclaimer | | | | |
| Use Code: | VACANT RESIDENTIAL | 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 |
| 12/20/2018 | 8024 | 192 | \$4,400 | TD | | Legal Description BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN... |
| 08/1997 | 4170 | 165 | \$100 | WD | | |
| 06/1997 | 4138 | 721 | \$62,500 | WD | | |
| 02/1993 | 3311 | 693 | \$30,000 | WD | | |
| 09/1991 | 3060 | 349 | \$100 | CT | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features |
| | | | | | | None |

Section Map Id:
13-2S-30-2

Approx. Acreage:
0.2112

Zoned:

- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com
- Com

199.8
89.8
89.8
34.7

[Launch Interactive Map](#)

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

**Evacuation
& Flood
Information**
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.

Last Updated:05/01/2024 (tr.5914)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02317**, 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:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 8024 P 192

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054091454 (0125-52)

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

COMIAN XI TAX LIEN FUND 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 **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 #: 05-4091-454 CERTIFICATE #: 2022-2317

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: Vicki Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 3, 2024

Tax Account #: **05-4091-454**

1. The Grantee(s) of the last deed(s) of record is/are: **COMIAN XI TAX LIEN FUND LLC**
By Virtue of Tax Deed recorded 12/31/2018 in OR 8024/192

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 #: 05-4091-454
Assessed Value: \$14,401.00
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: _____ **JAN 8, 2025** _____
TAX ACCOUNT #: _____ **05-4091-454** _____
CERTIFICATE #: _____ **2022-2317** _____

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. |

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 N STE 101
CINNAMINSON, NJ 08077

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

September 3, 2024

Tax Account #:05-4091-454

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E
89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49
MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9
P 26 OR 8024 P 192**

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-4091-454(0125-52)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 18-630
Property Identification No. 132S304600003016
Tax Account No. 054091454

TAX DEED

State of Florida
County of Escambia



The following Tax Sale Certificate Numbered 03500 issued on June 1, 2011 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 3rd day of December 2018, offered for sale as required by law for cash to the highest bidder and was sold to: **COMIAN XI TAX LIEN FUND LLC, 700 ROUTE 130 N, SUITE 101 CINNAMINSON NJ 08077,** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


Now, on this 3rd day of December 2018, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,360.08) FOUR THOUSAND THREE HUNDRED SIXTY AND 08/100 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:

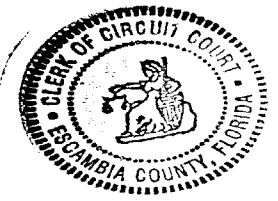
BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: CGD OF NORTH FLORIDA INC**


witness Mylinda Johnson

witness Emily Hogg

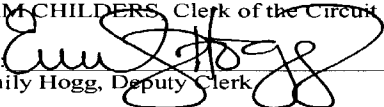

PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida



State of Florida
County of Escambia

On this 20th day of December 2018 before me Emily Hogg personally appeared Pam Childers, 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.

PAM CHILDERS, Clerk of the Circuit Court
By: 
Emily Hogg, Deputy Clerk

