16.077

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600038

Date of Tax Deed Application
Apr 07, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 4026**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **07-4551-000**

Cert Holder:
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

Property Owner:
ALEXAKOS & OWENS LLC
3715 NAVY BLVD
PENSACOLA, FL 32507
BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI 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:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/4026	07-4551-000	06-01-2014	1,428.73	95.84	1,524.57
2015/4341	07-4551-000	06-01-2015	1,407.01	70.35	1,477.36

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
/						

	Total Amount Paid
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	3,001.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1291.56
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,668.49
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	12.50
19. Total Amount to Redeem	

Done this the 6th day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016 By

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

07-4551-000 2014

BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3 TO N LI OF RR R/W WLY ALG R/W 780 45/100 FT TO W LI OF 2ND ST NLY ALG W LI TO S LI OF 4TH AVE ELY ALG 4TH AVE TO POB OR 5561 P 1168 S1/2 OF VAC R/W DESC AS FOLLOWS: E 242 80/100 FT OF MELDUM AVE (FKA 4TH AVE) LYING S OF LTS 13 THRU 16 BLK 3 WESTERLY HEIGHTS S/D PB 2 P 14 OR 5892 P 43

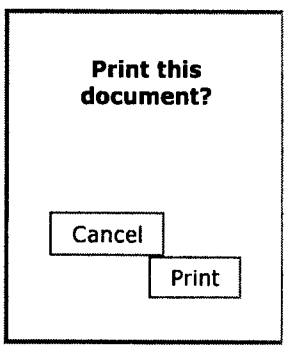
FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600038

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

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

Certificate No.	Date	Legal Description
2014/ 4026	06-01-2014	BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3 TO N LI OF RR R/W WLY ALG R/W 780 45/100 FT TO W LI OF 2ND ST NLY ALG W LI TO S LI OF 4TH AVE ELY ALG 4TH AVE TO POB OR 5561 P 1168 S1/2 OF VAC R/W DESC AS FOLLOWS: E 242 80/100 FT OF MELDUM AVE (FKA 4TH AVE) LYING S OF LTS 13 THRU 16 BLK 3 WESTERLY HEIGHTS S/D PB 2 P 14 OR 5892 P 43



I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file *04-07-2016*

Applicant's Signature Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	382S303000000000
Account:	074551000
Owners:	ALEXAKOS & OWENS LLC
Mail:	3715 NAVY BLVD PENSACOLA, FL 32507
Situs:	100 BLK CHASEVILLE ST 32507
Use Code:	VACANT COMMERCIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	$83,838	$0	$83,838	$83,838
2014	$83,838	$0	$83,838	$83,838
2013	$83,838	$0	$83,838	$83,838

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/2005	5561	1168	$100,000	WD	View Instr
08/1996	4027	770	$11,000	WD	View Instr
11/1994	3661	772	$1,000	CT	View Instr
03/1989	2684	471	$100	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3...

Extra Features

None

Parcel Information

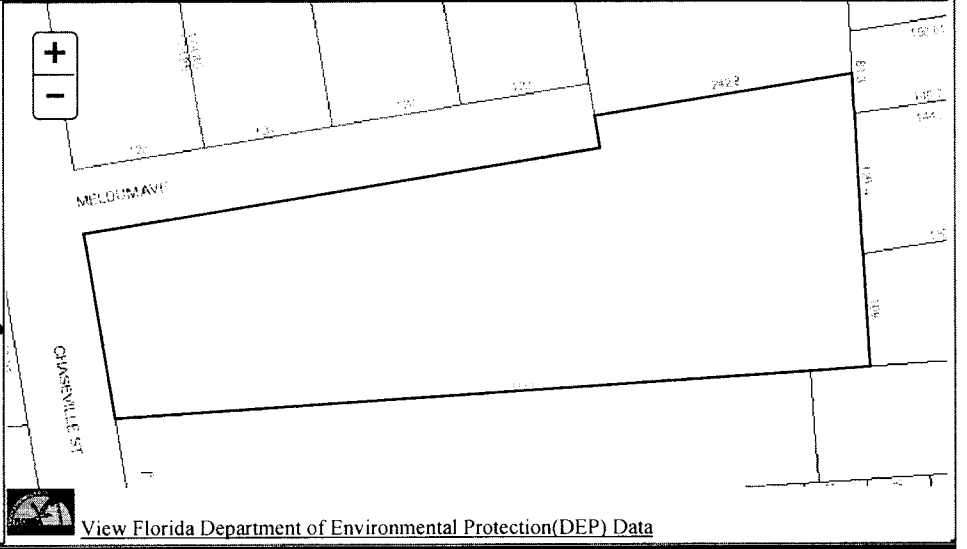
Launch Interactive Map

Section Map Id:
CA161

Approx. Acreage:
3.5300

Zoned:
HC/LI

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.

16-077

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.: 12529 April 12, 2016

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 04-12-1996, through 04-12-2016, and said search reveals the following:

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

   Alexakos and Owens, LLC

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: _____ April 12, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12529 April 12, 2016

382S303000000000 - Full Legal Description

BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3 TO N LI OF RR R/W WLY ALG R/W 780 45/100 FT TO W LI OF 2ND ST NLY ALG W LI TO S LI OF 4TH AVE ELY ALG 4TH AVE TO POB OR 5561 P 1168 S1/2 OF VAC R/W DESC AS FOLLOWS: E 242 80/100 FT OF MELDUM AVE (FKA 4TH AVE) LYING S OF LTS 13 THRU 16 BLK 3 WESTERLY HEIGHTS S/D PB 2 P 14 OR 5892 P 43

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12529 April 12, 2016

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

1. Judgment filed by Charterbank recorded in O.R. Book 7083,, page 809.

2. Taxes for the year 2013-2015 delinquent. The assessed value is $83,838.00. Tax ID 07-4551-000.

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: 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: 7-11-2016

TAX ACCOUNT NO.: 07-4551-000

CERTIFICATE NO.: 2014-4026

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.

Alexakos & Owens, LLC
3715 Navy Blvd.
Pensacola, FL 32507
and
4618 Clara Street
Pensacola, FL 32526

CharterBank
1289 Airport Blvd.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 13th day of April, 2016.

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 5561 PG1168
Escambia County, Florida
INSTRUMENT 2005-324784

DEED DOC STAMPS PD @ ESC CO $ 700.00
01/19/05 ERNIE LEE MAGAHA, CLERK

Prepared by and return to:
Kerry Anne Schultz
Attorney at Law
Lozier, Thames & Frazier, P.A.
24 West Chase Street
Pensacola, FL 32502
850-469-0202
File Number: **ALE724**
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **14th** day of **January, 2005** between **Alan G. Roddy, a single man and Connie M. Roddy, a single woman** whose post office address is **204 Riverview Drive, Daleville, AL 36322** of the County of **Dale**, State of **Alabama**, grantor*, and **Alexakos & Owens, LLC, a Florida limited liability company** whose address is **3715 Navy Blvd, Pensacola, FL 32507** of the County of **Escambia**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Beginning at the intersection of the Southerly extension of the East line of Block 3, Westerly Heights, a subdivision recorded in Plat Book 2, at page 14 and the South line of 4th Avenue; thence South along the extension of the East line of Block 3 of Westerly Heights to the North line of the St. Louis and San Francisco Railroad right-of-way; thence West along the North right-of-way line to the East line of 2nd Street, thence North along the East line of 2nd Street to the South line of 4th Avenue; thence East along the South line of 4th Avenue to the Point of Beginning; being a portion of Section 38, Township 2 South, Range 30 West, Escambia County, Florida.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kerry Anne Schultz

Witness Name: Brenda Lewis

Alan G. Roddy (Seal)

Connie M. Roddy (Seal)

DoubleTime®

OR BK 5561 PG1169
Escambia County, Florida
INSTRUMENT 2005-324784

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 14th day of January, 2005 by Alan G. Roddy and Connie M. Roddy, who [ ] are personally known or [X] have produced a driver's license as identification.

Brenda Lewis

[Notary Seal]

Notary Public

Printed Name: Brenda Lewis

My Commission Expires: _____

Brenda Lewis
MY COMMISSION # DD252273 EXPIRES
September 21, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

RCD Jan 19, 2005 05:20 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2005-324784

DoubleTime®

Recorded in Public Records 10/02/2013 at 02:44 PM OR Book 7083 Page 809, Instrument #2013075381, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $61.00

Recorded in Public Records 11/09/2012 at 08:23 AM OR Book 6932 Page 1672, Instrument #2012086070, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CHARTERBANK,

Plaintiff,

v. **CASE NO.:2012 CA 002326C**

ALEXAKOS & OWENS, LLC, ANGELO ALEXAKOS, AND JONATHAN LEE OWENS,

Defendants.

/

ERNIE LEE MAGAHA CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FL
2012 NOV -2 P 3:17
CIRCUIT CIVIL DIVISION FILED & RECORDED

SUMMARY FINAL JUDGMENT

All Counts of the Complaint in this matter having come before the Court on the Stipulation for Entry of Summary Final Judgment submitted by Plaintiff CharterBank and Defendants Alexakos & Ownes, LLC, Angelo Alexakos, and Jonathan Lee Owens and the Court having read the pleadings, having considered the premises, and being otherwise informed in the premises, it is

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction of the subject matter and the parties of this cause.

2. For this matter, the Plaintiff is entitled to an award of reasonable attorneys' fees in the total amount of **$1,749.00**, consisting of 9.6 hours of attorney time at a rate of $200.00 - $265.00 per hour for T.A. Borowski, Jr. and $150.00 per hour for Louis E. Harper III and 1.9 hours of paralegal time for Mary Ann Boatright at $90.00 per hour. In awarding same, the Court has considered all the criteria set forth in *Florida Patients' Compensation Fund v. Rowe*, 472 So. 2d 1145 (Fla. 1985).

Case: 2012 CA 002326
00085849221
Dkt: CA1036 Pg#: 1

3. Plaintiff CharterBank, whose address is 1289 Airport Boulevard, Pensacola, Florida 32504, is due the following sums pursuant to the terms of the promissory note and mortgage described Counts I and II of the Complaint:

Principal	$248,680.47
Interest to October 9, 2012	$15,800.95
Late Charges	$1,645.42
Real Estate Taxes Advanced	$15,386.99
Hazard Insurance Premium	$10,324.30
Title search expense	$175.00
Attorneys' fees total	$1,749.00
Filing Fees, now taxed	$959.00
Service of process costs, now taxed:	$35.00
Total	$294,756.13

Therefore, it is ADJUDGED that Plaintiff CharterBank shall recover from Defendant Alexakos & Ownens, LLC **the total sum of $294,756.13**, which shall bear interest at the rate of 4.75% per year, for all of which let execution issue.

4. Plaintiff CharterBank holds a lien for **the total sum of $294,756.13** superior to any claims or estates of any and all Defendants on the following property in Escambia County, Florida, described in Exhibit "A" attached and incorporated hereto.

5. If the total sum with interest at the rate described in Paragraph 3, including attorneys' fees, and all costs accrued subsequent to this Judgment are not paid, the Clerk of this Court shall sell the property described in Exhibit "A" at public sale on December 6, 2012 at 11:00 a.m. (Central Time) or as soon thereafter as the sale may

proceed, whichever is later, to the highest bidder for cash, except as prescribed in Paragraph 6, at https://www.escambia.realforeclose.com/index.cfm, in accordance with Section 45.031, Florida Statutes.

6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as necessary to pay the bid in full.

7. On filing the certificate of title for the real property described in Exhibit "A," the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying, first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorney fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 3 from this date of the sale; and by retaining any remaining amount pending the further order of this Court.

8. On filing the certificate of title for the real property described in Exhibit "A," the named Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any, upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.

9. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, writs of possession.

10. **IF THE PROPERTY IS SOLD AT PUBLIC AUCTION THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE THIS FINAL JUDGMENT.**

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

11. **IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF, YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, CIRCUIT CIVIL, 190 GOVERNMENTAL CENTER, PENSACOLA, FLORIDA 32502, (850) 595-4130, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.**

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE

PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC., PENSACOLA, FLORIDA (850) 432-2336 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THE NOTICE.

12. Defendant Jonathan Lee Owens, on June 11, 2004, executed and delivered a Guaranty, guaranteeing payment of any indebtedness owed by Defendant Alexakos & Owens, LLC.

13. Defendant Angelo Alexakos, on June 11, 2004, executed and delivered a Guaranty, guaranteeing payment of any indebtedness owed by Defendant Alexakos & Owens, LLC.

14. Therefore it is ADJUDGED that Plaintiff CharterBank, as the owner and holder of the indebtedness owed by Defendant Alexakos & Owens, LLC, shall recover from Defendants Angelo Alexakos and Jonathan Lee Owens, jointly and severally, **the total sum of $24,756.13**. The aforesaid total sum shall bear interest at the rate of 4.75% per year, for all of which let execution issue.

ORDERED in Pensacola, Escambia County, Florida, this 2nd day of November 2012.

LINDA NOBLES
CIRCUIT JUDGE

11/8/12
Conformed copies to:

Louis E. Harper III
Borowski & Traylor, P.A.
25 W. Cedar Street, Suite 525
Pensacola, FL 32502

Richard M. Colbert
Richard M. Colbert, PLLC
2717 Gulf Breeze Parkway
Gulf Breeze, FL 32563

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: D.C.
DATE: September 30, 2013

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY, FLORIDA

Exhibit "A"

Lots 9 to 11, all inclusive and Lots 13 to 16, both inclusive, all being in Block 3, Westerly Heights, according to the plat thereof, recorded in Plat Book 2, Page(s) 14, of the Public Records of Escambia County, Florida; and

The easternmost 242.80 feet of Meldum Avenue formerly known as 4th Avenue per plat of Westerly Heights Subdivision as recorded in Plat Book 2 at Page 14 of the public records of Escambia County, Florida and being more particularly described as follows: All that portion of Meldum Avenue (60' R/W) lying south of Lots 13 through 16, Block 3, Westerly Heights Subdivision as recorded in Plat Book 2 at Page 14 of the public records of Escambia County, Florida. All lying and begin in Section 38, Township 2 South, Range 30 West, Escambia County, Florida.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04026 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 8, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ALEXAKOS & OWENS LLC 3715 NAVY BLVD PENSACOLA, FL 32507	ALEXAKOS & OWENS LLC 4618 CLARA STREET PENSACOLA FL 32526

CHARTERBANK
1289 AIRPORT BLVD
PENSACOLA FL 32504

WITNESS my official seal this 8th day of June 2016.

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 11, 2016, 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 **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 04026**, issued the **1st** day of **June, A.D., 2014** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3 TO N LI OF RR R/W WLY ALG R/W 780 45/100 FT TO W LI OF 2ND ST NLY ALG W LI TO S LI OF 4TH AVE ELY ALG 4TH AVE TO POB OR 5561 P 1168 S1/2 OF VAC R/W DESC AS FOLLOWS: E 242 80/100 FT OF MELDUM AVE (FKA 4TH AVE) LYING S OF LTS 13 THRU 16 BLK 3 WESTERLY HEIGHTS S/D PB 2 P 14 OR 5892 P 43

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074551000 (16-077)

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

ALEXAKOS & OWENS LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of July, which is the **11th day of July 2016.**

Dated this 9th day of June 2016.

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:

ALEXAKOS & OWENS LLC
3715 NAVY BLVD
PENSACOLA, FL 32507

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 11, 2016, 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 **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 04026**, issued the **1st** day of **June, A.D., 2014** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF SLY EXTEN OF E LI OF BLK 3 WESTERLY HTS AND SLY LI OF 4TH AVE SLY ALG EXTEN OF E LI OF BLK 3 TO N LI OF RR R/W WLY ALG R/W 780 45/100 FT TO W LI OF 2ND ST NLY ALG W LI TO S LI OF 4TH AVE ELY ALG 4TH AVE TO POB OR 5561 P 1168 S1/2 OF VAC R/W DESC AS FOLLOWS: E 242 80/100 FT OF MELDUM AVE (FKA 4TH AVE) LYING S OF LTS 13 THRU 16 BLK 3 WESTERLY HEIGHTS S/D PB 2 P 14 OR 5892 P 43

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074551000 (16-077)

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

ALEXAKOS & OWENS LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of July, which is the **11th day of July 2016.**

Dated this 8th day of June 2016.

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.

Post Property:

100 BLK CHASEVILLE ST 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

16-077

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV027831NON **Agency Number:** 16-008724
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04026 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ALEXAKOS & OWENS LLC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/8/2016 at 2:12 PM and served same at 2:46 PM on 6/9/2016 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: _____
P. WISE, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: NDSCHERER

008724

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SECTION 38, TOWNSHIP 2 S, RANGE 30 W

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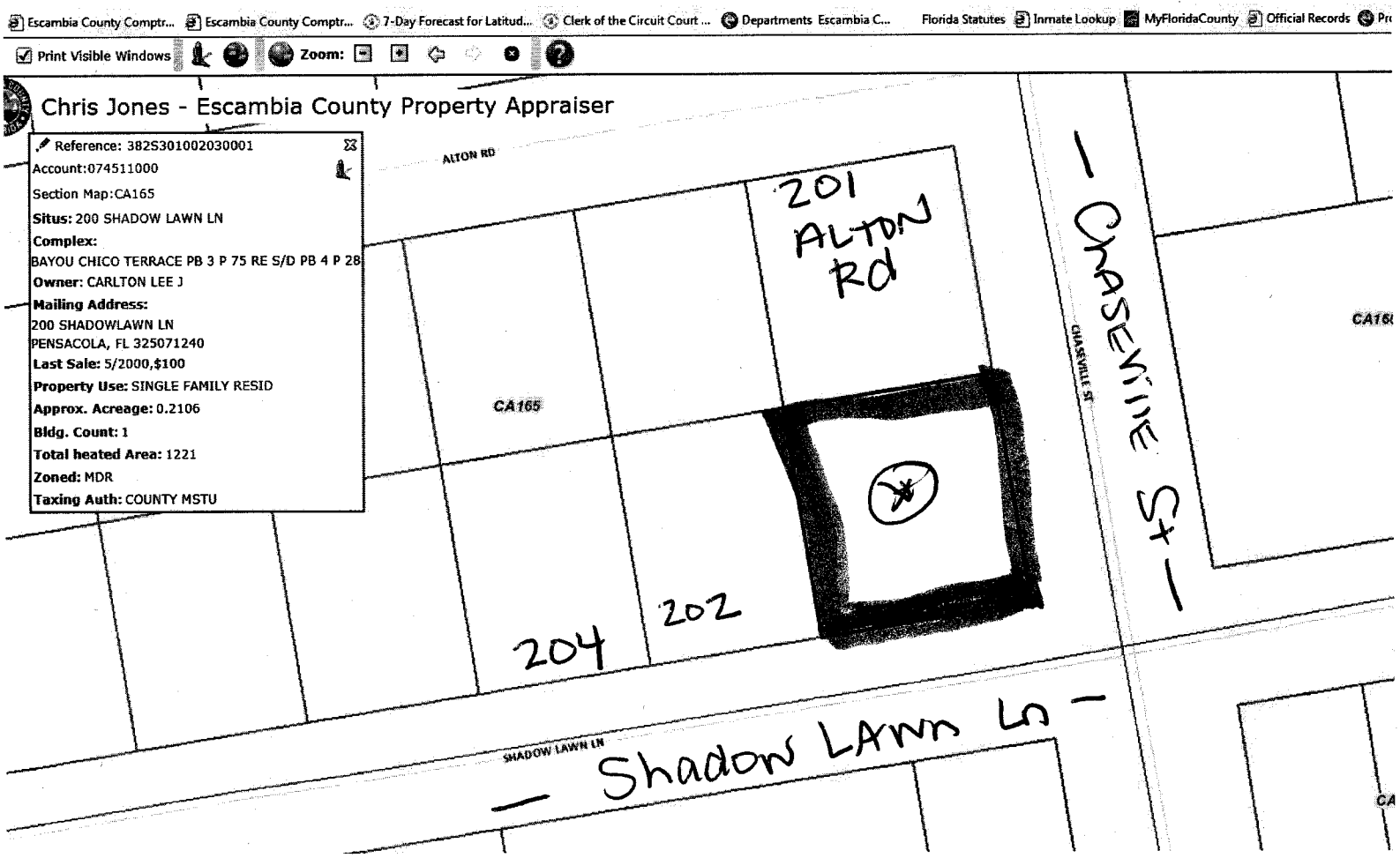
Dated this 8th day of June 2016.

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Post Property:
100 BLK CHASEVILLE ST 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk


Escambia County Comptr...
Escambia County Comptr...
7-Day Forecast for Latitud...
Clerk of the Circuit Court ...
Departments Escambia C...
Florida Statutes
Inmate Lookup
MyFloridaCounty
Official Records
Print Visible Windows
Zoom:
Chris Jones - Escambia County Property Appraiser
Reference: 382S301002030001
Account:074511000
Section Map:CA165
Situs: 200 SHADOW LAWN LN
Complex:
BAYOU CHICO TERRACE PB 3 P 75 RE S/D PB 4 P 28
Owner: CARLTON LEE J
Mailing Address:
200 SHADOWLAWN LN
PENSACOLA, FL 325071240
Last Sale: 5/2000,$100
Property Use: SINGLE FAMILY RESID
Approx. Acreage: 0.2106
Bldg. Count: 1
Total heated Area: 1221
Zoned: MDR
Taxing Auth: COUNTY MSTU
ALTON RD
201 ALTON RD
CA165
CHASEVILLE ST
1 Chaseville St
204
202
SHADOW LAWN LN
Shadow Lawn Ln

14/040260

16-077

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV027756NON **Agency Number:** 16-008703
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04026 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ALEXAKOS & OWENS LLC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/8/2016 at 2:12 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ALEXAKOS & OWENS LLC , Writ was returned to court UNEXECUTED on 6/10/2016 for the following reason:

PER OWNER OF J D PERFORMANCE AUTO THAT HAS LEASED THE PROPERTY FOR TWO YEARS NOW ADVISED GIVEN ADDRESS WAS A BUSINESS THAT HAS BEEN GONE FOR THREE YEARS. CURRENT BUSINESS IS LEASED THROUGH WELCH PROPERTY OF PENSACOLA. CALLED 850-449-9024, HOWEVER, ADVISED GIVEN ADDRESS IS A VACANT LOT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____
P. WISE, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: JLBRYANT

008703

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Dated this 9th day of June 2016.

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:

ALEXAKOS & OWENS LLC
3715 NAVY BLVD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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3715 NAVY BLVD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ALEXAKOS & OWENS LLC [16-077]
3715 NAVY BLVD
PENSACOLA, FL 32507

9171 9690 0935 0128 0353 32

returned NDA

ALEXAKOS & OWENS LLC [16-077]
4618 CLARA STREET
PENSACOLA FL 32526

9171 9690 0935 0128 0353 56

CHARTERBANK [16-077]
1289 AIRPORT BLVD
PENSACOLA FL 32504

9171 9690 0935 0128 0353 49

14/004026

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

CERTIFIED MAIL™

9171 9690 0935 0128 0353 32

NEOPOST FIRST-CLASS MAIL
06/08/2016
US POSTAGE $005.11⁵

ZIP 32502
041M11272965

utg

ALEXAKOS & OWENS LLC [16-077]
3715 NAVY BLVD
PENSACOLA, FL 32507

322 DE 1 7206/11/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2187-01215-08-43

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: 074551000 Certificate Number: 004026 of 2014

Payor: Jonathan Owens 4618 Clara St Pensacola FL 32526 **Date** 06/30/2016

Clerk's Check #	5502834539	Clerk's Total	$470.25
Tax Collector Check #	1	Tax Collector's Total	$4,891.07
		Postage	$16.02
		Researcher Copies	$9.00
		Total Received	$5,386.34

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

16-077

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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JUVENILE
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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

Case # 2014 TD 004026
Redeemed Date 06/30/2016
Name Jonathan Owens 4618 Clara St Pensacola FL 32526

Clerk's Total = TAXDEED	$470.25
Due Tax Collector = TAXDEED	$4,891.07
Postage = TD2	$16.02
ResearcherCopies = TD6	$9.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

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: 074551000 Certificate Number: 004026 of 2014

Redemption: Yes | Application Date: 04/07/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/11/2016	Redemption Date 06/30/2016
Months	3	2
Tax Collector	$4,668.49	$4,668.49
Tax Collector Interest	$210.08	$140.05
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$4,891.07	$4,821.04 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$20.25	$13.50
Total Clerk	$470.25	$463.50 CH
Postage	$16.02	$16.02
Researcher Copies	$9.00	$9.00
Total Redemption Amount	$5,386.34	$5,309.56
	Repayment Overpayment Refund Amount	$76.78 + 40.00 = $116.78

Redeemer

Notes

THE SUMMATION WEEKLY

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

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

By: Emily Hogg
Deputy Clerk

4wr6/8-6/29TD

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 2014 TD 04026 in the _____ Court was published in said newspaper in and was printed and released on the start date of 6-8-16 and end date of 7-5-16.

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 Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 30 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X Na'Shanda L. Edwards

NA'SHANDA L. EDWARDS, NOTARY PUBLIC

NA'SHANDA L. EDWARDS
Notary Public - State of Florida
My Comm. Expires May 20, 2017
Commission # FF 19373

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 11, 2016

JONATHAN OWENS
4618 CLARA ST
PENSACOLA FL 32526

Dear Redeemer,

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.

CERTIFICATE NUMBER	REFUND
2014 TD 004026	$116.78

TOTAL $116.78

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
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 •

July 12, 2016

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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
2014 TD 005366	$450.00	$20.25	$470.25
2014 TD 004026	$450.00	$13.50	$463.50
2014 TD 009635	$450.00	$20.25	$470.25
2014 TD 000005	$450.00	$20.25	$470.25
2014 TD 009611	$450.00	$20.25	$470.25

TOTAL $2,344.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division