PAM CHILDERS
CLERK OF THE CIRCUIT COURT

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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

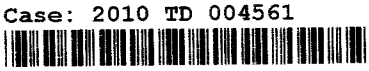
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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 004561



00062359393

Dkt: TD83 Pg#:

4

Original Documents Follow

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Mar 19, 2013 / 130010

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4561** , 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:** 07-0364-030

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

Property Owner:
PRESSURE PLUS INC
1416 E GADSDEN ST
PENSACOLA , FLORIDA 32501

Legal Description: 34-2S3-002
BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT T ...
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	4561	06/01/10	$321.22	$0.00	$159.00	$480.22

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
2009	4353	06/01/09	$373.39	$6.25	$190.43	$570.07

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,050.29
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)	$341.79
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$1,617.08
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	$1,617.08
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)	
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 19th day of March, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda Nahuro

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: 07-0364-030

March 27, 2013
Tax Year: 2009
Certificate Number: 4561

BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

DR-512
R.05/88

Application Number: 130010

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
4561	07-0364-030	06/01/2010	34-2S3-002 BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

2012 TAX ROLL
PRESSURE PLUS INC
1416 E GADSDEN ST
PENSACOLA , Florida 32501

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) 03/19/2013

Applicant's Signature Date

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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MIS
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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

IMAGING COVER PAGE

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Case: 2010 TD 004561
00052039237
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.: 10212 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:

   Pressure Plus, Inc.

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.: 10212 March 27, 2013

342S300200003043 - Full Legal Description

BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 10212 March 27, 2013

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

1. Taxes for the year 2008-2009 delinquent. The assessed value is $24,197.00. Tax ID 07-0364-030.

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: rcsgt@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.: 07-0364-030

CERTIFICATE NO.: 2010-4561

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
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Pressure Plus, Inc.
Attn: Walter P. Baker
1416 E. Gadsden St.
Pensacola, FL 32501

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.

OR BK 5085 PG0946
Escambia County, Florida
INSTRUMENT 2003-068121

DEED DOC STAMPS PD @ ESC CO $ 140.00
03/10/03 ERNIE LEE MAGAHA, CLERK
By:

WARRANTY DEED

FILE NO. 03-24018
DOC. 140.00
REC: 15.00
TOTAL 155.00
STATE OF FLORIDA
COUNTY OF Escambia

34-2S-30-0200-003-043
Tax ID # _____

KNOW ALL MEN BY THESE PRESENTS: That
Albert David Sabata, a single man

27 Bertram Street
Pensacola, Florida 32506, Grantor*
for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto
Pressure Plus, Inc., a Florida Corporation
, Grantee*
Address: 1416 East Gadsden Street Pensacola, Florida 32501 grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

See Exhibit "A" Attached for legal description

This instrument prepared by:
Carol D. Eubanks
Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, Florida 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on March 3, 2003

Kimberly Hamlin
Witness: Kimberly Hamlin

Janis P. Mills
Witness: Janis P. Mills

Albert David Sabata (Seal)
Albert David Sabata
_____ (Seal)
_____ (Seal)
_____ (Seal)

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of March, 2003
by Albert David Sabata, a single man

who is/are personally known to me or who has/have produced drivers license
as identification and who did take an oath.

My Commission expires:

(Seal) Janis P Mills
My Commission CC911509
Expires February 17 2004

Janis P. Mills
Notary Public
Serial Number:

03-24018

Exhibit "A"

Begin at the Southeast corner of Lot 44 of Ravenswood Gardens, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, as recorded in Plat Book 1 at Page 21 of the public records of Escambia County, Florida; said corner being on the West R/W line of 48th Avenue; thence run N81°05'53"W along the South line of said Lot 44 for 149.82 feet to the Southwest corner of Lot 44; thence run S84°28'46"W along the South line of Lot 47 of said subdivision for 86.46 feet; thence run N01°52'38"E for 92.72 feet; thence run S89°55'40"E for 231.35 feet to the West R/W line of 48th Avenue; thence run S02°00'W along said R/W line for 9.00 feet; thence run S00°00'00"E along said R/W line for 98.20 feet to the P.O.B. Containing 0.50 acres, more or less.

OR BK 5085 PG0948
Escambia County, Florida
INSTRUMENT 2003-068121

Residential Sales

Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 1017 North 48th Ave. Pensacola, Florida
Legal Address of Property: 1017 North 48th Ave. Pensacola, Florida

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

This form completed by:

Southland Title of Pensacola, Inc.
Name
1120 N. 12th Ave.
Address
Pensacola, Florida 32501
City, State, Zip Code

As to Seller(s):

Albert David Sabata
Seller's Name: Albert David Sabata

Seller's Name:

Kimberly Hinson
Witness' Name: Kimberly Hinson

Janis P. Mills
Witness' Name: Janis P. Mills

As to Buyer(s):

Pressure Plus, Inc.
By: Walter P. Baker, President
Buyer's Name: Walter P. Baker
President

Buyer's Name:

Kimberly Hinson
Witness' Name: Kimberly Hinson

Janis P. Mills
Witness' Name: Janis P. Mills

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Mar 10, 2003 10:20 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-068121

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04561 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:

PRESSURE PLUS INC
ATTN: WALTER P BAKER
1416 E GADSDEN ST
PENSACOLA, FL 32501

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. 04561**, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

PRESSURE PLUS INC

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

Heather Mahoney
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Heather Mahoney

Heather Mahoney
Deputy Clerk

Personal Services:
PRESSURE PLUS INC
ATTN: WALTER P BAKER
1416 E GADSDEN ST
PENSACOLA, FL 32501

WARNING

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:
1000 48TH ST BLK 32506

By: Heather S. Mahoney

Heather Mahoney
Deputy Clerk

CLERK OF CIRCUIT COURT ★ ESCAMBIA COUNTY, FLORIDA ★

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037294NON **Agency Number:** 13-011229
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04561, 2010

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: PRESSURE PLUS INC
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 9:30 AM on 8/2/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Karen M Hughes '33
K. HUGHES, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: NDCURRAN

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COMIAN X TAX LIEN FUND LLC** holder of **Tax Certificate No. 04561**, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

PRESSURE PLUS INC

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.

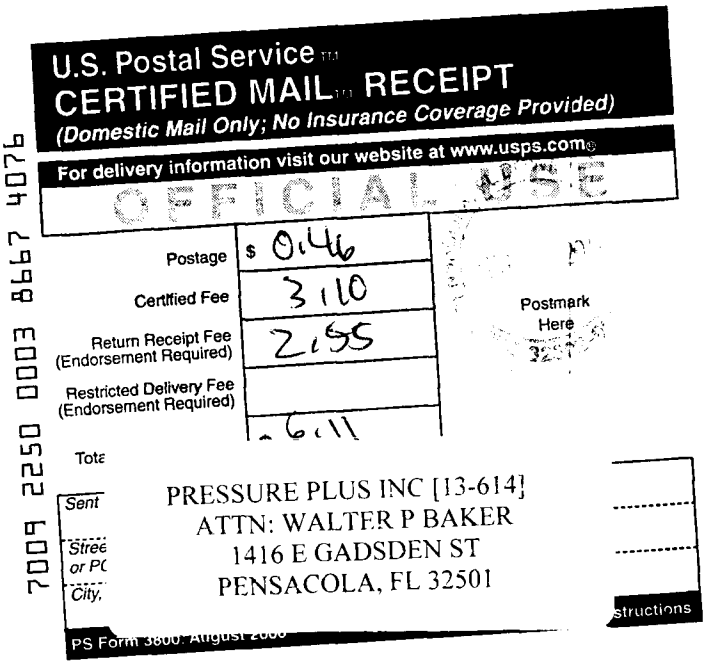
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding 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 S. Mahoney

Heather Mahoney
Deputy Clerk

Post Property:
1000 48TH ST BLK 32506



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 USE

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

Postmark Here

7009 2250 0003 8667 4076

Sent To
PRESSURE PLUS INC [13-614]
ATTN: WALTER P BAKER
1416 E GADSDEN ST
PENSACOLA, FL 32501

Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006 — See Reverse for Instructions

7_0ITD04561

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:

PRESSURE PLUS INC [13-614]
ATTN: WALTER P BAKER
1416 E GADSDEN ST
PENSACOLA, FL 32501

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Walter P Baker ☐ Agent ☐ Addressee

B. Received by (Printed Name) WALTER P. BAKER C. Date of Delivery 8/6/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7009 2250 0003 8667 4076

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037218NON **Agency Number:** 13-011145
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04561, 2010

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: PRESSURE PLUS INC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 7/31/2013 at 11:51 AM and served same on PRESSURE PLUS INC , in ESCAMBIA COUNTY, FLORIDA, at 9:55 AM on 8/8/2013 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to RACHEL EBERHARDT, as MANAGER, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: V. Bell 9B2
V. BELL, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: NDCURRAN

011145

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.

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Personal Services:
PRESSURE PLUS INC
ATTN: WALTER P BAKER
1416 E GADSDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 4, 2013

Walter Baker
1416 E Gadsden St
Pensacola FL 32501

Dear Mr. Baker,

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
04561/2010	$71.10
	TOTAL $71.10

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Mylinda 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 4, 2013

Comian X Tax Lien Fund LLC
1640 Nixon Dr 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 04561	$456.00	$34.20	$490.20

TOTAL $490.20

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Mylinda 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: 070364030 Certificate Number: 004561 of 2010

Redemption: Yes | Application Date: 03/19/2013 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/03/2013	Redemption Date 08/29/2013
Months	6	5
Tax Collector	$1,617.08	$1,617.08
Tax Collector Interest	$145.54	$121.28
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,768.87	$1,744.61 TC
Clerk Fee	$60.00	$60.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$276.00	$276.00
App. Fee Interest	$41.04	$34.20
Total Clerk	$497.04	$490.20 CH
Postage	$6.11	$6.11
Researcher Copies	$5.00	$5.00
Total Redemption Amount	$2,277.02	$2,245.92
	Repayment Overpayment Refund Amount	$31.10 +40.00 = $ 71.10

Notes:
ACTUAL SHERIFF $80.00 COM FEE $18.50
8/06/13 WALTER BAKER/OWNER CALLED FOR QUOTE. EBH
8-7-2013 sheriff posted property. mkj 8-8-2013 cert mail for

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

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: 070364030 Certificate Number: 004561 of 2010

Payor: WALTER BAKER 1416 E GADSDEN ST PENSACOLA FL 32501 **Date** 08/29/2013

Clerk's Check #	1	Clerk's Total	$497.04
Tax Collector Check #	1	Tax Collector's Total	$1,768.87
		Postage	$6.11
		Researcher Copies	$5.00
		Total Received	$2,277.02

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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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 # 2010 TD 004561
Redeemed Date 08/29/2013
Name WALTER BAKER 1416 E GADSDEN ST PENSACOLA FL 32501

☐ Clerk's Total = TAXDEED	$497.04
☐ Due Tax Collector = TAXDEED	$1,768.87
☐ Postage = TD2	$6.11
☐ 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: 1495153 Date: 03/27/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1495153 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
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THE ESCAMBIA SUN-PRESS , LLC



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 #: 04561

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

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By:Maryline Avila
Deputy Clerk

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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BRANCH OFFICES:
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDIT

3/27/2013

COMIAN X TAX LIEN FUND LLC
1640 NIXON DRIVE
SUITE 293
MOORESTOWN, NJ 08057

Dear Certificate Holder:

We are requesting for additional expenditure fees on the property listed below. The Clerk's fee of $401.00 paid by you does not allow for the additional legal services and/or sheriff services required on the following property. Your property is scheduled for our **September 3, 2013 Tax Deed Sale**

Please submit the additional amount as soon as possible.

Tax Cert. #	Account #	Clerk Fee	Sheriff Fee	Advertising Fee	Total
04561/2010	07-0364-030			55.00	55.00

Send the check directly to: Clerk of the Circuit Court
Attention: Tax Deed Division
P.O. Box 333
Pensacola, FL 32592-0333

If you have any questions call me at 595-3793.

Very truly yours,

PAM CHILDERS
Clerk of the Circuit Court

By:
Maryline Avila
Tax Deeds Division

TO: Maryline
FROM: Denise

595-4827

456-0103

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk

Quote
276.

456-0103

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk

Chris Jones
Escambia CountyProperty Appraiser

Back

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	342S300200003043
Account:	070364030
Owners:	PRESSURE PLUS INC
Mail:	1416 E GADSDEN ST PENSACOLA, FL 32501
Situs:	1000 48TH ST BLK 32506
Use Code:	MISC. RESIDENTIAL
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:	$2,394
Land:	$21,803
Total:	$24,197
Save Our Homes:	$0

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2003	5085	946	$20,000	WD	View Instr
01/1992	3120	371	$100	QC	View Instr
10/1989	2767	516	$16,500	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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG...

Extra Features

METAL SHED

Parcel Information

Restore Map

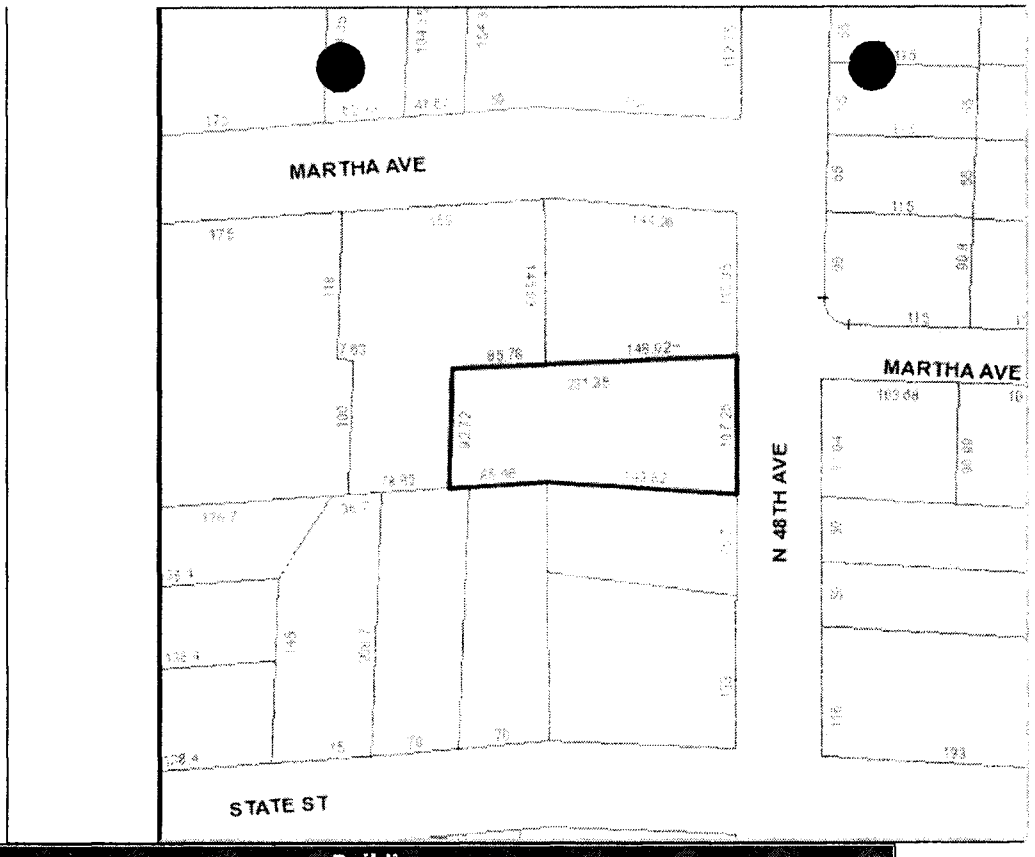
Launch Interactive Map

Section Map Id:
CA186

Approx. Acreage:
0.4900

Zoned:
R-2

Evacuation & Flood Information
Open Report



Buildings

Images

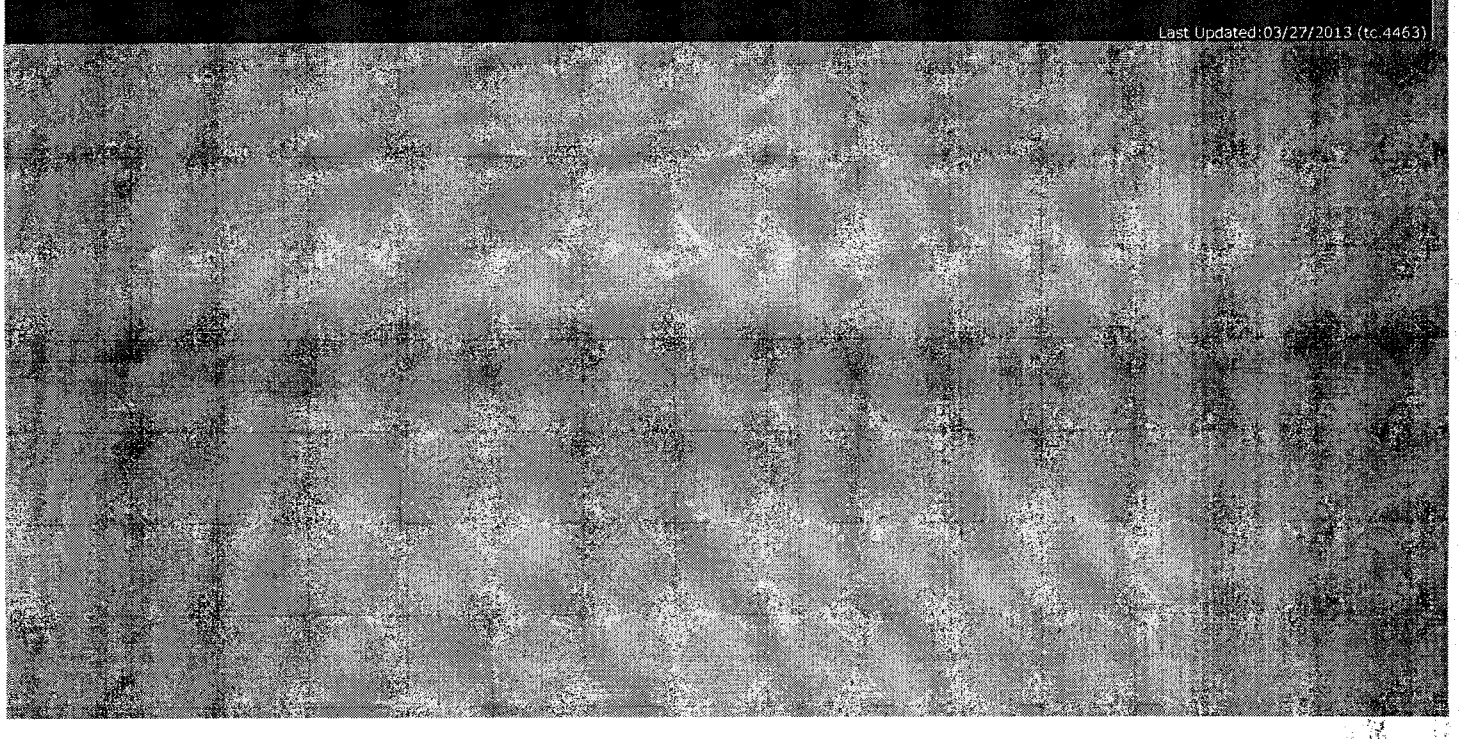


2/21/03



7/31/12

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.



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

Receipt Type	**Case**	Outstanding Amount	**0.00**
Receipt Number	**1495153**	Receipt Date	**03/27/2013**

Case Number	**2010 TD 004561**
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 10:19:23

Comments