

Tax Collector's Certification

18-226

CTY-513

Tax Deed Application Number

1800035

Date of Tax Deed Application

Apr 12, 2018

This is to certify that **LOUAY K. NASSRI****IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K NASSRI IRA**, holder of **Tax Sale Certificate Number 2011 / 3253**, Issued the 1st Day of June, 2011 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-3084-000****Cert Holder:****LOUAY K. NASSRI
IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K
NASSRI IRA
7909 SUMAC COURT
FORT SMITH, AR 72916****Property Owner:****TAX CERTIFICATE REDEMPTIONS CORP
925 ARTHUR GODFREY RD STE 102
MIAMI BEACH, FL 33140****LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358
SEC 10/12 T 2S R 30**

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2011/3253	05-3084-000	06/01/2011	270.22	336.42	606.64

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/2352	05-3084-000	06/01/2017	118.45	6.25	19.54	144.24
2016/2379	05-3084-000	06/01/2016	111.40	6.25	38.43	156.08
2015/2666	05-3084-000	06/01/2015	414.79	6.25	217.76	638.80
2014/2498	05-3084-000	06/01/2014	688.72	6.25	485.55	1,180.52
2013/2873	05-3084-000	06/01/2013	195.26	6.25	172.81	374.32
2012/3110	05-3084-000	06/01/2012	186.87	6.25	199.02	392.14

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

3,492.74

0.00

515.26

200.00

175.00

4,383.00

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application. If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee

6.25

19. Total Amount to Redeem

Done this the 16th day of April, 2018 Scott Lunsford, Tax Collector of Escambia CountyDate of Sale: 2nd July 2018

By

Shirley Rich, CFA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 05-3084-000 2011

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800035

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

LOUAY K. NASSRI
IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K NASSRI IRA
7909 SUMAC COURT
FORT SMITH, AR 72916,

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
05-3084-000	2011/3253	06-01-2011	LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

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, ownership and encumbrance 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

LOUAY K. NASSRI
IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K
NASSRI IRA
7909 SUMAC COURT
FORT SMITH, AR 72916

04-12-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
Reference:	102S301000021005
Account:	053084000
Owners:	TAX CERTIFICATE REDEMPTIONS CORP
Mail:	925 ARTHUR GODFREY RD STE 102 MIAMI BEACH, FL 33140
Situs:	4413 DEAUVILLE WAY 32505
Use Code:	VACANT RESIDENTIAL <input checked="" type="radio"/>
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	MONTCLAIR/BELLVIEW/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$4,500	\$0	\$4,500	\$4,500
2016	\$4,500	\$0	\$4,500	\$4,500
2015	\$4,500	\$0	\$4,500	\$4,500

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

> [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/01/2010	6559	358	\$4,900	TD	View Instr
09/1979	1372	398	\$29,500	WD	View Instr
01/1976	1024	869	\$22,700	WD	View Instr
01/1974	835	660	\$21,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions

None

Legal Description

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR
6559 P 358 SEC 10/12 T 2S R 30

Extra Features

None

Parcel Information

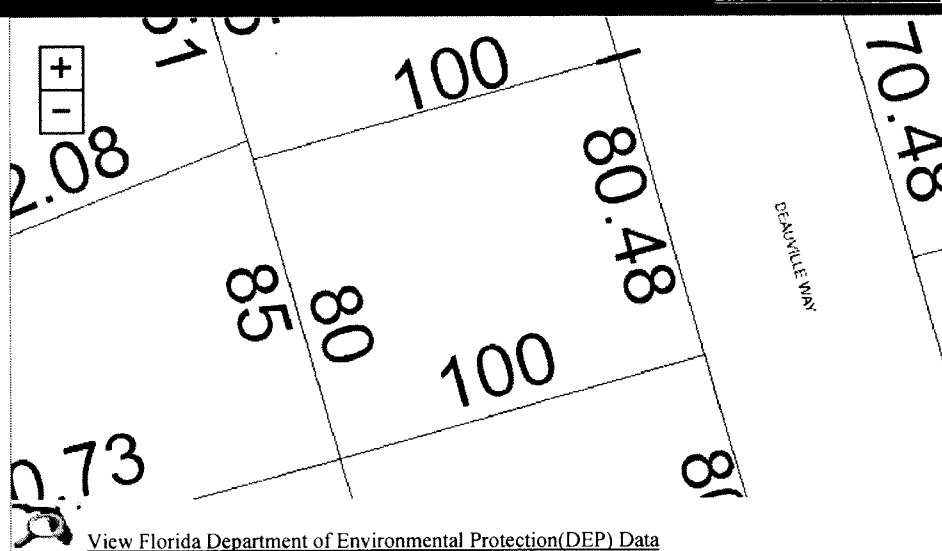
[Launch Interactive Map](#)

**Section Map
Id:**
46-1S-30-2

**Approx.
Acreage:**
0.1874

Zoned: ☒
MDR

**Evacuation
& Flood
Information**
[Open Report](#)



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

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.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

April 18, 2018

File No.: 14252

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of County, , solely as revealed by records maintained from 04-18-1998 to 04-18-2018 , and said search reveals the following:

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

Tax Certificate Redemptions Corp.

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

April 18, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14252

Lot 21, Block 5, Montclair subdivision, Unit No. 1, according to Plat recorded in Plat Book 4, page 63 of the public records of Escambia County, Florida.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14252

April 18, 2018

PLEASE NOTE THE FOLLOWING:

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

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

- 1. Nuisance Abatement Lien filed by Escambia County in O.R. Book 6669, page 1892 and O.R. Book 6770, page 456.
- 2. Code Enforcement Lien filed by Escambia County in O.R. Book 6603, page 1925.
- 3. Taxes for the years 2010-2017 delinquent. The assessed value is \$4,500.00.
Tax ID No. 05-3084-000.
- 4. MSBU liens filed in O.R. Book 4315, page 783 and O.R. Book 4446, page 318.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-2-2018

TAX ACCOUNT NO.: 05-3084-000

CERTIFICATE NO.: 2011-3253

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.

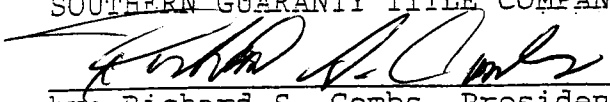
Tax Certificate Redemptions Corp.
925 Arthur Godfrey Rd., Ste 102
Miami Beach, FL 33140
and
P.O. Box 403006
Miami Beach, FL 33150

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Property address:
4413 Deauville Way
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 18th day of April, 2018.

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. 10-095
Property Identification No. 102S301000021005
Tax Account No. 053084000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 01730 issued on June 1, 2005 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 1st day of February 2010, offered for sale as required by law for cash to the highest bidder and was sold to: **TAX CERTIFICATE REDEMPTIONS CORP, C/O J ISRAEL PO BOX 1545 BOCA RATON FL 33429**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

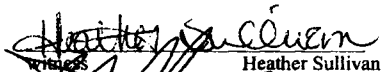

Now, on this 1st day of February 2010, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,803.31) FOUR THOUSAND EIGHT HUNDRED THREE AND 31/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LT 21 BLK 5 OR 1372 P 398 MONTCLAIR UNIT NO 1 PB 4 P 63 SEC 10/12 T 2S R 30

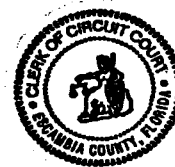
**** Property previously assessed to: EST OF THORNTON W REDMAN, EST OF LOIS BLAKE REDMAN**

SECTION 10, TOWNSHIP 2 S, RANGE 30 W


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



witness Heather Sullivan

witness Brenda Robinson

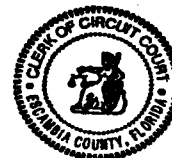
State of Florida
County of Escambia



On this 10th of Feb 2010 before me Brenda Robinson 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 
Brenda Robinson, Deputy Clerk



THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 06-05-0832
Location: 3623 N R St.
PR# 092S301100002185

Tax Certificates Redemptions, Inc.
PO Box 403006
Miami Beach, FL 33140

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 22, 2006; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 22, 2006.

Itemized	Cost
a. Fines (8/30/06-12/10/09 @ 50.00 per day)	\$59,900.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 2,700.00</u>

Total: \$63,700.00

DONE AND ORDERED at Escambia County, Florida on this 6th day of April, 2010.


Special Magistrate
Office of Environmental Enforcement

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE100603589

**NOTICE OF LIEN
(Nuisance Abatement)**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by TAX CERTIFICATE REDEMPTIONS CORP located at 4413 Deauville Way. and more particularly described as:

PR#102S301000021005

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

A field investigation by the Office of Environmental Enforcement was conducted on September 28, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$100.00
Administrative costs	<u>\$ 18.50</u>
Total	\$118.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 30th day of Nov. 2010 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Susan Hendrix
Print Name Susan Hendrix

Witness Tonya Green
Print Name Tonya Green

Charles R. Oliver 11/30/10
By: Charles R. "Randy" Oliver, CPA PE
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of November 2010, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

(Notary Seal)

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

/This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE110602901

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by TAX CERTIFICATE REDEMPTIONS CORP located at 4413 Deauville Way. and more particularly described as:

PR#102S301000021005

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

A field investigation by the Office of Environmental Enforcement was conducted on August 2, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$225.00
Administrative costs	<u>\$250.00</u>
Total	\$475.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 16th day of September 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Angela Crawley
Print Name Angela Crawley

Witness Susan Hendrix
Print Name Susan Hendrix

Charles R. Oliver 9/16/11
By: Charles R. "Randy" Oliver,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of September, 2011, by Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. 684413
(Notary Seal)

China Cheryl Lively
Signature of Notary Public
CHINA CHERYL LIVELY
Printed Name of Notary Public

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03253 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 17, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TAX CERTIFICATE REDEMPTIONS CORP 925 ARTHUR GODFREY RD STE 102 MIAMI BEACH, FL 33140	TAX CERTIFICATE REDEMPTIONS CORP PO BOX 403006 MIAMI BEACH FL 33150
TAX CERTIFICATE REDEMPTIONS CORP C/O J ISRAEL P O BOX 1545 BOCA RATON FL 33429	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 17th day of May 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 2, 2018, 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 **IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K NASSRI IRA** holder of **Tax Certificate No. 03253**, issued the 1st day of **June, A.D., 2011** 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:

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053084000 (18-226)

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

TAX CERTIFICATE REDEMPTIONS CORP

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** Monday in the month of July, which is the **2nd day of July 2018**.

Dated this 17th day of May 2018.

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

WARNING

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Post Property:

4413 DEAUVILLE WAY 32505



**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 **IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K NASSRI IRA** holder of **Tax Certificate No. 03253**, issued the **1st day of June, A.D., 2011** 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:

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053084000 (18-226)

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

TAX CERTIFICATE REDEMPTIONS CORP

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 Monday** in the month of July, which is the **2nd day of July 2018**.

Dated this 17th day of May 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

**TAX CERTIFICATE REDEMPTIONS
CORP**

**925 ARTHUR GODFREY RD STE 102
MIAMI BEACH, FL 33140**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-226

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV023861NON

Agency Number: 18-008000

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03253 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TAX CERTIFICATE REDEMPTIONS CORP

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/16/2018 at 3:09 PM and served same at 8:10 AM on 5/18/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BLL

Printed By: MLDENISCO

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Post Property:

4413 DEAUVILLE WAY 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2018 MAY 16 PM 3:09



Miami-Dade Police Department

Court Services Bureau

Juan J. Perez
Director / Metropolitan Sheriff



ESCAMBIA COUNTY CLERK OF COURT vs. TAX CERTIFICATE REDEMPTIONS CORP

Case Number
No.03253

RETURN OF SERVICE

TAX NOTICE

5/31/18 11:05 am Served - Posted Tax Notice

SERVED

TAX CERTIFICATE REDEMPTIONS CORP

05/24/2018 Came this day into hand of the Sheriff

05/31/2018 11:05 AM - SERVED THE TAX NOTICE UPON TAX CERTIFICATE REDEMPTIONS CORP BY POSTING A COPY AT 925 ARTHUR GODFREY RD STE 102, MIAMI BEACH, FL 33140 PER FLA. STAT. 197.522(2) (A). SERVICE AFFECTED BY: CSS1 WILLIAM GARCIA #4210, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

WILLIAM GARCIA, CSS1, #4210

TAX COLLECTOR ESCAMBIA COUNTY
221 PALAFAX PLACE
110
PENSACOLA, FL 32502



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 17, 2018

Miami-Dade County Sheriff
Attn: Civil Division
601 NW 1st Ct 9th Floor
Miami FL 33136

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our July 2, 2018 Tax Deed sale. Please serve the persons indicated on each of the notices. This service must take place no later than Monday, June 11, 2018 in order to comply with Florida Statutes.

Please find check enclosed for these services. Please call me if you have any questions. Thank you for your assistance and have a great day.

Very truly yours,

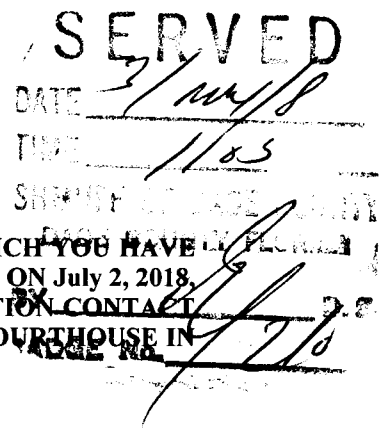
Hon Pam Childers
Clerk of the Circuit Court

By:

Emily Hogg
Deputy Clerk

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Dated this 17th day of May 2018.

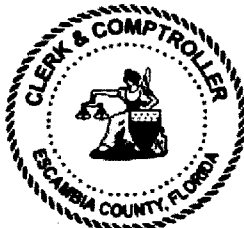
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Personal Services:

**TAX CERTIFICATE REDEMPTIONS
CORP**

**925 ARTHUR GODFREY RD STE 102
MIAMI BEACH, FL 33140**

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



By:
Emily Hogg
Deputy Clerk

A handwritten signature in black ink, appearing to read "Emily Hogg".

TAX CERTIFICATE REDEMPTIONS
CORP [18-226]
925 ARTHUR GODFREY RD STE 102
MIAMI BEACH, FL 33140

9171 9690 0935 0128 0874 16

6/6/18 NOT
DELIVERED
unclaimed

TAX CERTIFICATE REDEMPTIONS
CORP [18-226]
PO BOX 403006
MIAMI BEACH FL 33150

9171 9690 0935 0128 0874 23

5/31/18 NOT
DELIVERED
ADDRESSEE
UNKNOWN

TAX CERTIFICATE REDEMPTIONS
CORP [18-226]
C/O J ISRAEL
P O BOX 1545
BOCA RATON FL 33429

9171 9690 0935 0128 0873 93

5/22/18 AVAILABLE FOR
PICK UP @ POST OFFICE:

6/15/18 RETURNED/UNCLAIMED

ESCAMBIA COUNTY [18-226]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0873 48

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [18-226]
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0873 55

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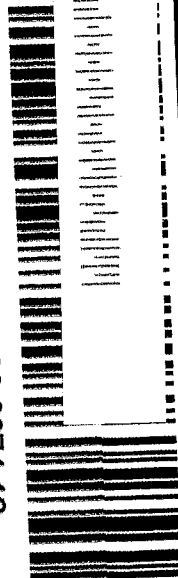
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Clerk of the

221 Palafox Place, Suite 110
Pensacola, FL 32502

KNV



9171 9690 0935 0128 0874 16

REGISTERED MAIL

NEOPOST

FIRST-CLASS MAIL

05/17/2018

US POSTAGE \$005.42



ZIP 32502
041M11272965

*rcvd
6/7/18*

TAX CERTIFICATE REDEMPTIONS

CORP [18-226]

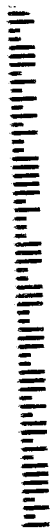
925 ARTHUR GODFREY RD STE 107
MIAMI BEACH, FL 33140

331404522-1N

06/03/18

**RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER**

331404522-1N



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

My Services

 Profile
  Print
  Guide
  Export

Equipment

Reports

Tracking

Supplies

Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	05/17/18 10:30 AM
Tracking Number:	9171969009350128087423	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33150
Service:	ERR	City:	MIAMI SHORES
Value	\$0.470	State:	FL

Proof of Delivery

Status Details

▼ Status Date	Status
Thu, 06/07/18, 11:48:00 AM	OK : Delivered
Thu, 06/07/18, 04:49:00 AM	Processed (processing scan)
Thu, 06/07/18, 12:19:00 AM	Processed (processing scan)
Wed, 06/06/18, 07:48:00 AM	Processed (processing scan)
Mon, 06/04/18, 01:24:00 PM	Processed (processing scan)
Thu, 05/31/18, 01:11:00 PM	Not delivered: Addressee Unknown
Mon, 05/21/18, 08:38:00 AM	Sorting / Processing Complete
Sat, 05/19/18, 08:54:00 AM	Arrival at Unit
Fri, 05/18/18, 09:15:00 PM	Processed (processing scan)
Thu, 05/17/18, 11:02:00 PM	Dispatched from Sort Facility
Thu, 05/17/18, 07:39:00 PM	Processed (processing scan)
Thu, 05/17/18, 06:24:00 PM	Origin Acceptance
Thu, 05/17/18, 02:24:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

18-226

My Services

Profile Print Guide Export

Equipment	Reports	Tracking	Supplies
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Home > Tracking > Status History

Status History ?

Tracking Number Information			
Meter:	11272965	Mailing Date:	05/17/18 10:33 AM
Tracking Number:	9171969009350128087393	Sender:	OR
Current Status:	Not delivered: Unclaimed	Recipient:	
Class of Mail	FC	Zip Code:	33429
Service:	ERR	City:	BOCA RATON
Value	\$0.470	State:	FL

Proof of Delivery

Status Details		Status
Fri, 06/15/18, 11:39:00 AM		Not delivered: Unclaimed
Wed, 06/06/18, 03:13:00 AM		
Sun, 05/27/18, 03:11:00 AM		
Tue, 05/22/18, 09:47:00 AM	Arrival at Tracking Pick-up point	
Fri, 05/18/18, 07:28:00 PM	Processed (processing scan)	
Fri, 05/18/18, 05:11:00 PM	Processed (processing scan)	
Thu, 05/17/18, 11:02:00 PM	Dispatched from Sort Facility	
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Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. 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 SALE

DATE - 07-02-2018 - TAX CERTIFICATE # 03253

in the CIRCUIT Court

was published in said newspaper in the issues of

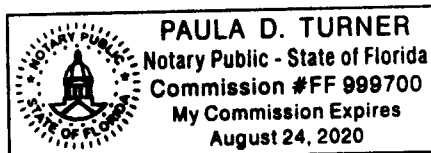
MAY 31 & JUNE 7, 14, 21, 2018

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.

PUBLISHER

Sworn to and subscribed before me this 21ST day of JUNE
A.D., 2018

PAULA D. TURNER
NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-05-31-06-07-14-21-2018

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2018060699 8/2/2018 1:28 PM
OFF REC BK: 7942 PG: 1815 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 03253 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 17, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TAX CERTIFICATE REDEMPTIONS CORP 925 ARTHUR GODFREY RD STE 102 MIAMI BEACH, FL 33140	TAX CERTIFICATE REDEMPTIONS CORP PO BOX 403006 MIAMI BEACH FL 33150
TAX CERTIFICATE REDEMPTIONS CORP C/O J ISRAEL P O BOX 1545 BOCA RATON FL 33429	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 17th day of May 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

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DATE - 07-02-2018 - TAX CERTIFICATE # 03253

in the CIRCUIT Court

was published in said newspaper in the issues of

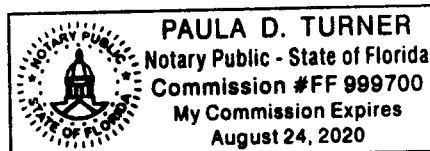
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NOTARY PUBLIC



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-05-31-06-07-14-21-2018

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 18-226
Property Identification No. 102S301000021005
Tax Account No. 053084000

TAX DEED

State of Florida
County of Escambia


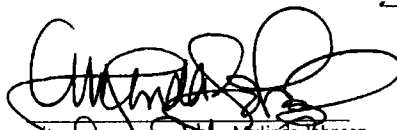
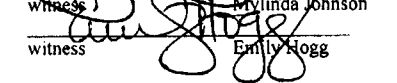
The following Tax Sale Certificate Numbered 03253 issued on June 1, 2011 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by 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 July 2018, offered for sale as required by law for cash to the highest bidder and was sold to: **IPLAN GROUP AGENT FOR CUSTODIAN FBO LOUAY K NASSRI IRA, 7909 SUMAC COURT FORT SMITH AR 72916**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

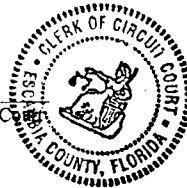
Now, on this 2nd day of July 2018, in the County of Escambia, State of Florida, in consideration of the sum of (\$5,089.84) FIVE THOUSAND EIGHTY NINE AND 84/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LT 21 BLK 5 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 6559 P 358 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: TAX CERTIFICATE REDEMPTIONS CORP**


PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida
witness  Mylinda Johnson
witness  Emily Hogg

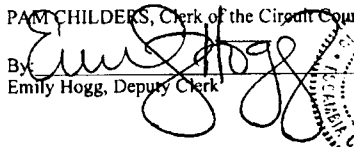


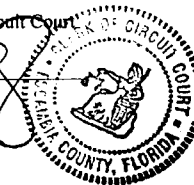
State of Florida
County of Escambia

On this 1st day of August 2018 before me Emily Hogg personally appeared Pam Childers, 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.

PAM CHILDERS, Clerk of the Circuit Court

By 
Emily Hogg, Deputy Clerk



Pam Childers

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2018 JUN 26 P 1:04
ESCAMBIA COUNTY, FL

9400921787169170

Pam Childers

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2018 JUN 11 A 9:28
ESCAMBIA COUNTY, FL

CERTIFIED MAIL



9171 9690 0935 0128 0873 93

NEOPOST

05/17/2018
US POSTAGE \$005.42



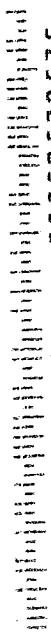
ZIP 32502
041M11272965

TAX CERTIFICATE REDEMPTIONS

CORP [18-226]
C/O ISRAEL
P O BOX 1545
BOCA RATON FL 334

UNC BC: 32502583335 *2187-03554-17-39

3325831543-BC



CERTIFIED MAIL



9171 9690 0935 0128 0874 23

NEOPOST

05/17/2018
US POSTAGE \$005.42



ZIP 32502
041M11272965

AMK

TAX CERTIFICATE REDEMPTIONS

CORP [18-226]
PO BOX 403006
MIAMI BEACH FL 33150

331 FE 1 0006/04/18

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 32502583335 *2187-03551-17-39

3310910255-BC

