



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

0825.71

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	MIKI & ANAT ASSETS LLC 7451 PEPPERTREE CIR S DAVIE, FL 33314 1731 KNIGHT DR 03-0891-115 BEG AT INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 M (Full legal attached.)	Certificate #	2023 / 1072
		Date certificate issued	06/01/2023

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)
# 2023/1072	06/01/2023	864.61	215.43	1,080.04
→ Part 2: Total*				1,080.04

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)
# 2024/1125	06/01/2024	930.24	6.25	70.35	1,006.84
Part 3: Total*					1,006.84

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)	2,086.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	873.98
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)	3,335.86

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 21st, 2025

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

+ 6.25

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>08/06/2025</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 INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36 SEC E ALG WLY R/W LI OF RD 259 FT N 89 DEG 58 MIN 35 SEC W 332 60/100 FT FOR POB CONT N 89 DEG 58 MIN 35 SEC W 100 FT N 0 DEG 01 MIN 25 SEC E 97 50/100 FT S 89 DEG 58 MIN 35 SEC E 100 FT S 0 DEG 01 MIN 25 SEC W 97 50/100 FT TO POB OR 7973 P 1798

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500040

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
03-0891-115	2023/1072	06-01-2023	BEG AT INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36 SEC E ALG WLY R/W LI OF RD 259 FT N 89 DEG 58 MIN 35 SEC W 332 60/100 FT FOR POB CONT N 89 DEG 58 MIN 35 SEC W 100 FT N 0 DEG 01 MIN 25 SEC E 97 50/100 FT S 89 DEG 58 MIN 35 SEC E 100 FT S 0 DEG 01 MIN 25 SEC W 97 50/100 FT TO POB OR 7973 P 1798

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID: 241S301601004001
Account: 030891115
Owners: MIKI & ANAT ASSETS LLC
Mail: 7451 PEPPERTREE CIR S
DAVIE, FL 33314
Situs: 1731 KNIGHT DR 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$2,200	\$57,650	\$59,850	\$53,555
2023	\$2,024	\$55,363	\$57,387	\$48,687
2022	\$2,024	\$49,400	\$51,424	\$44,261

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
09/14/2018	7973	1798	\$42,000	WD	N		
05/21/2018	7910	767	\$34,000	WD	N		
11/02/2012	6931	1140	\$12,000	WD	N		
08/05/2010	6621	770	\$100	OT	Y		
12/15/2009	6615	954	\$100	WD	N		
09/1997	4177	1338	\$100	WD	N		

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2024 Certified Roll Exemptions

None

Legal Description

BEG AT INTER OF W R/W LI OF ROLLING HILLS RD (66 FT
R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36
SEC E ALG...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
24-1S-30-2



Approx.
Acreage:
0.2227

Zoned:
HDMU

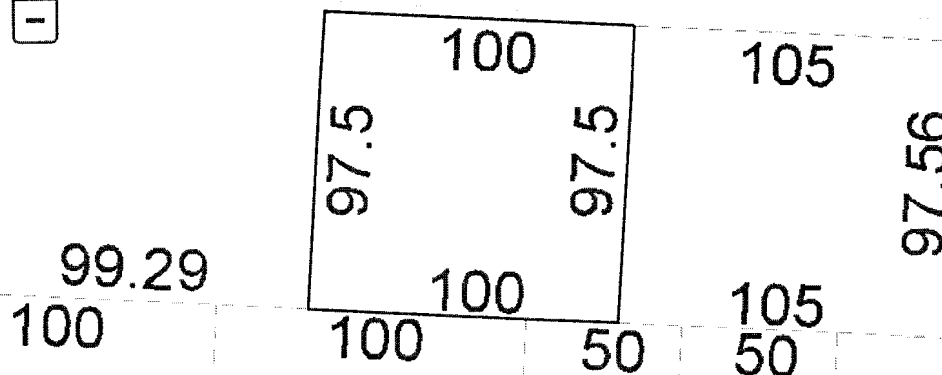
Evacuation
& Flood
Information
[Open
Report](#)



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

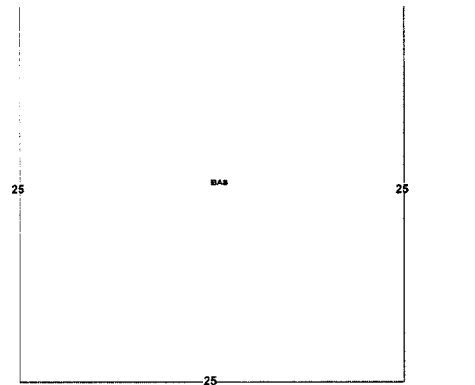
Buildings

Address: 1731 KNIGHT DR, Improvement Type: SINGLE FAMILY, Year Built: 1987, Effective Year: 1987, PA Building ID#: 56046



DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 625 Total SF
BASE AREA - 625



Images



5/28/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Last Updated:04/25/20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01072**, issued the **1st** day of **June, A.D., 2023** 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 INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36 SEC E ALG WLY R/W LI OF RD 259 FT N 89 DEG 58 MIN 35 SEC W 332 60/100 FT FOR POB CONT N 89 DEG 58 MIN 35 SEC W 100 FT N 0 DEG 01 MIN 25 SEC E 97 50/100 FT S 89 DEG 58 MIN 35 SEC E 100 FT S 0 DEG 01 MIN 25 SEC W 97 50/100 FT TO POB OR 7973 P 1798

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030891115 (0825-71)

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

MIKI & ANAT ASSETS 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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 2025.

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

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 03-0891-115 CERTIFICATE #: 2023-1072

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 encumber the title to said land as listed on page 2 herein.

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.

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: May 12, 2005 to and including May 12, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: May 14, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 14, 2025

Tax Account #: **03-0891-115**

1. The Grantee(s) of the last deed(s) of record is/are: **MIKI & ANAT ASSETS LLC**

By Virtue of Warranty Deed recorded 9/27/2018 in OR 7973/1798

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. Judgment in favor of Midland Fundaing LLC recorded 1/21/2016 – OR 7466/1373

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 03-0891-115

Assessed Value: \$53,555.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: AUG 6, 2025

TAX ACCOUNT #: 03-0891-115

CERTIFICATE #: 2023-1072

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

MIKI & ANAT ASSETS LLC

7451 PEPPERTREE CIR S

DAVIE, FL 33314

MIKI & ANAT ASSETS LLC

1731 KNIGHT DR

PENSACOLA, FL 32505

TAL ZILKER

MIKI & ANAT ASSETS LLC

16385 BISCAYNE BLVD

APT 2519

NORTH MIAMI BEACH, FL 33160

MIDLAND FUNDING LLC

8875 AERO DR

SUITE 200

SAN DIEGO, CA 92123

MIDLAND FUNDING LLC

350 CAMINO DE LA REINA SUITE 100

SAN DIEGO, CA 92108

MIDLAND CREDIT MANAGEMENT INC

MIDLAND FUNDING LLC

13008 TELECOM DR SUITE 350

TAMPA, FL 33637

Certified and delivered to Escambia County Tax Collector, this 14th day of May 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

May 14, 2025

Tax Account #:03-0891-115

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36 SEC E ALG WLY R/W LI OF RD 259 FT N 89 DEG 58 MIN 35 SEC W 332 60/100 FT FOR POB CONT N 89 DEG 58 MIN 35 SEC W 100 FT N 0 DEG 01 MIN 25 SEC E 97 50/100 FT S 89 DEG 58 MIN 35 SEC E 100 FT S 0 DEG 01 MIN 25 SEC W 97 50/100 FT TO POB OR 7973 P 1798

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0891-115(0825-71)

Recorded in Public Records 9/27/2018 3:29 PM OR Book 7973 Page 1798,
Instrument #2018077447, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$294.00

This Instrument Prepared By and Return To:
Tod Andrew Weston
Coastal Title, Inc.
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334
Our File No.: **ZILKER**

Property Appraisers Parcel Identification (Folio) Number: **241S301601004001**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of September, 2018, by **Tal Zilker**, a single man, whose post office address is 7451 Peppertree Circle S., Davie, FLORIDA 33314, herein called the Grantor, to **MIKI & ANAT ASSETS LLC**, a Florida Limited Liability Company, whose post office address is 7451 Peppertree Circle S., Davie, FLORIDA 33314, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

ALL THAT PORTION OF THE EAST HALF OF LOT 6, LYING NORTH OF THE SOUTH 75 ACRES OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF ROLLING HILLS ROAD (66' R/W) AND THE SOUTH LINE OF ROLLING HILLS, A SUBDIVISION OF A PORTION OF THE SAID SECTION 24, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, AT PAGE 83, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 33°55'36" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF ROLLING HILLS ROAD A DISTANCE OF 259.00 FEET; THENCE GO NORTH 89°58'35" WEST A DISTANCE OF 332.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°58'35" WEST A DISTANCE OF 100.00 FEET; THENCE GO NORTH 00°01'25" EAST A DISTANCE OF 97.50 FEET; THENCE GO SOUTH 89°58'35" EAST A DISTANCE OF 100.00 FEET; THENCE GO SOUTH 00°01'25" WEST A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20.00 FOOT ACCESS EASEMENT FOR INGRESS AND EGRESS LYING 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF ALL THE EAST 1/2 OF LOT 6, LYING NORTH OF THE SOUTH 75 ACRES OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST, IN ESCAMBIA COUNTY, FLORIDA, BEING THE SAME PROPERTY CONVEYED IN DEED BOOK 239, PAGE 340, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND THE WESTERLY RIGHT OF WAY LINE OF ROLLING HILLS ROAD (30' R/W); THENCE WESTERLY ALONG SAID SOUTH LINE FOR 332.84 FEET; THENCE DEFLECTING 90°00'00" RIGHT FOR 107.56 FEET FOR THE POINT OF BEGINNING; THENCE DEFLECTING 90°00'00" RIGHT FOR 260 FEET MORE OR LESS, TO THE SAID WESTERLY RIGHT OF WAY LINE OF ROLLING HILLS ROAD FOR THE POINT OF TERMINATION OF SAID CENTERLINE AND EASEMENT.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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

File No.: **ZILKER**

BK: 7973 PG: 1799 Last Page

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

ANAT ZILKER

Witness #1 Printed Name

Witness #2 Signature

MAY ZILKER

Witness #2 Printed Name

Tal Zilker

STATE OF ~~FLORIDA~~ ^{NY} New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 14th day of September, 2018, by Tal Zilker, who is personally known to me or who has produced FLDL as identification.

SEAL

Notary Public

Printed Notary Name

My commission expires:

MELISSA WENZEL
Notary Public - State of New York
NO. 01WE6360433
Qualified in New York County
My Commission Expires Jun 19, 2021

File No.: ZILKER

Recorded in Public Records 01/21/2016 at 03:12 PM OR Book 7466 Page 1373,
Instrument #2016004579, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 05/18/2009 at 12:38 PM OR Book 6460 Page 1736,
Instrument #2009032951, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 03/25/2009 at 10:49 AM OR Book 6440 Page 778,
Instrument #2009019853, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO: 2008-SC-004345

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

MIDLAND FUNDING, LLC.,
as successor in interest to
Providian National Bank

2009 MAR 23 A 9 15


Plaintiff
COUNTY CIVIL DIVISION
FILED & RECORDED

vs.

VIRGINIA KNIGHT

Defendant(s)

AGREED FINAL JUDGMENT

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
BY:  D.C.
DATE: 1-20-2010

The above space reserved for recording information

The Defendant(s), having appeared at the Pretrial Conference on January 21, 2009 and admitting
indebtedness to the Plaintiff, and upon a review of the file together with the Affidavits presented, it is
hereby ORDERED AND ADJUDGED that:

Plaintiff, MIDLAND FUNDING, LLC., as successor in interest to Providian National Bank recover
from Defendant(s), VIRGINIA KNIGHT the following:

Principal	\$1,504.36
Costs	\$235.00
Interest	\$296.09
Total	\$2,035.45

That shall bear interest at the rate of 8% until such time as this judgment is satisfied.
For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact
Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A.
within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or
notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to
compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.
The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 20 day of March, 2009.

COUNTY COURT JUDGE

Copies furnished to:
Danielle Bishop, Esq.
Sprechman & Associates, P.A.
Attorneys for Plaintiff
2775 Sunny Isles Blvd., Suite 100
Miami, Florida 33160-4007
(305) 931-0100 (800) 440-6289

Plaintiff's name and address:
MIDLAND FUNDING, LLC., as successor in interest to
Providian National Bank
8875 Aero Dr., Suite 200
San Diego, CA 92123


VIRGINIA KNIGHT
825 BOOKER AVE
CANTONMENT FL 32533

Defendant's name and address:
VIRGINIA KNIGHT
825 BOOKER AVE
CANTONMENT FL 32533

Case: 2008 SC 004345

00081855223

Dkt: CC1033 Pg#:

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY:  D.C.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

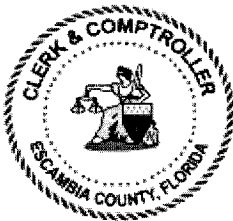
CERTIFICATE # 01072 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MIKI & ANAT ASSETS LLC 7451 PEPPERTREE CIR S DAVIE, FL 33314	TALZILKER 16385 BISCAYNE BLVD APT 2519 NORTH MIAMI BEACH, FL 33160
MIKI & ANAT ASSETS LLC 16385 BISCAYNE BLVD APT 2519 NORTH MIAMI BEACH, FL 33160	MIDLAND FUNDING LLC 350 CAMINO DE LA REINA SUITE 100 SAN DIEGO, CA 92108
MIKI & ANAT ASSETS LLC 1731 KNIGHT DR PENSACOLA, FL 32505	MIDLAND FUNDING LLC 8875 AERO DR SUITE 200 SAN DIEGO, CA 92123
MIDLAND CREDIT MANAGEMENT INC 13008 TELECOM DR SUITE 350 TAMP A, FL 33637	MIDLAND FUNDING LLC 13008 TELECOM DR SUITE 350 TAMP A, FL 33637

WITNESS my official seal this 19th day of June 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01072**, issued the **1st** day of **June, A.D., 2023** 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 INTER OF W R/W LI OF ROLLING HILLS RD (66 FT R/W) AND S LI OF ROLLING HILLS S/D S 33 DEG 55 MIN 36 SEC E ALG WLY R/W LI OF RD 259 FT N 89 DEG 58 MIN 35 SEC W 332 60/100 FT FOR POB CONT N 89 DEG 58 MIN 35 SEC W 100 FT N 0 DEG 01 MIN 25 SEC E 97 50/100 FT S 89 DEG 58 MIN 35 SEC E 100 FT S 0 DEG 01 MIN 25 SEC W 97 50/100 FT TO POB OR 7973 P 1798

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030891115 (0825-71)

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

MIKI & ANAT ASSETS 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 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of August 2025.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLK.COM



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Dated this 10th day of June 2025.

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Post Property:

1731 KNIGHT DR 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

MIKI & ANAT ASSETS LLC
7451 PEPPERTREE CIR S
DAVIE, FL 33314

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0825.71

Document Number: ECSO25CIV023078NON

Agency Number: 25-007381

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01072 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MIKI & ANAT ASSETS LLC

Defendant:

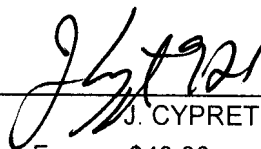
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:50 AM and served same at 8:10 AM on 6/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

007381

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Post Property:

1731 KNIGHT DR 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
PAM CHILDERS
CLERK

2025 JUN 27 AM 3:30

RECEIVED

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312



Broward Sheriff's Office/Civil Division
Return of Service Affidavit

RETURN OF SERVICE



Service Sheet # 25025250
Court Case: TD0825-71

Clerk Of The Circuit Court-Escambia County VS Miki & Anat Assets LLC

Hearing Date:08/06/2025
Received by CCN 18053
07/07/2025 8:16 AM

Type of Writ: Tax Sale

Court: Circuit / Escambia FL

Serve: **Miki & Anat Assets LLC 7451 Peppertree Circle S Davie FL 33314**

Served:

X

Not Served:

Clerk Of The Circuit Court and Comptroller-Escambia
221 Palafox Place
Suite 110
Pensacola FL 32502

Date: 07/08/2025 Time: 10:47 AM

On Miki & Anat Assets LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

/

COMMENTS: Posted Tax Notice on unit front door.

You can now check the status of your writ by
visting the Broward Sheriff's Office Website at
www.sheriff.org and clicking on the icon
"Service Inquiry"

Dr. Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

A. Vassell, #18053

RECEIPT INFORMATION					
Receipt #	Check # / MO #	Payment Type	Amount	Original	Services
86476	900038952	Check	\$40.00	1	1
Total:			\$40.00		

SHERIFF'S FEES & COSTS	
Service	\$40.00

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312



Broward Sheriff's Office/Civil Division
Return of Service Affidavit

RETURN OF SERVICE



Service Sheet # 25025250
Court Case: TD0825-71

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Hearing Date:08/06/2025
Received by CCN 18053
07/07/2025 8:16 AM

Type of Writ: Tax Sale

Court: Circuit / Escambia FL

Serve: **Miki & Anat Assets LLC 7451 Peppertree Circle S Davie FL 33314**

Served:



Not Served:



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Suite 110
Pensacola FL 32502

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Dr. Gregory Tony, Sheriff
Broward County, Florida

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D.S.

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Total:			\$40.00		

SHERIFF'S FEES & COSTS	
Service	\$40.00

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Dated this 10th day of June 2025.

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Personal Services:

MIKI & ANAT ASSETS LLC
7451 PEPPERTREE CIR S
DAVIE, FL 33314

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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RECEIVED SHERIFF
2025 JUL - 1 AM 8:49
BROWARD COUNTY, FLORIDA



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 26, 2025

Broward County Sheriff
Attn: Civil Division
2601 W Broward Blvd
Ft Lauderdale FL 33312

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our August 6, 2025 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than July 15, 2025 in order to comply with Florida Statutes.

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

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By:


Emily Hogg, Deputy Clerk

/eh

MIKI & ANAT ASSETS LLC [0825-71]
7451 PEPPERTREE CIR S
DAVIE, FL 33314

9171 9690 0935 0127 1861 72

7/1 DELAYED. NO
AUTH RECIPIENT

MIKI & ANAT ASSETS LLC [0825-71]
16385 BISCAYNE BLVD
APT 2519
NORTH MIAMI BEACH, FL 33160

9171 9690 0935 0127 1861 58

7/5 DELIVERED

MIKI & ANAT ASSETS LLC [0825-71]
1731 KNIGHT DR
PENSACOLA, FL 32505

9171 9690 0935 0127 1861 34

6/30 RETURNED
"VACANT"

MIDLAND CREDIT MANAGEMENT
INC [0825-71]
13008 TELECOM DR SUITE 350
TAMP A, FL 33637

9171 9690 0935 0127 1861 10

TALZILKER [0825-71]
16385 BISCAYNE BLVD
APT 2519
NORTH MIAMI BEACH, FL 33160

9171 9690 0935 0127 1861 65

MIDLAND FUNDING LLC [0825-71]
350 CAMINO DE LA REINA SUITE 100
SAN DIEGO, CA 92108

9171 9690 0935 0127 1861 41

MIDLAND FUNDING LLC [0825-71]
8875 AERO DR
SUITE 200
SAN DIEGO, CA 92123

9171 9690 0935 0127 1861 27

7/8 RETURNED
UTF

MIDLAND FUNDING LLC [0825-71]
13008 TELECOM DR SUITE 350
TAMP A, FL 33637

9171 9690 0935 0127 1861 03

Tracking Number Information

Meter:	31219251	Mailing Date:	06/26/25 03:27 PM
Tracking Number:	9171969009350127186158	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33160
Service:	ERR	City:	MIAMI
Value	\$0.690	State:	FL

Proof of Delivery

U 345
MBTX
16385

Status Details

▼ Status Date	Status
Sat, 07/05/25, 04:32:00 PM	OK : Delivered
Mon, 06/30/25, 08:33:00 PM	Processed (processing scan)
Mon, 06/30/25, 04:38:00 PM	Processed (processing scan)



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

Detail by Entity Name

Florida Limited Liability Company

MIKI & ANAT ASSETS LLC

Filing Information

Document Number L18000203990
FEI/EIN Number 83-1782531
Date Filed 08/27/2018
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/23/2025

Principal Address

16385 biscayne blvd
APT 2519
North Miami Beach, FL 33160

Changed: 04/30/2021

Mailing Address

16385 biscayne blvd
APT 2519
North Miami Beach, FL 33160

Changed: 04/30/2021

Registered Agent Name & Address

ZILKER, TAL
16385 biscayne blvd
APT 2519
North Miami Beach, FL 33160

Name Changed: 04/23/2025

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

ZILKER, TAL
16385 biscayne blvd
APT 2519
North Miami Beach, FL 33160

Title MGR

ZILKER, MICHAEL
YOSEF VITKIN 1
ASHDOD, IS 77514 IS

Title MGR

ZILKER, ANAT
YOSEF VITKIN 1
ASHDOD, IS 77514 IS

Annual Reports

Report Year	Filed Date
2023	04/23/2025
2024	04/23/2025
2025	04/23/2025

Document Images

<u>04/23/2025 -- REINSTATEMENT</u>	View image in PDF format
<u>04/28/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/27/2018 -- Florida Limited Liability</u>	View image in PDF format

CERTIFIED MAIL™



9171 9690 0935 0127 1861 27

PENSACOLA FL 325
25 JUN 2025 AM 1:15



quadrant

FIRST-CLASS MAIL
IMI
\$008.16^g
06/26/2025 ZIP 32502
043M31219251

US POSTAGE

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

MIDLAND FUNDING LLC [0825-71]
8875 AERO DR
SUITE 200
SAN DIEGO, CA 92123

.. 9327010731555099

UTF
92123-025553

WIXIE 911 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

BC: 32502383333 *2638-01853-28-17

SCANDIA COUNT
2025 JUL - 8
FILED
CLERK OF DISTRICT COURT
SAN DIEGO, CA 92123