



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

0225-06

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	REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023 UNKNOWN 13-2000-300 COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 D (Full legal attached.)	Certificate #	2022 / 6851
		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)
# 2022/6851	06/01/2022	266.48	13.32	279.80
→ Part 2: Total*				279.80

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)
# 2023/6991	06/01/2023	275.61	6.25	45.48	327.34
Part 3: Total*					327.34

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)	607.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	257.48
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)	1,239.62

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

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.

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400486

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
13-2000-300	2022/6851	06-01-2022	COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79

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

[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 (tc.6787)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06851**, 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:

(see attached)

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132000300 (0225-06)

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

REAL BUSINESS CONSULTANTS INC

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

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-2000-300 CERTIFICATE #: 2022-6851

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 #: **13-2000-300**

1. The Grantee(s) of the last deed(s) of record is/are: **REAL BUSINESS CONSULTANTS, INC.**

By Virtue of Warranty Deed recorded 5/12/2021 in OR 8528/1066

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. Code Enforcement Order recorded 1/22/2021 – OR 9093/1687

4. Taxes:

Taxes for the year(s) 2021-2022 are delinquent.

Tax Account #: 13-2000-300

Assessed Value: \$13,585.00

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: FEB 5, 2025

TAX ACCOUNT #: 13-2000-300

CERTIFICATE #: 2022-6851

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 checked="" type="checkbox"/>	<input 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.

REAL BUSINESS CONSULTANTS INC
11 GRACE AVE STE 411
GREAT NECK, NY 11023

CITY OF PENSACOLA ENFORCEMENT AUTHORITY
PO BOX 12910
PENSACOLA, FL 32521

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 #:13-2000-300

LEGAL DESCRIPTION EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2000-300(0225-06)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.

Prepared by and Return to:
Litvak Beasley
Wilson & Ball, LLP
Robert O. Beasley
40 Palafox Pl, Suite 300
Pensacola, Florida 32502
Consideration:\$ _____

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Escambia)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 11th day of May 2021, between **Emerald Coast Utilities Authority**, an independent special district created by the Laws of Florida, whose mailing address is: 9255 Sturdevant Street, Pensacola, Florida 32514, party of the first part, and **Real Business Consultants, Inc.**, a New York corporation, whose mailing address is: 11 Grace Avenue, Suite 411, Great Neck, NY 11023 party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Grantor hereby reserves, pursuant to Section 270.11, Florida Statutes, an undivided three-fourths royalty interest in all phosphate, mineral and metals that are or may be in, on, or under the Land, and an undivided one-half interest in all the petroleum that is or may be in, on or under that Land without any right of entry to mine, explore, or develop for same.

IN WITNESS WHEREOF, first party has signed and sealed these on the present the date set forth above.

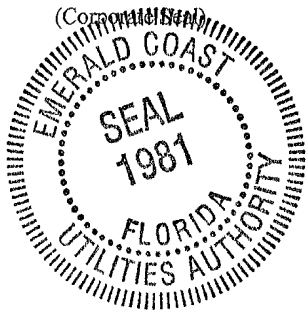
***** Signature page to follow *****

Signed, sealed and delivered in the presence of:

Witnesses:
Nathalie RSB
Witness signature
NATHALIE R. BOWERS
Print witness name

Sherry Hardin
Witness signature
Sherry Hardin
Print witness name

Emerald Coast Utilities Authority
J. Bruce Woody
Print Name: J. Bruce Woody, P.E., M.P.A.
Title: Executive Director



State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me, by physical presence or online notarization, this 11th day of May 2021 by J. Bruce Woody, as Executive Director of the Emerald Coast Utilities Authority, on behalf of said entity, who is personally known to me, or who has produced N/A as identification.

Shakeva Simmons
Notary Public

Shakeva Simmons
Print Notary Name

My Commission Expires: June 18, 2024


Notary Seal

SHAKEVA SIMMONS
Commission # HH 012028
Expires June 18, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

EXHIBIT "A"

A PORTION OF BLOCK 102 OF THE EAST KING TRACT, BELMONT NUMBERING, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING.

LYING AND BEING A PORTION OF SECTION 19, RANGE 30 WEST, TOWNSHIP 2 SOUTH, PENSACOLA, FLORIDA AND CONTAINING .031 ACRES MORE OF LESS.

Grantor does hereby reserve for its affiliates, successors, and assigns, a non-exclusive perpetual easement and unobstructed right to access, ingress, and egress over and across the Easement Area, described as:

A PORTION OF BLOCK 102 OF THE EAST KING TRACT, BELMONT NUMBERING, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 239.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 20.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 24.00 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 63.62 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 24.00; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 52 SECONDS EAST A DISTANCE OF 63.62 FEET TO THE POINT OF BEGINNING.

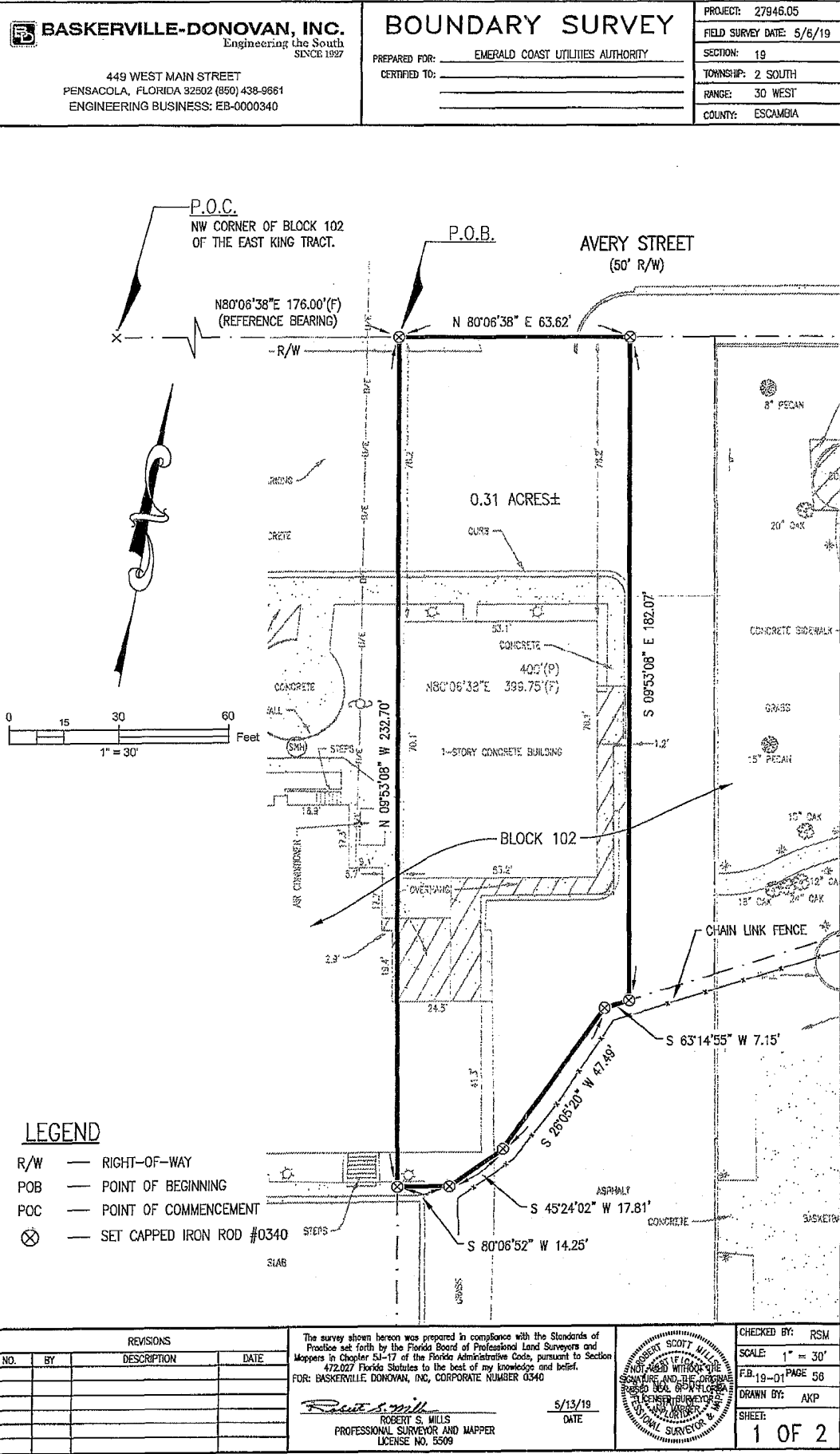
LYING IN AN BEING A PORTION OF SECTION 19, RANGE 30 WEST, TOWNSHIP 2 SOUTH, PENSACOLA, FLORIDA AND CONTAINING .04 ACRES MORE OR LESS

for the purposes of providing vehicular and pedestrian access to Grantee's Property, together with all rights and privileges necessary and convenient for the purposes described above. The Grantor and the Grantee do hereby covenant and agree that the herein described property shall not be used for any purpose inconsistent with the right to ingress and egress across and over the property. The Grantor, its successor's and assigns shall have the right to use the Easement Area for any purpose which is not inconsistent with the Grantees' rights conveyed herein. This easement shall grant the rights for Grantor to locate, construct, or maintain a driveway or construct any other improvements within the Easement Area.

Grantor, by acceptance of the easement hereby granted, covenants and agrees to hold harmless, indemnify, defend, and pay on behalf of Grantee any claim of liability which may be asserted against Grantee resulting from or arising out of the exercise of Grantor of the rights granted to it by this instrument, and further releases Grantee from any claim or liability for damages resulting from or arising out of any act or omission of Grantor on or about the Easement Area, except if such act or omission is due to gross negligence or willful misconduct.

All rights, obligations and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, assigns and legal representatives.

K:\SURVEY\279 ECUA\27946.02 Block 102 Belmont\DWG\BLOCK 102 Lot Survey West May 2019.dwg, May 14, 2019 - 3:17:09PM, aphillips

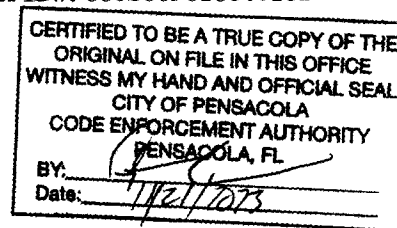


**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

**Petitioner,
Code Enforcement Office of the City of
Pensacola**

**Case No.: 24-043
Location: 1750 N Palafox Street, Pensacola
FL 32501
Parcel ID#: 000S009010040102**

**Respondent,
Real Business Consultants Inc**



ORDER

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, None, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

**Sec. 14-4-3 Nuisance
301.3 Vacant structures and land
304.2 Protective treatment**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until **11/20/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

- **The boards must be removed from the windows and all damaged windows must be replaced without boards. All open windows must be secured and if the open window is damaged it must be replaced to good working order.**
- **The peeling paint must be removed and a protective treatment applied to the surface.**

Immediately after all required work has been completed, the respondent(s) must call the City of Pensacola Code Enforcement Office at (850) 436-5500 to schedule re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s) will be assessed a fine of **\$100.00** per day commencing **11/21/2023** and each and every day thereafter any violation continues to exist; and without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBRANCE AND LEVY; AND THE COST INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting the case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount and up to and including Five Hundred

Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), the original, or certified copy of this order and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), court costs in the amount of \$200.00 are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within thirty (30) days of the date of this order.

Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within (30) days of the entry of this order.

DONE AND ORDERED IN Pensacola, Florida on this 7th day of November, 2023.

PENSACOLA CODE ENFORCEMENT AUTHORITY



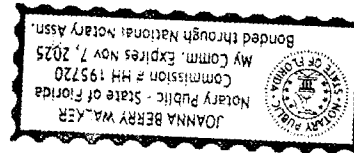
Matthew Hargraves
Signature of Special Magistrate

Matthew Hargraves
Printed Name of Special Magistrate

The foregoing original order was executed and acknowledged before me by means of physical presence on November 7, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

Joanna Walker
Signature of Notary and Administrative Officer

Joanna Walker
Printed Name of Notary and Administrative Officer



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06851 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:

REAL BUSINESS CONSULTANTS INC	CITY OF PENSACOLA CODE ENFORCEMENT
11 GRACE AVE STE 411	ATTN SABRINA
GREAT NECK, NY 11023	PO BOX 12910
	PENSACOLA FL 32521

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. 06851**, 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:

(see attached)

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132000300 (0225-06)

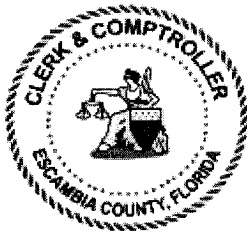
The assessment of the said property under the said certificate issued was in the name of

REAL BUSINESS CONSULTANTS INC

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

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79

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Post Property:

NO ADDRESS - 000S009010060102



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

By:
Emily Hogg
Deputy Clerk

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COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE 176.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 63.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 182.07 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 7.15 FEET; THENCE PROCEED SOUTH 26 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 47.49 FEET; THENCE PROCEED SOUTH 45 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 17.81 FEET; THENCE PROCEED SOUTH 80 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 14.25 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 232.70 FEET TO THE POINT OF BEGINNING. OR 8528 P 1066 CA 79

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0225.06

Document Number: ECSO24CIV043483NON

Agency Number: 25-002223

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06851 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: REAL BUSINESS CONSULTANTS INC

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 8:00 AM on 12/23/2024 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:

K. Lucas 9/16

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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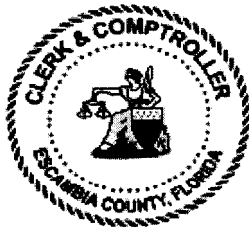
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Post Property:

NO ADDRESS - 000S009010060102



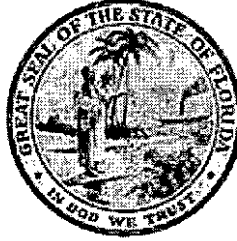
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

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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: 132000300 Certificate Number: 006851 of 2022

Payor: REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023
Date 1/16/2025

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$1,431.81
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,989.61

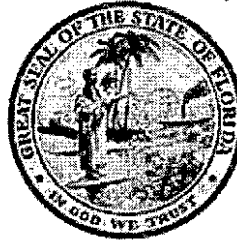
\$1,850.78
\$1,884.18

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
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 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 006851

Redeemed Date 1/16/2025

Name REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023

Clerk's Total = TAXDEED	\$524.40	\$1,850.78
Due Tax Collector = TAXDEED	\$1,431.81	
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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator
Account: 132000300 Certificate Number: 006851 of 2022

Redemption ☐ Yes ☒ 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="1/16/2025"/>
Months	10	9
Tax Collector	<input type="text" value="\$1,239.62"/>	<input type="text" value="\$1,239.62"/>
Tax Collector Interest	\$185.94	\$167.35
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,431.81	<input type="text" value="\$1,413.22"/> 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	\$68.40	\$61.56
Total Clerk	\$524.40	<input type="text" value="\$517.56"/> 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="\$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	\$1,989.61	\$1,964.18
	Repayment Overpayment Refund Amount	\$25.43

CITY OF PENSACOLA CODE
ENFORCEMENT [0225-06]

ATTN SABRINA
PO BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 0656 05

REAL BUSINESS CONSULTANTS INC
[0225-06]

11 GRACE AVE STE 411
GREAT NECK, NY 11023

9171 9690 0935 0128 0656 12

Contact--
owner

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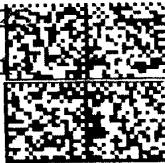
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

CERTIFIED MAIL™



PENSACOLA FL 32502
20 DEC 2024 PM 1:13



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
12/19/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 0656 12

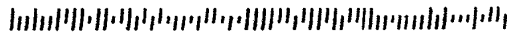
-R-T-S- 11025-RFS-1N *91 12/28/24

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER



DEC 23 4 32 PM
REAL BUSINESS CONSULTANTS
[0225-06]
11 GRACE AVE STE 411
GREAT NECK, NY 11023

11021-241711



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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4WR1/1-1/22TD

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Dated this 19th day of December 2024.

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PAM CHILDERS
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Deputy Clerk

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Name: Emily Hogg, Deputy Clerk
Order Number: 7614
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

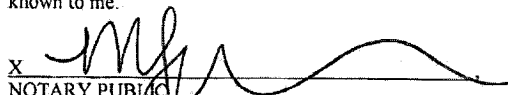
2022 TD 06851 MIKON FINANCIAL SERVICES INC
AND OCEAN BANK - Real Business Consultants INC

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

