

18-630

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800416

**Date of Tax Deed Application**

May 18, 2018

This is to certify that **COMIAN XI TAX LIEN FUND, LLC**, holder of **Tax Sale Certificate Number 2011 / 3500**, 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: **05-4091-454**

**Cert Holder:**

**COMIAN XI TAX LIEN FUND, LLC**  
**700 ROUTE 130 N, SUITE 101**  
**CINNAMINSON, NJ 08077**

**Property Owner:**

**CGD OF NORTH FLORIDA INC**  
**1149 CREIGHTON RD STE 3**  
**PENSACOLA, FL 32504**

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR  
 POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S (Full legal  
 attached.)

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:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
2011/3500	05-4091-454	06/01/2011	232.77	293.29	526.06

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

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
2017/2505	05-4091-454	06/01/2017	228.80	6.25	40.04	275.09
2016/2562	05-4091-454	06/01/2016	223.54	6.25	80.47	310.26
2015/2851	05-4091-454	06/01/2015	212.97	6.25	115.00	334.22
2014/2677	05-4091-454	06/01/2014	230.30	6.25	162.36	398.91
2013/3043	05-4091-454	06/01/2013	220.04	6.25	181.53	407.82
2012/3356	05-4091-454	06/01/2012	233.70	6.25	248.89	488.84

**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**

2,741.20  
 0.00  
 213.71  
 200.00  
 175.00  
  
 3,329.91

**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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee

6.25

19. Total Amount to Redeem

--

Done this the 23rd day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 3, 2018

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-4091-454 2011

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E  
100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL  
HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800416

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
COMIAN XI TAX LIEN FUND, LLC  
700 ROUTE 130 N, SUITE 101  
CINNAMINSON, NJ 08077,

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
05-4091-454	2011/3500	06-01-2011	BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

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  
COMIAN XI TAX LIEN FUND, LLC  
700 ROUTE 130 N, SUITE 101  
CINNAMINSON, NJ 08077

05-18-2018  
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:** 132S304600003016  
**Account:** 054091454  
**Owners:** CGD OF NORTH FLORIDA INC  
**Mail:** 1149 CREIGHTON RD STE 3  
 PENSACOLA, FL 32504  
**Situs:** 500 BLK PETROS CIR 32505  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** SHERWOOD/WARRINGTON/ESCAMBIA  
**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	\$11,401	\$0	\$11,401	\$11,401
2016	\$11,401	\$0	\$11,401	\$11,401
2015	\$11,401	\$0	\$11,401	\$11,401

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1997	4170	165	\$100	WD	<a href="#">View Instr</a>
06/1997	4138	721	\$62,500	WD	<a href="#">View Instr</a>
02/1993	3311	693	\$30,000	WD	<a href="#">View Instr</a>
09/1991	3060	349	\$100	CT	<a href="#">View Instr</a>

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

### 2017 Certified Roll Exemptions

None

### Legal Description

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC  
 W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89  
 88/100 FT S 89 DEG 49 MIN...

### Extra Features

None

### Parcel

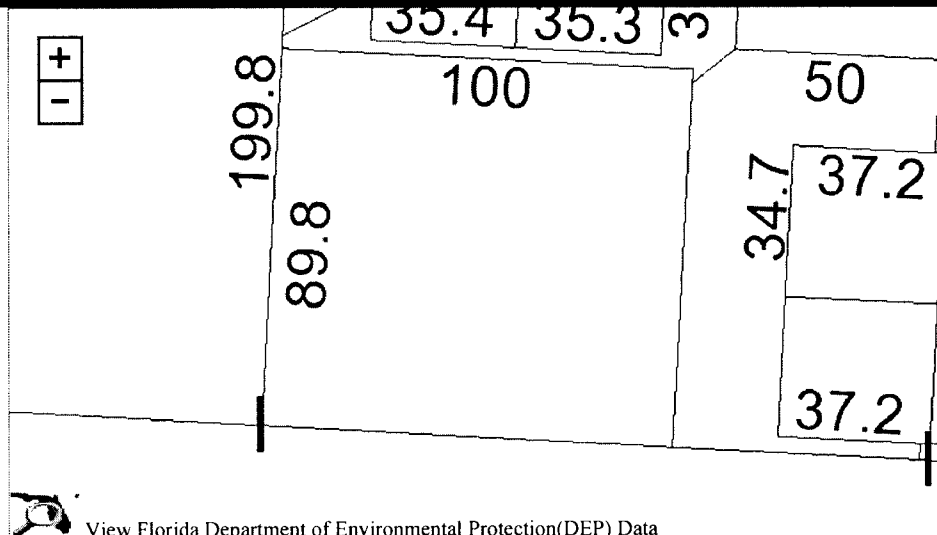
#### Information

**Section Map Id:**  
[13-2S-30-2](#)

**Approx. Acreage:**  
 0.2112

**Zoned:**   
 Corn

**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.

18-630

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14634

September 6, 2018

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 Escambia County, Florida, solely as revealed by records maintained from 09-06-1998, through 09-06-2018, and said search reveals the following:

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

CGD of North Florida, 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

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: 

September 6, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14634

September 6, 2018

**132S304600003016 - Full Legal Description**

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S  
89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO  
POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14634

September 6, 2018

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

1. Taxes for the year 2010-2017 delinquent. The assessed value is \$11,401.00. Tax ID 05-4091-454.

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.

# 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: 12-3-2018

TAX ACCOUNT NO.: 05-4091-454

CERTIFICATE NO.: 2011-3500

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

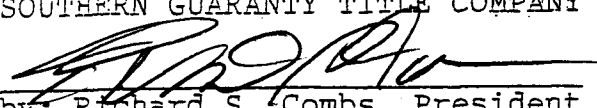
     X   Notify Escambia County, 190 Governmental Center, 32502

     X   Homestead for        tax year.

OGD of North Florida, Inc.  
1149 Creighton Rd., Ste 3  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 6th day of September, 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.



DEED DOC STAMPS PD @ ESC CO 0.70  
09/11/97 ERNIE LEE NASH, CLERK  
By: *Sally Ann*

10-50  
This Instrument Prepared By:  
Robert L. Stone, Esquire  
Clark, Partington, Hart, Larry, Bond,  
Stackhouse & Stone  
Post Office Box 13010  
Pensacola, Florida 32591-3010

TAX PARCEL I.D. #13-28-30-4600-000-019

STATE OF FLORIDA

CORRECTIVE WARRANTY DEED

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That CHARLES R. RUMSEY, a single man, GROVES & ASSOCIATES INSURANCE, INC., a Florida corporation, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto CGD OF NORTH FLORIDA, INC., a Florida corporation, whose mailing address is 1149 Creighton Road, Suite 3-C, Pensacola, Florida 32504, its successors and assigns forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

A portion of Royal Heritage, Unit IV, a subdivision of Section 13, Township 2 South, Range 30 West, Escambia County, Florida, according to plat filed in Plat Book 9, Page 26, of the Public Records of said County, described as follows: Commence at the Southeast corner of Section 13, Township 2 South, Range 30 West; thence run North 89°52'41" West for 960.00 feet to the Point of Beginning; thence continue North 89°52'41" West for 320.00 feet; thence North 00°12'10" East for 200.00 feet to the South right-of-way line of Massachusetts Avenue; thence run South 89°52'41" East for 110.00 feet; thence run South 00°10'15" West for 100.00 feet; thence run South 89°52'41" East for 100.00 feet, thence run North 00°10'15" East for 100.00 feet; thence run South 89°52'41" East for 110.00 feet; thence run South 00°10'15" West for 110.00 feet; thence run South 89°49'45" East for 100.00 feet; thence run South 00°10'15" West for 89.88 feet; thence run South 89°49'45" West for 100.00 feet to the Point of Beginning.

THIS CORRECTIVE WARRANTY DEED IS GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN O. R. BOOK 4138, AT PAGE 721, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

The herein-described property does not constitute the homestead of the Grantor, Charles R. Rumsey, who resides in another state.

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and Grantors hereby fully warrant the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of the 6th day of June, 1997.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
L. F. GROVES IV  
(Type/Print Name of Witness)

*[Signature]*  
LARRY RICHARDSON  
(Type/Print Name of Witness)

*[Signature]*  
L. F. GROVES IV  
(Type/Print Name of Witness)

*[Signature]*  
LARRY RICHARDSON  
(Type/Print Name of Witness)

*[Signature]*  
CHARLES R. RUMSEY (SEAL)

GROVES & ASSOCIATES INSURANCE, INC.,  
a Florida corporation  
*[Signature]*  
By: Michele F. Groves, its President (SEAL)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 32 day of August, 1997, by CHARLES R. RUNSEY, who (☒) is personally known to me of (☒) who produced a Mississippi driver license as identification and (☒) did not take an oath.

CATHERINE WHITEHEAD  
"Notary Public-State of FL"  
Comm. Exp. May 1, 1998  
Comm. No. CC 364115

[NOTARIAL SEAL]

Catherine Whitehead  
[Signature of Notary Public]  
Catherine Whitehead  
[Print, Type or Stamp Name of Notary Public]  
State of Florida  
Commission Number: CC-364115  
My Commission Expires: 5/1/98

RCD Sep 11, 1997 11:00 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-416382

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 32 day of August, 1997, by Michele F. Groves, as President of GROVES & ASSOCIATES INSURANCE, INC., a Florida corporation, on behalf of the said corporation. The aforementioned individual (☒) is personally known to me or (☐) produced a Florida driver license as identification and did not take an oath.

CATHERINE WHITEHEAD  
"Notary Public-State of FL"  
Comm. Exp. May 1, 1998  
Comm. No. CC 364115

[NOTARIAL SEAL]

Catherine Whitehead  
[Signature of Notary Public]  
Catherine Whitehead  
[Print, Type or Stamp Name of Notary Public]  
State of Florida at Large  
Commission Number: CC-364115  
My Commission Expires: 5/1/98

TAX I.D. NO. OF GRANTEE: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03500 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 18, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CGD OF NORTH FLORIDA INC  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

WITNESS my official seal this 18th day of October 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 December 3, 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 COMAIN CI TAX LIEN FUND LLC holder of Tax Certificate No. 03500, 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:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054091454 (18-630)

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

CGD OF NORTH FLORIDA INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the 3rd day of December 2018.

Dated this 18th day of October 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:  
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Post Property:

500 BLK PETROS CIR 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**CGD OF NORTH FLORIDA INC**  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-4091-454	06		132S304600003016

PROPERTY ADDRESS:

EXEMPTIONS:

CGD OF NORTH FLORIDA INC  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

500 BLK PETROS CIR

PRIOR YEAR(S) TAXES OUTSTANDING

11 | 3500

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	11,401	0	11,401	75.43
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	11,401	0	11,401	24.23
BY STATE LAW	4.2000	11,401	0	11,401	47.88
WATER MANAGEMENT	0.0338	11,401	0	11,401	0.39
SHERIFF	0.6850	11,401	0	11,401	7.81
M.S.T.U. LIBRARY	0.3590	11,401	0	11,401	4.09

TOTAL MILLAGE

14.0193

AD VALOREM TAXES

\$159.83

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W  
960 FT FOR POB N 0 DEG 10 MIN 15 S  
See Additional Legal on Tax Roll

FP FIRE PROTECTION

15.03

NON-AD VALOREM ASSESSMENTS

\$15.03

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$174.86

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	\$167.87	\$169.61	\$171.36	\$173.11	\$174.86

RETAIN FOR YOUR RECORDS

### 2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	167.87
AMOUNT IF PAID BY	Dec 31, 2018
	169.61
AMOUNT IF PAID BY	Jan 31, 2019
	171.36
AMOUNT IF PAID BY	Feb 28, 2019
	173.11
AMOUNT IF PAID BY	Mar 31, 2019
	174.86

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
05-4091-454
PROPERTY ADDRESS
500 BLK PETROS CIR

CGD OF NORTH FLORIDA INC  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

1 054091454 2018 5

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

18-620

**Document Number:** ECSO18CIV052306NON

**Agency Number:** 19-000787

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03500 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: CGD OF NORTH FLORIDA INC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 10/19/2018 at 1:02 PM and served same on CGD OF NORTH FLORIDA INC , in ESCAMBIA COUNTY, FLORIDA, at 3:38 PM on 10/22/2018 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 DANNY GROOVES, as PRESIDENT, 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: \_\_\_\_\_



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER



**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 December 3, 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 COMAIN CI TAX LIEN FUND LLC holder of Tax Certificate No. 03500, 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:

BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054091454 (18-630)

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

**CGD OF NORTH FLORIDA INC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the 3rd day of December 2018.

Dated this 18th day of October 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:**

**CGD OF NORTH FLORIDA INC**  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

2018 OCT 19 PM 1:02

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-630

**Document Number:** ECSO18CIV051908NON

**Agency Number:** 19-000711

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03500 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: CGD OF NORTH FLORIDA INC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/18/2018 at 2:59 PM and served same at 9:10 AM on 10/23/2018 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. BILL

Printed By: NDSCHERER

**WARNING**

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Dated this 18th day of October 2018.

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**Post Property:**

**500 BLK PETROS CIR 32505**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
CIVIL UNIT

2018 OCT 18 PM 2:59

RECEIVED

Map  
attached



Reference: 132S304600003016

Account: 054091454

Section Map: 13-2S-30-2

Situs: 500 BLK PETROS CIR

Complex: ROYAL HERITAGE UNIT #4 PB 9 P 26

Owner: CGD OF NORTH FLORIDA INC

Mailing Address:

1149 CREIGHTON RD STE 3

PENSACOLA, FL 32504

Last Sale: 8/1997, \$100

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 0.2112 ac

Bldg. Count: 0

Total Heated Area: 0 sf

Zoned: Com

Taxing Auth: COUNTY MSTU

Schools:

Elem: SHERWOOD

Int: WARRINGTON

High: ESCAMBIA



CGD OF NORTH FLORIDA INC [18-630]  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

9171 9690 0935 0128 2739 32

10/22/18 DELIVERED ✓

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

By:  
Emily Hogg  
Deputy Clerk

### Tracking Number Information

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	10/18/18 09:08 AM
<b>Tracking Number:</b>	9171969009350128273932	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32504
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.470	<b>State:</b>	FL

Proof of Delivery

*John Chen*  
1149-#3  
CREIGHTON

### Status Details

▼ Status Date	Status
Mon, 10/22/18, 03:04:00 PM	OK : Delivered
Sat, 10/20/18, 09:35:00 AM	Delayed: Business Closed
Sat, 10/20/18, 04:32:00 AM	Arrival at Unit
Fri, 10/19/18, 03:03:00 AM	Dispatched from Sort Facility
Thu, 10/18/18, 09:22:00 PM	Processed (processing scan)
Thu, 10/18/18, 08:07:00 PM	Origin Acceptance
Thu, 10/18/18, 12:27:00 PM	OK: USPS acknowledges reception of info

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

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR10/31-11/21TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2011 TD 03500 in the Escambia Court was published in said newspaper in and was printed and released on October 31, 2018, November 7, 2018, November 14, 2018 and November 21, 2018.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm G. Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2018, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

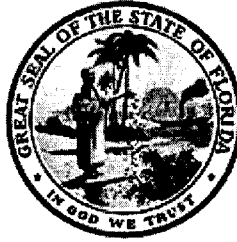
BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG623500  
Expires 8/22/2020



**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  
No Bid Tax Deed Sale**

**Cert # 003500 of 2011 Date 12/03/2018  
Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$80.72
Grand Total	\$80.72

-40.00  
**PAM CHILDERS \$40.72**  
Clerk of the Circuit Court

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>

2018 taxes \$169.61

total needed  
\$ 210.33

**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  
 No Bid Tax Deed Sale**

**Cert # 003500 of 2011 Date 12/03/2018  
 Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$80.72
Grand Total	\$80.72

**Purchase Price \$4,360.08 Opening Bid Amount \$4,360.08 OverBid Amount \$0.00**

	<b>Total Check</b>	<b>\$80.72</b>
	<b>Adv Recording Deed</b>	<b>\$10.00</b>
	<b>Adv Doc. Stamps</b>	<b>\$30.80</b>
	<b>Postage</b>	<b>\$5.42</b>
	<b>Researcher Copies</b>	<b>\$2.00</b>
	<b>Adv Recording Mail Cert</b>	<b>\$18.50</b>
	<b>Clerk's Prep Fee</b>	<b>\$14.00</b>
<b>Sheriff Services over \$60</b>	<b>0</b>	
<b>Legal Ad over \$165</b>	<b>0</b>	
	<b>Total Extra TD Registry of Court Fees</b>	<b>0</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

**By: \_\_\_\_\_  
 Deputy Clerk**

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
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 CIRCUIT CRIMINAL  
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 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 # 2011 TD 003500**  
**Sold Date 12/03/2018**  
**Name NO BID**

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	\$0.00
PostageT = TD2	\$5.42
Researcher Copies = TD6	\$2.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$30.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <a href="#">VIEW IMAGES</a>
06/01/2011	0101	CASE FILED 06/01/2011 CASE NUMBER 2011 TD 003500	
05/24/2018	RECEIPT	PAYMENT \$450.00 RECEIPT #2018049396	
05/24/2018	TD83	TAX COLLECTOR CERTIFICATION	
05/24/2018	TD84	PA'S PRINT OUT	
10/11/2018	TD82	PROPERTY INFORMATION REPORT	
10/18/2018	TD81	CERTIFICATE OF MAILING	
10/26/2018	CheckVoided	CHECK (CHECKID 93448) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
10/26/2018	CheckMailed	CHECK PRINTED: CHECK # 900028505 - - REGISTRY CHECK	
11/08/2018	TD84	2018 TAXES	
11/09/2018	TD84	SHERIFF RETURN OF SERVICE	
11/16/2018	TD84	CERTIFIED MAIL DELIVERY STATUS	
11/26/2018	TD84	PROOF OF PUBLICATION	
11/30/2018	CheckVoided	CHECK (CHECKID 94223) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
11/30/2018	CheckMailed	CHECK PRINTED: CHECK # 900028645 - - REGISTRY CHECK	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
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05/24/2018 9:03:57 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
05/24/2018 9:05:01 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
05/24/2018 9:05:02 AM	TD70	ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	450.00	450.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
05/24/2018 9:05:42 AM	2018049396	COMIAN XI TAX LIEN FUND LLC	450.00	450.00	0.00
		Total	450.00	450.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/30/2018 10:35:03 AM	Check (outgoing)	101306277	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900028645 CLEARED ON 11/30/2018
10/26/2018 9:43:13 AM	Check (outgoing)	101295569	BALLINGER PUBLISHING	PO BOX 12665	200.00	900028505 CLEARED ON 10/26/2018
05/24/2018 9:05:42 AM	Deposit	101241946	COMIAN XI TAX LIEN FUND LLC		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			16,880.00		-16,560.00	



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 4, 2018

COMIAN XI TAX LIEN FUND LLC  
700 ROUTE 130 N SUITE 101  
CINNAMINSON NJ 08077

Dear Certificate Holder:


The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were presented at auction on DECEMBER 3, 2018 with "no bids". Please remit the following recording fees. These fees must be sent to our office NO LATER THAN DECEMBER 18, 2018. Thank you and have a great day.

CERT NUMBER	RECORDING FEES	CREDIT	2016 TAXES	TOTAL
2011 TD 003500	\$80.72	(\$40.00)	\$169.61	\$210.33
2011 TD 009538	\$67.72	(\$120.00)	\$61.64	\$9.36
2011 TD 009539	\$72.14	(\$80.00)	\$61.64	\$53.78
			TOTAL	\$273.47

\*\*\*ALL FEES DUE BY DECEMBER 18, 2018

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2018105434 12/31/2018 2:58 PM  
OFF REC BK: 8024 PG: 190 Doc Type: COM  
Recording \$18.50

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

**CERTIFICATE # 03500 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 18, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CGD OF NORTH FLORIDA INC  
1149 CREIGHTON RD STE 3  
PENSACOLA, FL 32504

WITNESS my official seal this 18th day of October 2018.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

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

CGD OF NORTH FLORIDA INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of December, which is the 3rd day of December 2018.

Dated this 18th day of October 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

4WR10/31-11/21/20

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2011 TD 03500 in the Escambia Court was published in said newspaper in and was printed and released on October 31, 2018, November 7, 2018, November 14, 2018 and November 21, 2018.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm G. Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2018, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020

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

Tax Deed File No. 18-630  
Property Identification No. 132S304600003016  
Tax Account No. 054091454

## TAX DEED

State of Florida  
County of Escambia


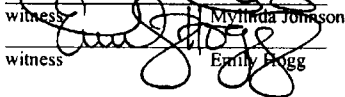
The following Tax Sale Certificate Numbered 03500 issued on June 1, 2011 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by 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 3rd day of December 2018, offered for sale as required by law for cash to the highest bidder and was sold to: COMIAN XI TAX LIEN FUND LLC, 700 ROUTE 130 N, SUITE 101 CINNAMINSON NJ 08077, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


Now, on this 3rd day of December 2018, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,360.08) FOUR THOUSAND THREE HUNDRED SIXTY AND 08/100 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:

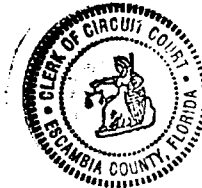
BEG AT SE COR OF SEC N 89 DEG 52 MIN 41 SEC W 960 FT FOR POB N 0 DEG 10 MIN 15 SEC E 89 88/100 FT S 89 DEG 49 MIN 45 SEC E 100 FT S 0 DEG 10 MIN 15 SEC W 89 88/100 FT S 89 DEG 49 MIN 45 SEC W 100 FT TO POB BEING PART OF LTS 16 & 17 ROYAL HERITAGE UNIT NO 4 PB 9 P 26 OR 4138 P 721 OR 4170 P 165

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

\*\* Property previously assessed to: CGD OF NORTH FLORIDA INC

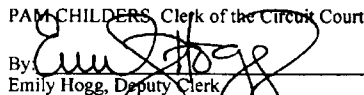
  
witness Myrinda Johnson  
  
witness Emily Hogg

  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida



State of Florida  
County of Escambia

On this 26th day of December 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

