

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
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**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 003244



00083390262

Dkt: TD83 Pg#:

Original Documents Follow

4

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Mar 19, 2013 / 130008

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 3244** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 05-2359-000**

Certificate Holder:
COMIAN X TAX LIEN FUND, LLC
1640 NIXON DRIVE
SUITE 293
MOORESTOWN, NEW JERSEY 08057

Property Owner:
VERONA V LLC
PO BOX 100736
ATLANTA , GEORGIA 30384-0736

Legal Description: 09-2S3-008
BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A ...
See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	3244	06/01/10	\$225.80	\$0.00	\$111.77	\$337.57

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	2994.0000	06/01/12	\$231.81	\$6.25	\$31.29	\$269.35
2011	3146.0000	06/01/11	\$221.30	\$6.25	\$73.03	\$300.58

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2012)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$907.50
\$0.00
\$187.02
\$150.00
\$75.00
\$1,319.52
\$1,319.52
\$6.25

*Done this 19th day of March, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Glenda Mphuror

Date of Sale:

September 3, 2013

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

3/19/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 05-2359-000

March 27, 2013
Tax Year: 2009
Certificate Number: 3244

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY
100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI
OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT
S/D OF GOVERNMENT LT 8 OR 1776 P 851

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**COMIAN X TAX LIEN FUND, LLC
1640 NIXON DRIVE
SUITE 293
MOORESTOWN, New Jersey, 08057**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
3244	05-2359-000	06/01/2010	09-2S3-008 BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 1776 P 851

2012 TAX ROLL

VERONA V LLC
PO BOX 100736
ATLANTA , Georgia 30384-0736

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

comian (Kate Dougherty)
Applicant's Signature

03/19/2013
Date

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
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**COUNTY OF ESCAMBIA
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CLERK TO THE BOARD OF
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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 003244



00042363434

Dkt: TD82 Pg#:

8

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10210

March 27, 2013

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 03-27-1993, through 03-27-2013, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

VERONA V LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

March 27, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10210

March 27, 2013

092S300800000025 - Full Legal Description

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT
FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT
PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W
105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF
GOVERNMENT LT 8 OR 6533 P 591

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10210

March 27, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4315, page 522, and O.R. Book 4446, page 284.
2. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 4178, page 115.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$11,386.00. Tax ID 05-2359-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2013

TAX ACCOUNT NO.: 05-2359-000

CERTIFICATE NO.: 2010-3244

In compliance with Section 197.256, 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


 X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

VERONA V LLC
P.O. Box 100736
Atlanta, GA 30384-0736

Escambia County Code Enforcement
3363 W. Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 27th day of March, 2013.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 09-250
Property Identification No. 092S300800000025
Tax Account No. 052359000

TAX DEED

State of Florida
County of Escambia


The following Tax Sale Certificate Numbered 01940 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 2nd day of November 2009, offered for sale as required by law for cash to the highest bidder and was sold to: VERONA V LLC, P.O. BOX 100736 ATLANTA GA 30384-0736, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


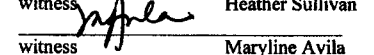
Now, on this 2nd day of November 2009, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,619.77) ONE THOUSAND SIX HUNDRED NINETEEN AND 77/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 1776 P 851

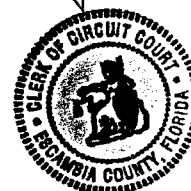
**** Property previously assessed to: GALLAWAY RICH JR, MARY B RICH, IZEAL RICH, DORA L PENN**

SECTION 09, TOWNSHIP 2 S, RANGE 30 W


ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida


witness Heather Sullivan

witness Maryline Avila

State of Florida
County of Escambia

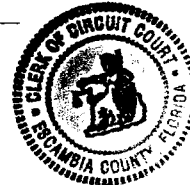


On this 23rd day of Nov. 2009 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: 
Maryline Avila, Deputy Clerk



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: Gallaway Rich, Jr. & Mary B. Rich, husband and wife, Izeal Rich and Dora L. Penn
3910 Market Street

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 1-20.5 of the Escambia County Code of Ordinances (Ord. No. 93-12) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on September 15, 1997 on property located at 3910 Market Street, Pensacola, Florida, and more particularly described in the Official Records of Escambia County, Florida in OR Book 1776 at page 851 as follows:

Commencing at the Northeast corner of Lot 8, Section 9, Township 2 South, Range 30 West; thence run Westerly along the North line of said lot a distance of 260 feet; thence run southerly and parallel with the East line of said lot a distance of 233 feet for a Point of Beginning; thence continue Southerly 200 feet; thence run Westerly and parallel with the North line of said lot a distance of 205.25 feet; thence run Northeasterly a distance of 210.3 feet; thence run Easterly 142.1 feet to the Point of Beginning or Lots 23 and 24 of an unrecorded Plat.

A portion of the Western 368 acres of Carlos DeVillier Tract, Section 9, Township 2 South, Range 30 West, according to plan by W.H. Davison, County Surveyor, dated February 20, 1885, adopted for partition in Deed Book 3 at Page 449, described as follows: Commencing at the Northeast corner of Lot 8 of said subdivision, thence Westerly along the North line of said lot 260 feet; thence Southerly parallel with East line of said lot, 433 feet to the Point of Beginning; continue same course 100 feet; thence Westerly parallel with North line of said lot 238.8 feet to a point 100 feet perpendicularly distant from center line of the St. Louis-San Francisco Railroad right-of-way thence Northerly and parallel with said railroad center line a distance of 105.4 feet; thence Easterly parallel with North line of Lot 8, a distance of 205.25 feet to the Point of Beginning. Being Lot 25 according to an unrecorded survey by J.W. Cook, Reg. Surveyor #458, dated September 30, 1946.

Escambia County has expended Eleven Thousand, Six Hundred, Fifty-Five and 00/100 Dollars

(\$11,655.00) for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fee, includes removing an unsafe structure, removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

This Notice of Lien has been approved by the Board of County Commissioners and the sum referenced herein shall be a lien against the real property from and after the 2nd day of October, 1997 until paid.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: Thomas G. Banjanin
Thomas G. Banjanin, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Betty L. Bruchman
Deputy Clerk

(SEAL)

BCC Approved: October 2, 1997

RCD Oct 03, 1997 01:55 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-422556

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03244 of 2010

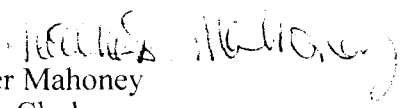
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 1, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERONA V LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA, FL 33160	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ENVIRONMENTAL ENFORCEMENT ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 1st day of August 2013.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

SEAL

BY: 
Heather Mahoney
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 September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COMIAN X TAX LIEN FUND LLC holder of Tax Certificate No. 03244, issued the 1st day of June, A.D., 2010 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 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052359000 (13-612)

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

VERONA V LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Tuesday in the month of September, which is the 3rd day of September 2013.

Dated this 1st day of August 2013.

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 Maryline Avila 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: 

Heather Mahoney
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

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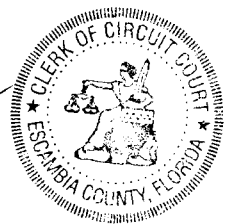
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

3710 MARKET ST 32505

By:

Heather Mahoney
Heather Mahoney
Deputy Clerk



U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL US MAIL

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total	6.11

ALL

Postmark
Here

Sent 1

Street
or PO
City, State

ESCAMBIA COUNTY [13-612]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VERONA V LLC [13-612]
18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)

B. Agromark

C. Date of Delivery

8/5/13

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7009 2250 0003 8667 4120

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

2010 TD 63244

7009 2250 0003 8667 4045

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	

611
 ENVIRONMENTAL ENFORCEMENT
 [13-612]
 ESCAMBIA COUNTY CENTRAL OFFICE
 3363 WEST PARK PLACE
 PENSACOLA FL 32505

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	

Tot:

Sent
 Street
 or PO
 City:

611
 VERONA V LLC [13-612]
 18305 BISCAYNE BLVD
 SUITE 400
 AVENTURA, FL 33160

PS Form 3800, August 2006

See Reverse for Instructions

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ENVIRONMENTAL ENFORCEMENT
 [13-612]
 ESCAMBIA COUNTY CENTRAL OFFICE
 3363 WEST PARK PLACE
 PENSACOLA FL 32505

2. Article Number

(Transfer from service label)

7009 2250 0003 8667 4045

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee
 B. Received by (Printed Name) [Signature] C. Date of Delivery 08/21/13
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☒ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ESCAMBIA COUNTY [13-612]
 OFFICE OF COUNTY ATTORNEY
 221 PALAFOX PLACE STE 430
 PENSACOLA FL 32502

2. Article Number

(Transfer from service label)

7009 2250 0003 8667 4137

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee
 B. Received by (Printed Name) [Signature] C. Date of Delivery 8/21/13
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037287NON

Agency Number: 13-011227

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03244, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: VERONA V LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2013 at 11:56 AM and served same at 12:15 PM on 8/2/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R. Wright #931
R. WRIGHT, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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 September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COMIAN X TAX LIEN FUND LLC** holder of Tax Certificate No. **03244**, issued the 1st day of **June, A.D., 2010** 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 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052359000 (13-612)

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

VERONA V LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **3rd day of September 2013**.

Dated this 1st day of August 2013.

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 Maryline Avila 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.

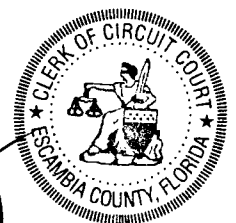
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Post Property:

3710 MARKET ST 32505

By:

Heather Mahoney
**Heather Mahoney
Deputy Clerk**





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 25, 2013

13-612

Gulf Group Holdings
18305 Biscayne Blvd STE 400
Aventura FL 33160

To Whom it may Concern,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERT NO

REFUND

03244/2010

\$40.00 (unused sheriff fees)

TOTAL \$40.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My Linda Johnson
Tax Deed Division



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

Tax Deed Sales - Redeemed From Sale

Account: 052359000 Certificate Number: 003244 of 2010

Date Of Redemption

Clerk's Check Clerk's Total \$437.09

Postage Tax Deed Court Registry \$413.76

Payor Name

Notes

Commit Redemption ☒

03244/10
refund
\$400

13-6/12



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 5, 2013

Comian X Tax Lien Fund LLC
1640 Nixon Drive Ste 293
Moorestown, NJ 08057

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2010 TD 03244	\$401.00	\$30.08	\$431.08

TOTAL \$431.08

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda Johnson
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 5, 2013

Gulf Group Holdings
18305 Biscayne Blvd Ste 400
Aventura, FL 33160

To Whom It May Concern:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERT NO

REFUND

03244/2010

\$65.81

TOTAL \$65.81

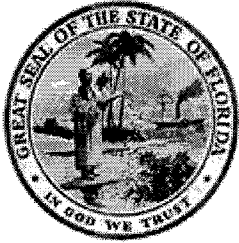
Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Mylanda Johnson
Tax Deed Division

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: 052359000 Certificate Number: 003244 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2013"/>	Redemption Date <input type="text" value="08/30/2013"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,319.52"/>	<input type="text" value="\$1,319.52"/>
Tax Collector Interest	\$118.76	\$98.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,444.53	\$1,424.73 TC
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$36.09	\$30.08
Total Clerk	\$437.09	\$431.08 CH
Postage	<input type="text" value="\$18.33"/>	<input type="text" value="\$18.33"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$1,904.95	\$1,879.14
	Repayment Overpayment Refund Amount	\$25.81 + 40.00 = \$65.81

Notes ACTUAL SHERIFF \$80.00 COM FEE \$18.50
8-8-2013 cert mail for Verona V Llc signed for by B. A. mkj
8-14-2013 sheriff posted property mkj

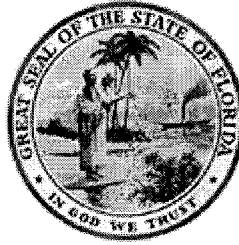
redeemer

Submit

Reset

Print Preview

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2010 TD 003244

Redeemed Date 08/30/2013

Name GULF GROUP HOLDINGS 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160

<input type="checkbox"/> Clerk's Total = TAXDEED	\$437.09
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,444.53
<input type="checkbox"/> Postage = TD2	\$18.33
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1495150 Date: 03/27/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1495150 Date: 03/27/2013	60.00	0.00	
03/27/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/10/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

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**

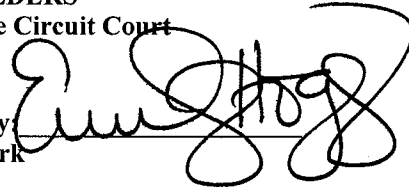
Account: 052359000 Certificate Number: 003244 of 2010

Payor: GULF GROUP HOLDINGS 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160

Date 08/30/2013

Clerk's Check #	9092694	Clerk's Total	\$437.09
Tax Collector Check #	1	Tax Collector's Total	\$1,444.53
		Postage	\$18.33
		Researcher Copies	\$5.00
		Total Received	\$1,904.95

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>

THE ESCAMBIA SUN-PRESS, LLC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COMIAN X TAX LIEN FUND LLC holder of Tax Certificate No. 03244, issued the 1st day of June, A.D., 2010 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 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER
052359000 (13-612)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Tuesday in the month of September, which is the 3rd day of September 2013.

Dated this 1st day of August 2013.

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 Maryline Avila 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
(SEAL)
By: Maryline Avila
Deputy Clerk

oaw-4w-8-1-8-15-22-2013

PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE: 09/03/2013 - TAX CERT #: 03244

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 1, 8, 15, 22, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 22ND
day of AUGUST A.D., 20 13

Denise G. Turner

DENISE G. TURNER

NOTARY PUBLIC

Denise G. Turner
Notary Public
State of Florida

My Commission Expires 08/24/2016
My Commission No. EE 207775

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1495150	Receipt Date	03/27/2013

Case Number 2010 TD 003244

Description COMIAN X TAX LIEN FUND LLC VS

Action TAX DEED APPLICATION

Judge

Received From COMIAN X TAX LIEN FUND LLC

On Behalf Of COMIAN X TAX LIEN FUND LLC

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	1069

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 03/27/2013 10:16:57

Comments



Chris Jones

Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

[Back](#)

← [Navigate Mode](#) [Account](#) [Reference](#) →

[Printer Friendly Version](#)

General Information

Reference: 092S300800000025
Account: 052359000
Owners: VERONA V LLC
Mail: PO BOX 100736
 ATLANTA, GA 30384-0736
Situs: 3710 MARKET ST 32505
Use Code: VACANT COMMERCIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements: \$0
Land: \$11,386
Total: \$11,386
Save Our Homes: \$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/23/2009	6533	591	\$1,700	TD	View Instr
06/1983	1776	851	\$40,000	SC	View Instr
01/1975	887	648	\$8,100	WD	View Instr

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

2012 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF LT 8 WLY
 ALG N LI OF LT 260 FT SLY
 PARL WITH E LI OF LT 433 FT
 FOR POB CONTINUE...

Extra Features

None

Parcel Information

[Restore Map](#)

[Launch Interactive Map](#)

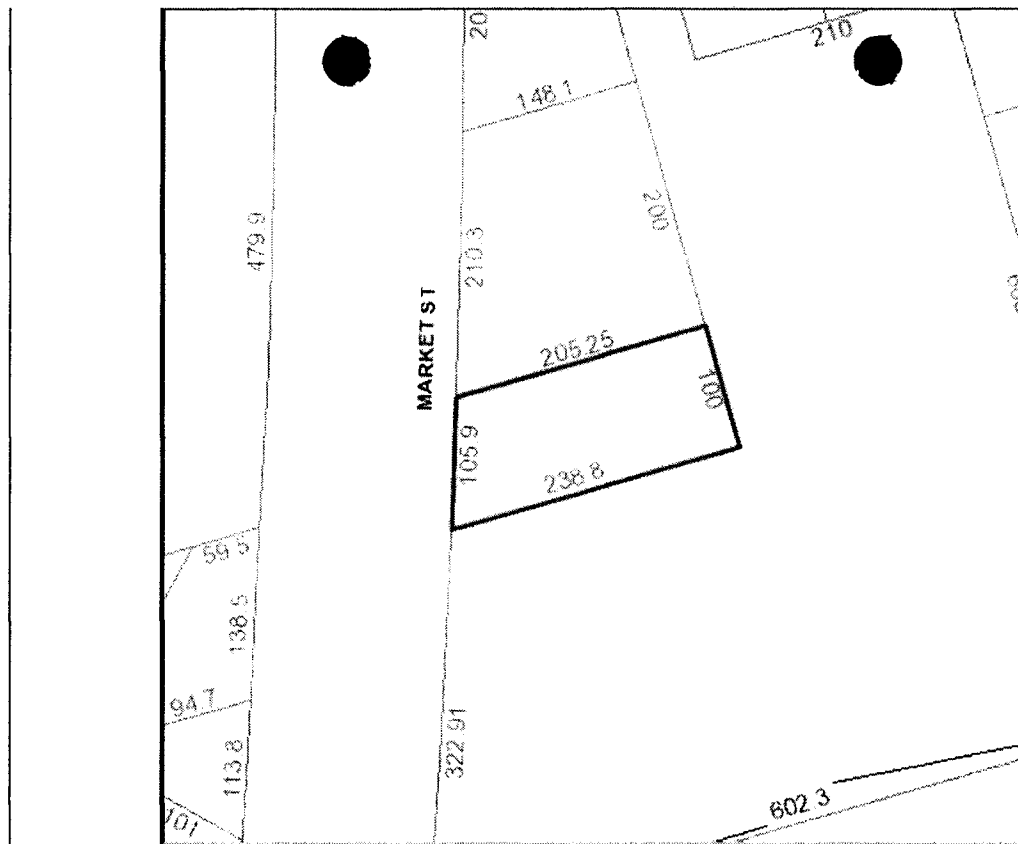
Section Map

Id:
 09-2S-30-2

Approx. Acreage:
 0.5100

Zoned:
 ID-1

Evacuation & Flood Information
[Open Report](#)



Buildings

Images

None

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

Last Updated: 03/27/2013 (rc. 4309)

