16-165

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600064

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 6171**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-3335-400**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
MEHRIARY NASSER
5314 YELLOW BLUFF RD
PENSACOLA, FL 32507
LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286
OR 5801 P 1469

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
2014/6171	10-3335-400	06-01-2014	930.40	46.52	976.92

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
2015/6447	10-3335-400	06-01-2015	932.14	6.25	46.61	985.00

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,961.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	933.84
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)	3,270.76
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 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: August 1, 2016 By Jonathan Johnson

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3335-400 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600064

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, 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/ 6171	06-01-2014	LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

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
Applicant's Signature

04-15-2016
Date

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:	123S322000035017
Account:	103335400
Owners:	MEHRIARY NASSER
Mail:	5314 YELLOW BLUFF RD PENSACOLA, FL 32507
Situs:	5314 YELLOW BLUFF RD 32507
Use Code:	MOBILE HOME
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	$15,000	$39,461	$54,461	$54,461
2014	$15,000	$35,106	$50,106	$50,106
2013	$15,000	$34,228	$49,228	$49,228

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2005	5801	1469	$63,000	WD	View Instr
02/2005	5606	277	$20,000	WD	View Instr
01/2005	5560	663	$100	CT	View Instr
08/2000	4595	1823	$12,500	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

LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

Extra Features

None

Parcel Information

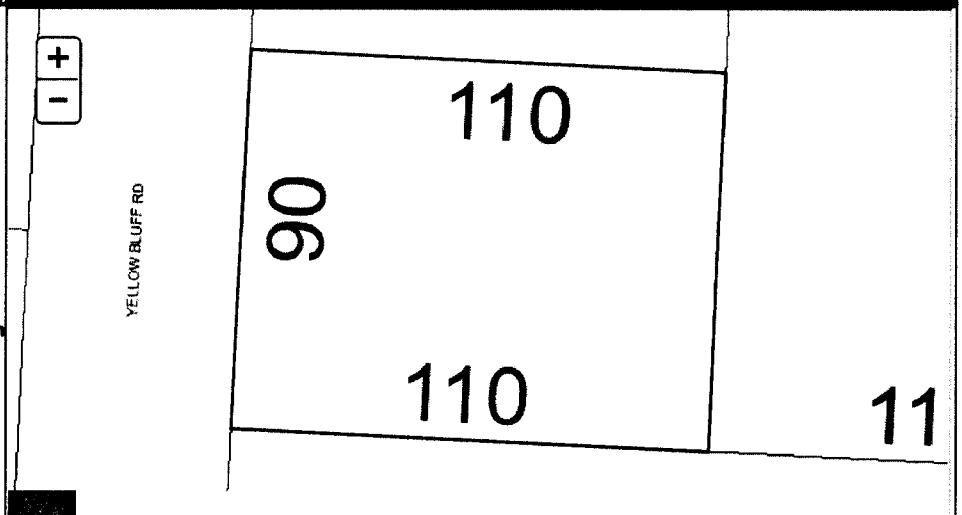
Launch Interactive Map

Section Map Id: 12-3S-32-2

Approx. Acreage: 0.2315

Zoned: HDMU

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 5314 YELLOW BLUFF RD, Year Built: 2000, Effective Year: 2000

Structural Elements

DWELLING UNITS-*1*
MH EXTERIOR WALL-*WOOD SIDING*
MH FLOOR FINISH-*CARPET*
MH FLOOR SYSTEM-*TYPICAL*
MH HEAT/AIR-*HEAT & AIR*
MH INTERIOR FINISH-*PANEL PLYWOOD*

MH MILLWORK-*TYPICAL*
MH ROOF COVER-*COMP SHINGLE/WOOD*
MH ROOF FRAMING-*GABLE HIP*
MH STRUCTURAL FRAME-*TYPICAL*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
STORY HEIGHT-*0*

Areas - 1512 Total SF

BASE AREA - *1512*

27 '01 BAS 27

Images



12/10/02



12/10/02

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

Last Updated [redacted]

16-165

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.: 12682 May 10, 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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

   Nasser Mehriary

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: _____ May 10, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12682 May 10, 2016

Lot 35 and 36, Block 17, Treasure Hill Park, as per plat thereof, recorded in Plat Deed Book 102, Page 286, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12682 May 10, 2016

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

1. That certain mortgage executed by Nasser Mehriary in favor of Mike Yonke and Venessa Yonke dated 07/21/2005 and recorded 12/19/2005 in Official Records Book 5801, page 1471 of the public records of Escambia County, Florida, in the original amount of $60,000.00.

2. Taxes for the year 2013-2015 delinquent. The assessed value is $54,461.00. Tax ID 10-3335-400.

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: 8-1-2016

TAX ACCOUNT NO.: 10-3335-400

CERTIFICATE NO.: 2014-6171

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.

Nasser Mehriary
5314 Yellow Bluff Rd.
Pensacola, FL 32507
and
5318 Yellow Bluff Rd.
Pensacola, FL 32507

Mike and Venessa Yonke
14420 River Rd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 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.

6

Recorded in Public Records 12/19/2005 at 01:43 PM OR Book 5801 Page 1469, Instrument #2005457174, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $441.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martha Pitman
SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number:
123S32-2000-035-017

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **21st** day of **July, 2005** by **ALLEN FOLEY AND DEBRA FOLEY, LLC, AN ALABAMA LIMITED LIABILTY COMPANY,** whose post office address is **26500 WOENER ROAD, ELBERTA, AL 36530** herein called the grantor, to **NASSER MEHRIARY , A SINGLE MAN** whose post office address is **5314 YELLOW BLUFF RD, PENSACOLA, FL,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Martha A. Pitman
Witness #1 Signature

Martha A PITMAN
Witness #1 Printed Name

B. Caulkins
Witness #2 Signature

B. CAULKINS
Witness #2 Printed Name

ALLEN FOLEY AND DEBRA FOLEY, LLC

Allen Foley
ALLEN FOLEY Member

Debra Foley
DEBRA FOLEY Member

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of July, 2005 by ALLEN FOLEY AND DEBRA FOLEY OF ALLEN FOLEY AND DEBRA FOLEY, LLC who is personally known to me or has produced FL. Drivers License as identification.

SEAL

Martha A. Pitman
Notary Public

Printed Notary Name

My Commission Expires:

MARTHA A. PITMAN
NOTARY PUBLIC - STATE OF FL
COMM. EXP. JAN 18, 2009
COMM. NO. DD 377170

File No.: 0502-490

Lots 35 and 36, Block 17, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, Escambia County, Florida as recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida.

Recorded in Public Records 12/19/2005 at 01:43 PM OR Book 5801 Page 1471, Instrument #2005457175, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $35.50 MTG Stamps $210.00 Int. Tax $120.00

Return to:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534

This Instrument Prepared By:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534
TELEPHONE:

File No. **0502-490**

MORTGAGE

Executed the **21st** day of **July, 2005** by:

NASSER MEHRIARY
, A SINGLE MAN

hereinafter called the mortgagor, to

MIKE YONKE AND VENESSA YONKE, HUSBAND AND WIFE

hereinafter called the mortgagee:
(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH THAT CERTAIN MOBILE HOME ID NUMBER H173011GL AND ID NUMBER H173011GR.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit: COPY ATTACHED

DATE: July 21st, 2005

NOTE

PENSACOLA, FLORIDA

AMOUNT: **$60,000.00**

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

MIKE YONKE AND VENESSA YONKE
14420 RIVER ROAD
PENSACOLA, FL 32507

the principal sum of **$60,000.00 (Sixty Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **5.5%** (percent) per annum from DATE OF EXECUTION HEREOF until maturity 7/21/2020, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **180** equal consecutive monthly installments of principal and interest in the amount of **$490.26** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **July 21st, 2020**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. LATE CHARGE 5.0% AFTER 10 DAYS. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 18.0% (percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **14420 RIVER ROAD, PENSACOLA, FL 32507** or such other place as shall be designated by the holder of this note in writing.

NASSER MEHRIARY

Maker's Address

5314 YELLOW BLUFF RD
PENSACOLA, FL

Prepared by:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534

File No.: **0502-490**

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **$60,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)

Martha A. Pitman
Witness Signature

Martha A Pitman
Witness Printed Name

B. Caulkins
Witness Signature

B. Caulkins
Witness Printed Name

_____ L.S.
NASSER MEHRIARY
5314 YELLOW BLUFF RD, PENSACOLA, FL

_____ L.S.
5314 YELLOW BLUFF RD, PENSACOLA, FL

_____ L.S.

_____ L.S.

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this **21st** day of **July, 2005**, by **NASSER MEHRIARY** who is personally known to me or has produced FL drivers license as identification and did (did not) take an oath.

Martha A. Pitman
Notary Public

SEAL

MARTHA A. PITMAN
NOTARY PUBLIC - STATE OF FL
COMM. EXP. JAN. 18, 2009
COMM. NO. DD 377170

_____
Printed Notary Name

Lots 35 and 36, Block 17, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, Escambia County, Florida as recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06171 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 30, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NASSER MEHRIARY 5314 YELLOW BLUFF RD PENSACOLA, FL 32507	NASSER MEHRIARY 5318 YELLOW BLUFF RD PENSACOLA FL 32507

MIKE AND VENESSA YONKE
14420 RIVER RD
PENSACOLA FL 32507

WITNESS my official seal this 30th day of June 2016.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

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 August 1, 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 **US BANK AS CUST FOR MAGNOLIA** holder of **Tax Certificate No. 06171**, 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:

LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103335400 (16-165)

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

NASSER MEHRIARY

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 August, which is the **1st day of August 2016.**

Dated this 30th 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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
5314 YELLOW BLUFF RD 32507

CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

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 August 1, 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 **US BANK AS CUST FOR MAGNOLIA** holder of **Tax Certificate No. 06171**, 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:

LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103335400 (16-165)

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

NASSER MEHRIARY

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 August, which is the **1st day of August 2016.**

Dated this 30th 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:

NASSER MEHRIARY
5314 YELLOW BLUFF RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 103335400 Certificate Number: 006171 of 2014

Payor: NASSER MEHRIARY 2205 87TH ST NW BRADENTON FL 34207 **Date** 07/08/2016

Clerk's Check #	8438878053	Clerk's Total	$477.00
Tax Collector Check #	1	Tax Collector's Total	$3,473.26
		Postage	$15.36
		Researcher Copies	$6.00
		Total Received	$3,971.62

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
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MENTAL HEALTH
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OPERATIONAL SERVICES
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

Case # 2014 TD 006171
Redeemed Date 07/08/2016
Name NASSER MEHRIARY 2205 87TH ST NW BRADENTON FL 34207

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$3,473.26
Postage = TD2	$15.36
ResearcherCopies = TD6	$6.00

• **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 | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103335400 Certificate Number: 006171 of 2014

Redemption: No | Application Date: 04/15/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2016	Redemption Date 07/08/2016
Months	4	3
Tax Collector	$3,270.76	$3,270.76
Tax Collector Interest	$196.25	$147.18
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$3,473.26	$3,424.19 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	$20.25
Total Clerk	$477.00	$470.25 CH
Postage	$15.36	$15.36
Researcher Copies	$6.00	$6.00
Total Redemption Amount	$3,971.62	$3,915.80
	Repayment Overpayment Refund Amount	$55.82 + 40.00 = $95.82

redeemer

Notes

NASSER MEHRIARY [16-165]
5314 YELLOW BLUFF RD
PENSACOLA, FL 32507

9171 9690 0935 0128 0788 41

NASSER MEHRIARY [16-165]
5318 YELLOW BLUFF RD
PENSACOLA FL 32507

9171 9690 0935 0128 0788 34

MIKE AND VENESSA YONKE [16-165]
14420 RIVER RD
PENSACOLA FL 32507

9171 9690 0935 0128 0788 27

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 15, 2016

US BANK AS CUST FOR MAGNOLIA
P O BOX 645290
CINCINNATI OH 45264

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. The properties redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 04425	$450.00	$20.25	$470.25
2014 TD 04533	$450.00	$20.25	$470.25
2014 TD 06171	$450.00	$20.25	$470.25
2014 TD 01138	$450.00	$20.25	$470.25
2014 TD 07860	$450.00	$20.25	$470.25

TOTAL $2,351.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Mylinda Johnson
Tax Deed Division

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 15, 2016

NASSER MEHRIARY
2205 87TH ST NW
BRADENTON FL 34207

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 006171	$95.82

TOTAL $95.82

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division

16-165

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Redeemed

Document Number: ECSO16CIV031979NON **Agency Number:** 16-009490
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06171 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NASSER MEHRIARY
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/30/2016 at 1:48 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for NASSER MEHRIARY , Writ was returned to court UNEXECUTED on 7/7/2016 for the following reason:

PER RENTER AT 5314 YELLOW BLUFF ROAD, SUBJECT POSSIBLY LIVES OUT OF THE COUNTRY; NO FORWARDING ADDRESS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____
DS CYNTHIA PALEN

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 August 1, 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 **US BANK AS CUST FOR MAGNOLIA** holder of **Tax Certificate No. 06171**, 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:

RECEIVED
2016 JUN 30 P 1:42

LTS 35 & 36 BLK 17 TREASURE HILL PARK PLAT DB 102 P 286 OR 5801 P 1469

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103335400 (16-165)

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

NASSER MEHRIARY

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 August, which is the **1st day of August 2016.**

Dated this 30th 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:

NASSER MEHRIARY
5314 YELLOW BLUFF RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

NASSER MEHRIARY
5314 YELLOW BLUFF RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

16-165

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Redeemed

Document Number: ECSO16CIV031919NON **Agency Number:** 16-009563
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06171 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE NASSER MEHRIARY
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/30/2016 at 1:51 PM and served same at 10:19 AM on 7/7/2016 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: _____
DS CYNTHIA PALEN

Service Fee: $40.00
Receipt No: BILL

Printed By: NDSCHERER

WARNING

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RECEIVED
2016 JUN 30 P 1:51

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Post Property:
5314 YELLOW BLUFF RD 32507

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

CERTIFIED MAIL™



9171 9690 0935 0128 0788 34

NEOPOST
08/30/2016
US POSTAGE $005.11



ZIP 32502
041M11272561

NASSER MEHRIARY [16-165]
5318 YELLOW BLUFF RD
PENSACOLA FL 3250-

1st Attempt 7-1-16

NIXIE 322 DE 1 7207/28/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2187-06830-30-45

32502583335 RD

14/66171
Mallamo

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

CERTIFIED MAIL™



9171 9690 0935 0128 0788 41

NEOPOST FIRST-CLASS MAIL
06/30/2016
US POSTAGE $005.11⁵



ZIP 32502
041M11272965

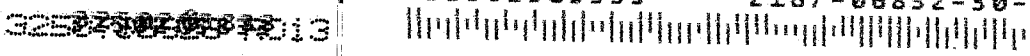
NASSER MEHRIARY [16-165]
5314 YELLOW BLUFF
PENSACOLA, FL 32

1st Attempt 7-1-16

32502 DE 1 0008/19/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 325025853335 *2187-06832-30-45



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK AS CUST FOR MAGNOLIA** holder of **Tax Certificate No. 06171**, 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:

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

By: Emily Hogg
Deputy Clerk

4wr7/6-
7/27TD

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 06171 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 7-6-16 and end date of 8-2-16.

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 _____

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 28th day of July 2016, by Malcolm G. Ballinger, who is personally known to me.

X _____

NA'SHANDA L. EDWARDS, NOTARY PUBLIC

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