



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

0225-33

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	CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534 100 PACE PKWY 11-2896-000 BEG AT NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO (Full legal attached.)	Certificate #	2022 / 5763		
		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)	
# 2022/5763	06/01/2022	1,057.20	52.86	1,110.06	
→ Part 2: Total*				1,110.06	
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)
# 2023/5910	06/01/2023	995.07	6.25	86.65	1,087.97
Part 3: Total*					1,087.97
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)				2,198.03	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,032.47	
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)				3,605.50	
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

46.25

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>02/05/2025</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 NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1N R 31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400489

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
11-2896-000	2022/5763	06-01-2022	BEG AT NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1N R 31

I agree to:

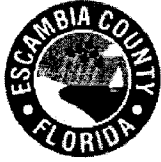
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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](#)

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◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

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General Information						Assessments				
Parcel ID: 101N314101330001						Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 112896000						2023	\$25,000	\$48,336	\$73,336	\$61,551
Owners: CSS LLC						2022	\$12,825	\$43,131	\$55,956	\$55,956
Mail: 22 E JOHNSON AVE PENSACOLA, FL 32534						2021	\$12,825	\$45,732	\$58,557	\$58,557
Situs: 100 PACE PKWY 32533										
Use Code: SINGLE FAMILY RESID						Disclaimer				
Taxing Authority: COUNTY MSTU						Tax Estimator				
Tax Inquiry: Open Tax Inquiry Window						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<u>Report Storm Damage</u>				
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
10/20/2021	8646	1125	\$51,000	WD		Legal Description				
10/11/2021	8638	18	\$100	CJ		BEG AT NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT				
08/15/2008	6367	75	\$100	QC		33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB				
08/2002	4957	1651	\$57,000	WD		HARVESTERS...				
01/1990	2810	944	\$34,000	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

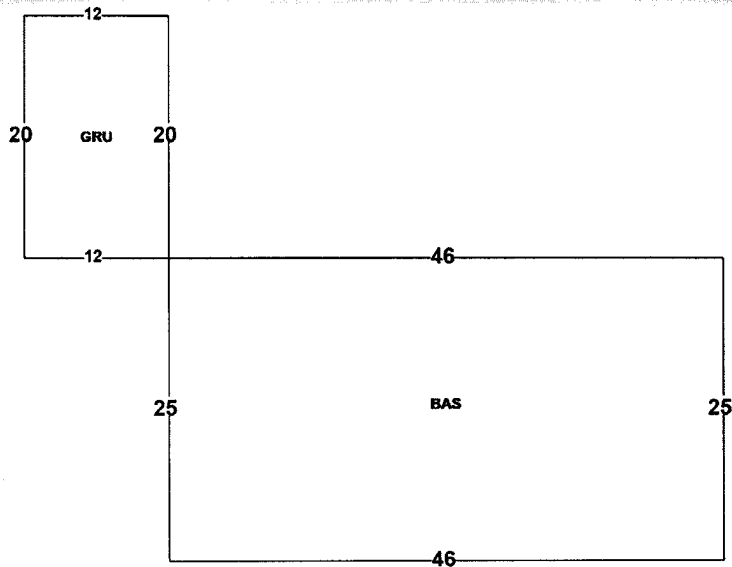
Parcel Information Section Map Id: 10-1N-31-2 Approx. Acreage: 0.4034 Zoned: MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR	<div style="text-align: right;">Launch Interactive Map</div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div>
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Buildings

Address:100 PACE PKWY, Year Built: 1941, Effective Year: 1941, PA Building ID#: 6942

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1390 Total SF
BASE AREA - 1150
GARAGE UNFIN - 240

Images



10/21/2021 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05763**, 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 NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1 N R 31

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112896000 (0225-33)

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

CSS 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 February, which is the **5th** day of **February 2025**.

Dated this 2nd 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 #: 11-2896-000 CERTIFICATE #: 2022-5763

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: October 7, 2004 to and including October 7, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-2896-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CSS LLC**
By Virtue of Warranty Deed recorded 10/25/2021 in OR 5246/1125
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 #: 11-2896-000
Assessed Value: \$61,551.00
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:	<u>FEB 5, 2025</u>
TAX ACCOUNT #:	<u>11-2896-000</u>
CERTIFICATE #:	<u>2022-5763</u>

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.

CSS LLC AKA C.S.S. LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

CSS LLC AKA C.S.S. LLC
100 PACE PKWY
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 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

October 11, 2024

Tax Account #:11-2896-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N
TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 8646 P 1125 SEC 10/11 T 1N R 31**

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2896-000(0225-33)

Prepared by and return to:
Richard Hill Turner, III

Whibbs Stone & Barnett, P.A.
801 W. Romana Street Unit C
Pensacola, FL 32502
850-434-5395
File Number: 2021-290187
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of October, 2021 between Crystal Bradddock, a married woman, Narissa Fradejas, a single woman, Shannon Fradejas, a married woman, and Lauren Fradejas, a single woman whose post office address is 434 Cedar Tree Lane, Cantonment, FL 32533, grantor, and CSS LLC, a Florida limited liability company whose post office address is 22 E. Johnson Ave, Cantonment, FL 32534, 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 33, Block A, Harvester's Homes, a subdivision of a portion of Sections 10 and 11, Township 1 North, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 1, at Page 78 of the Public Records of said County. LESS and except the following described property: Begin at the Northwest corner of Lot 33, Block A, Harvester's Homes , proceed Northeasterly along North line to Northeast corner of said Lot; thence Southeasterly along East line of said Lot a distance of 6 feet to a point; thence Southwesterly a distance of 150.11 feet to the Point of Beginning.

Parcel Identification Number: 101N314101330001

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessment for the year 2021 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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: Richard Turner
Raina Del Rio
 Witness Name: Raina Del Rio

Witness Name: Richard Turner
Raina Del Rio
 Witness Name: Raina Del Rio

Witness Name: Richard Turner
Raina Del Rio
 Witness Name: Raina Del Rio

Witness Name: Richard Turner
Raina Del Rio
 Witness Name: Raina Del Rio

Crystal Braddock (Seal)
 Crystal Braddock

Narissa Fradejas (Seal)
 Narissa Fradejas

Shannon Fradejas (Seal)
 Shannon Fradejas

Lauren Fradejas (Seal)
 Lauren Fradejas

State of Florida
 County of Escambia

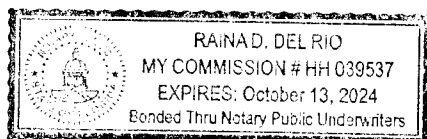
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 20th day of October, 2021 by Crystal Braddock, Narissa Fradejas, Shannon Fradejas and Lauren Fradejas, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Raina D. Del Rio
 Notary Public

Printed Name: Raina D Del Rio

My Commission Expires: _____



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 Ordinance Chapter 1-29.2, 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: 100 Pace Pkwy, Cantonment, FL 32533

Legal Address of Property: 100 Pace Pkwy, Cantonment, FL 32533

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Whibbs Stone Barnett, P.A.
801 W. Romana St., Unit C
Pensacola, FL 32502

AS TO SELLER(S):

Witness Name: Richard Turner
Raina Del Rio

Witness Name: Raina Del Rio

Cystal Braddock (Seal)
Crystal Braddock

Witness Name: Richard Turner
Raina Del Rio

Witness Name: Raina Del Rio

Narissa Fradejas (Seal)
Narissa Fradejas

Witness Name: Richard Turner
Raina Del Rio

Witness Name: Raina Del Rio

Shannon Fradejas (Seal)
Shannon Fradejas

Witness Name: Richard Turner
Raina Del Rio

Witness Name: Raina Del Rio

Lauren Fradejas (Seal)
Lauren Fradejas

AS TO BUYER(S):

Witness Name: Richard Turner
Raina Del Rio

Witness Name: Raina Del Rio

CSS LLC

By: Jay Sheppard, Managing Member

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

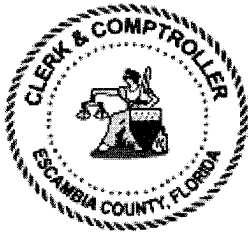
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05763 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CSS LLC	CSS LLC AKA C.S.S. LLC
22 E JOHNSON AVE	100 PACE PKWY
PENSACOLA, FL 32534	CANTONMENT FL 32533

WITNESS my official seal this 19th day of December 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05763**, 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 NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1N R 31

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112896000 (0225-33)

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

CSS 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 February, which is the **5th** day of **February 2025**.

Dated this 16th day of December 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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Dated this 13th day of December 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:

100 PACE PKWY 32533



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

By:
Emily Hogg
Deputy Clerk

WARNING

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CSS 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 February, which is the **5th** day of **February 2025**.

Dated this 13th day of December 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:

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

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

0225.33

Document Number: ECSO24CIV043546NON

Agency Number: 25-002236

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05763 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CSS LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/20/2024 at 9:05 AM and served same at 9:08 AM on 1/2/2025 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: _____

A. HARDIN, 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05763**, 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 NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1N R 31

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112896000 (0225-33)

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

CSS LLC

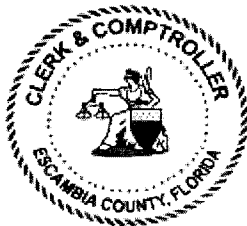
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th** day of **February 2025**.

Dated this 13th day of December 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:

100 PACE PKWY 32533



**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 0225-33

Document Number: ECSO24CIV043594NON

Agency Number: 25-002291

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05763 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CSS LLC

Defendant:

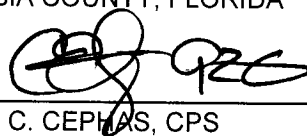
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/20/2024 at 9:07 AM and served same at 11:23 AM on 1/2/2025 in ESCAMBIA COUNTY, FLORIDA, by serving CSS LLC , the within named, to wit: JAY SHEPPARD, OWNER.

SERVED AT 8550 JADE ACRES ROAD

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, 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 February 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 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. 05763**, 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 NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1651 OR 6367 P 75 SEC 10/11 T 1N R 31

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112896000 (0225-33)

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

CSS 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 February, which is the **5th** day of **February 2025**.

Dated this 13th day of December 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:

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CSS LLC [0225-33]
22 E JOHNSON AVE
PENSACOLA, FL 32534

9171 9690 0935 0128 0641 58

CSS LLC AKA C.S.S. LLC [0225-33]
100 PACE PKWY
CANTONMENT FL 32533

9171 9690 0935 0128 0641 41

Contact -
owner

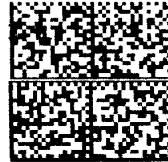
CERTIFIED MAIL™



PENSACOLA FL 325

20 DEC 2024 PM

9171 9690 0935 0128 0641 41



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

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

ank

CSS LLC AKA C.S.S. LLC [0225-33]
100 PACE PKWY
CANTONMENT FL 32533

NI XIE

322 EE1

0012/26/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

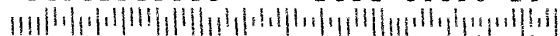
ANK

BC: 32502583335

*2638-00950-20-36

32502>5833

32533-1226...





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



2024

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
11-2896-000	06		101N314101330001

PROPERTY ADDRESS:
100 PACE PKWY

EXEMPTIONS:

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

PRIOR YEAR(S) TAXES OUTSTANDING

22/5163

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	67,706	0	67,706	447.98
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	81,063	0	81,063	142.02
BY STATE LAW	3.0950	81,063	0	81,063	250.89
WATER MANAGEMENT	0.0218	67,706	0	67,706	1.48
SHERIFF	0.6850	67,706	0	67,706	46.38
M.S.T.U. LIBRARY	0.3590	67,706	0	67,706	24.31
ESCAMBIA CHILDRENS TRUST	0.4043	67,706	0	67,706	27.37

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$940.43

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF LT 33 S 6 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,065.76

If Paid By	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please Pay	\$1,044.44	\$1,055.10	\$1,065.76

RETAIN FOR YOUR RECORDS

2024 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	Jan 31, 2025
	1,044.44
AMOUNT IF PAID BY	Feb 28, 2025
	1,055.10
AMOUNT IF PAID BY	Mar 31, 2025
	1,065.76
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

11-2896-000

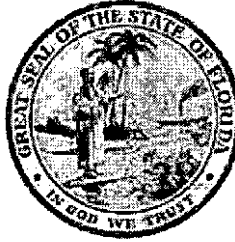
PROPERTY ADDRESS

100 PACE PKWY

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

1112896000 2024 7

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

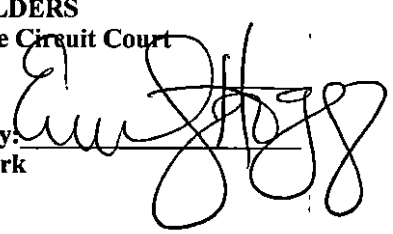
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 112896000 Certificate Number: 005763 of 2022**

Payor: CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534 Date 1/29/2025

Clerk's Check #	1001107672	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$4,152.58
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,710.38

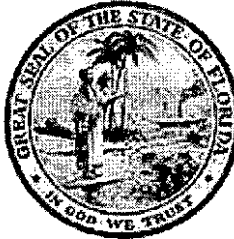
\$4,576.05
\$4,609.45

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 005763

Redeemed Date 1/29/2025

Name CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534

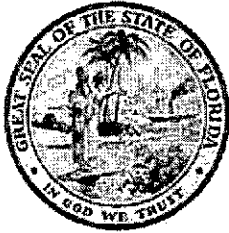
Clerk's Total = TAXDEED	\$524.40 \$4,576.05
Due Tax Collector = TAXDEED	\$4,152.58
Postage = TD2	\$16.40
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 112896000 Certificate Number: 005763 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="1/29/2025"/>
Months	10	9
Tax Collector	<input type="text" value="\$3,605.50"/>	<input type="text" value="\$3,605.50"/>
Tax Collector Interest	\$540.83	\$486.74
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,152.58	\$4,098.49 <i>TC</i>
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	\$68.40	\$61.56
Total Clerk	\$524.40	\$517.56 <i>CH</i>
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="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,710.38	\$4,649.45
	Repayment Overpayment Refund Amount	\$60.93
Book/Page	<input type="text" value="9140"/>	<input type="text" value="1184"/>

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. 05763, 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 NE COR OF LT 33 S 8 FT FOR POB S TO SE COR OF LT 33 SWLY 150 FT TO SW COR N TO NW COR SELY TO POB HARVESTERS HOMES PB 1 P 78 OR 4957 P 1851 OR 6367 P 75 SEC 10/11 T 1N R 31

SECTION 10, TOWNSHIP 1 N, RANGE 31
W
TAX ACCOUNT NUMBER 112896000
(0225-33)

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

CSS 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 February, which is the 5th day of February 2025.

Dated this 19th day of December 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

4WR/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7628
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025


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 05763 MIKON FINANCIAL SERVICES INC AND OCEAN BANK - CSS LLC

was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 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 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

