16-085

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600039

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 / 9616**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0042-000**

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

Property Owner:
ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE, FL 32571
E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 4570 P 158 CA 105

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
2014/9616	15-0042-000	06-01-2014	1,083.40	54.17	1,137.57

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
2014/8823	15-0042-000	06-01-2014	831.66	6.25	59.78	897.69

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	2,035.26
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	2,410.26
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 11th day of April, 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.
15-0042-000 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600039

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/ 9616	06-01-2014	E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 4570 P 158 CA 105

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:	000S009060090003
Account:	150042000
Owners:	ABRAMS GROUP HOLDINGS LLC
Mail:	3645 HWY 90 PACE, FL 32571
Situs:	715 W JACKSON ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
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	$7,320	$0	$7,320	$7,320
2014	$7,320	$19,168	$26,488	$26,488
2013	$7,320	$28,608	$35,928	$35,928

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/30/2013	7126	1448	$11,500	QC	View Instr
07/09/2013	7043	1433	$9,000	TD	View Instr
01/1978	1276	349	$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

E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 7126 P 1448 CA 105

Extra Features

None

Parcel Information

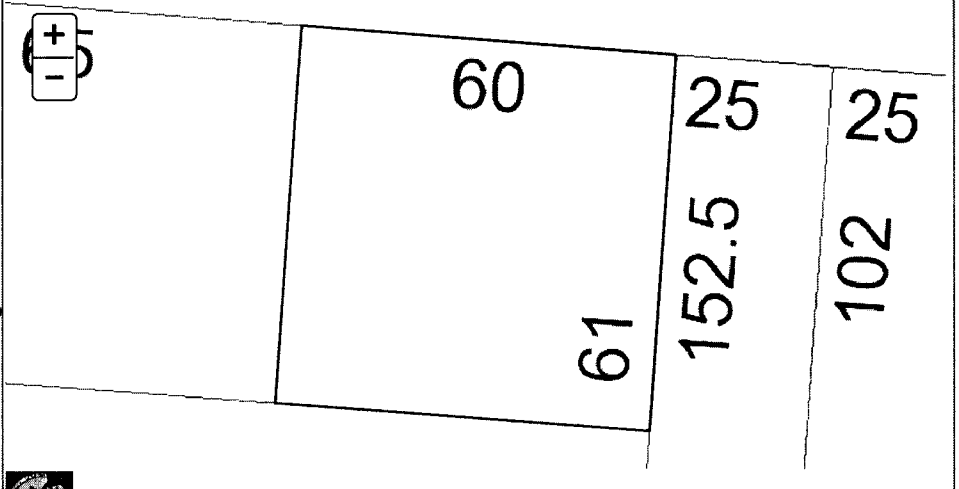
Launch Interactive Map

Section Map Id:
CA105

Approx. Acreage:
0.0840

Zoned:
R-NC

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:715 W JACKSON ST, Year Built: 1928, Effective Year: 1928

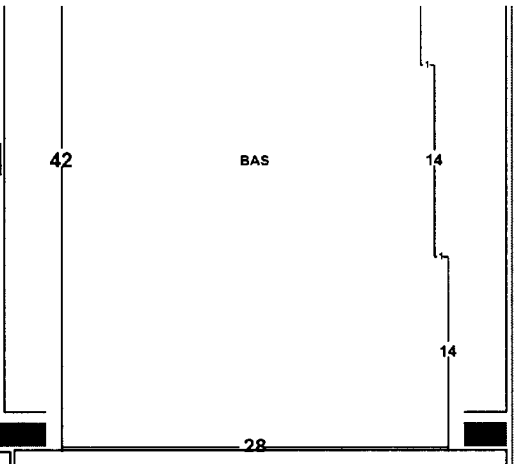
Structural Elements

DECOR/MILLWORK-*MINIMUM*
DWELLING UNITS-*1*
EXTERIOR WALL-*ASBESTOS SIDING*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*WOOD/NO SUB FLR*
HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*WOOD/WALLBOARD*

NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1330 Total SF

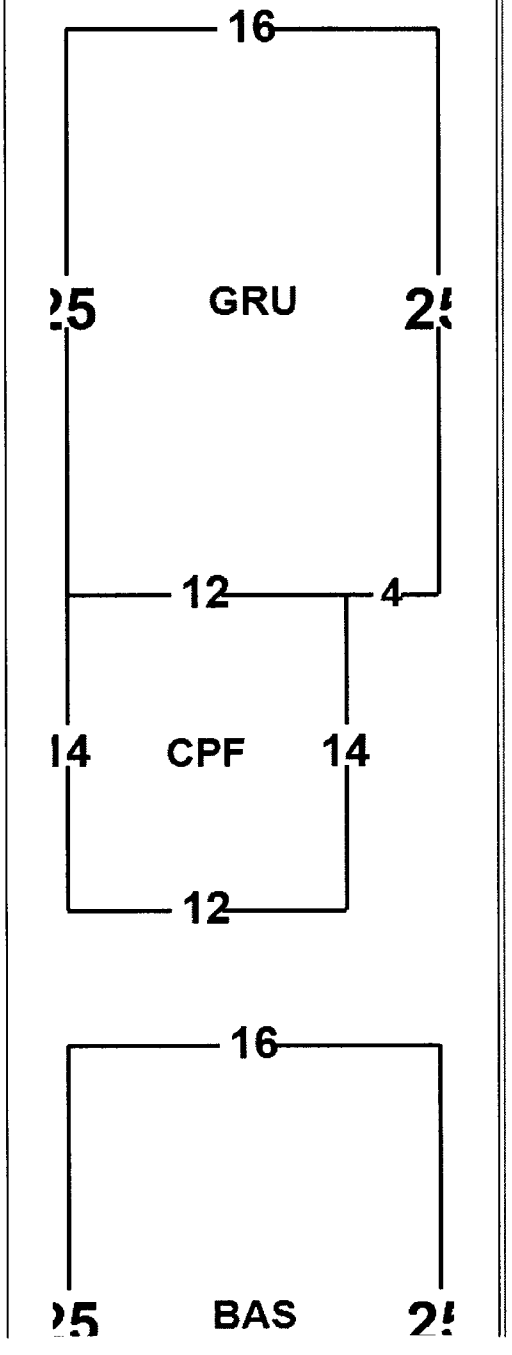
BASE AREA - *1134*
OPEN PORCH FIN - *196*



Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK-*MINIMUM*
DWELLING UNITS-*1*
EXTERIOR WALL-*CONCRETE BLOCK*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*WOOD/WALLBOARD*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



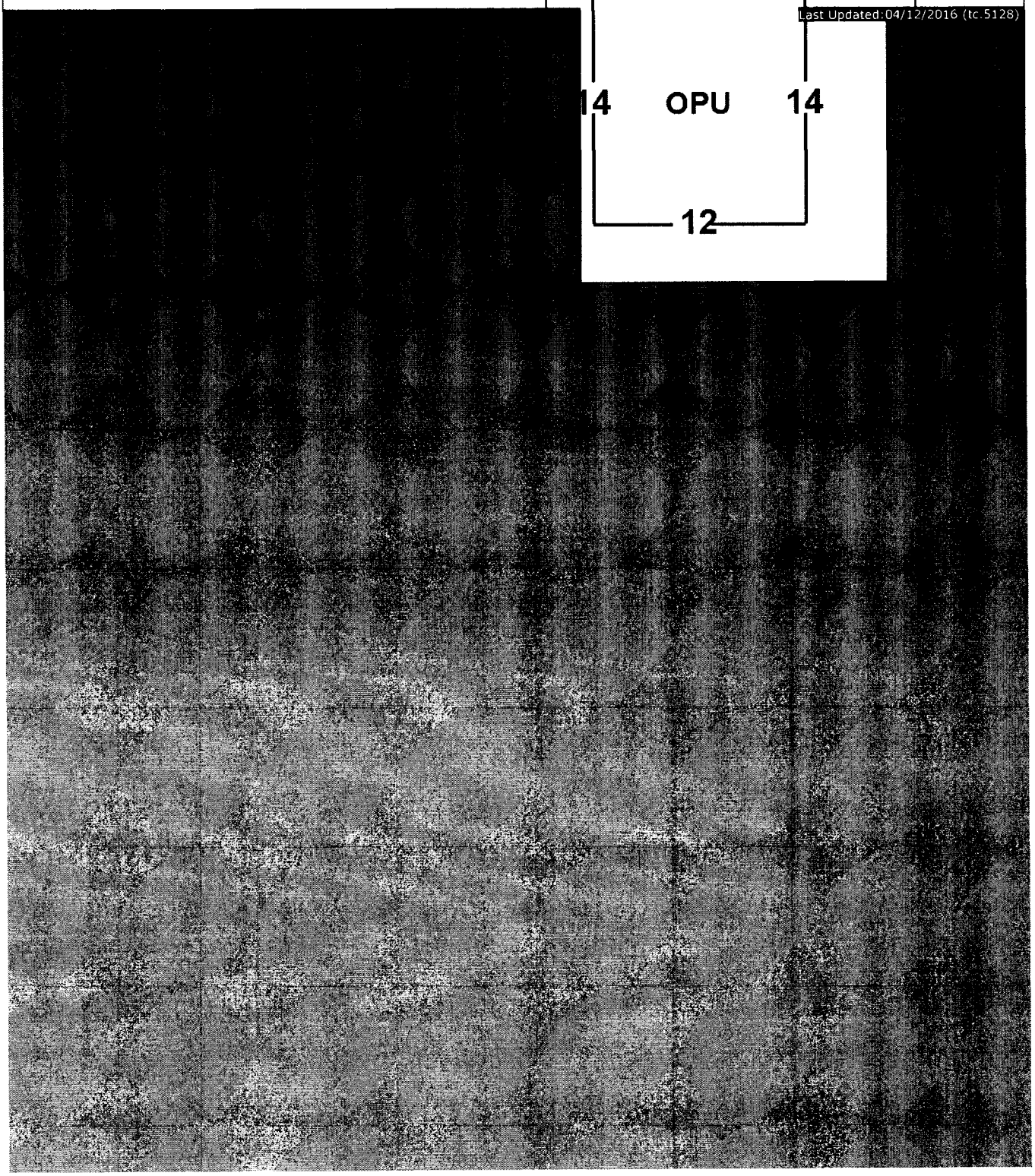
Images



2/18/16

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:04/12/2016 (tc.5128)



16-085

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.: 12536 April 13, 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 04-13-1996, through 04-13-2016, and said search reveals the following:

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

   Abrams Group Holdings, 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 13, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12536

April 13, 2016

The East 60 feet of Lots 9 and 10, Block 3, West King Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12536 April 13, 2016

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

1. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 6484, page 138.

2. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6965, page 1676.

3. Taxes for the year 2012-2013 delinquent. The assessed value is $87,320.00 Tax ID 15-0042-000.

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.: 15-0042-000

CERTIFICATE NO.: 2014-9616

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, Attn: Code Enforcement P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Abrams Group Holdings, LLC
3645 Hwy. 90
Pace, FL 32571

Unknown Tenants
715 W. Jackson St.
Pensacola, FL 32501

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.

6

Recorded in Public Records 01/21/2014 at 09:30 AM OR Book 7126 Page 1448, Instrument #2014004097, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $80.50

This instrument prepared by:
Brent R. Newton
Newton & Newton, P.A.
10192 San Jose Boulevard
Jacksonville, Florida 32257

Return recorded instrument to:
Grantee

Consideration: $ 11,500.00

The space above is reserved for recording.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF AN INDEPENDENT TITLE EXAMINATION. PREPARER RENDERS NO OPINION AS TO THE TITLE OR DESCRIPTION OF THE CONVEYED PROPERTY.

Parcel Identification Number: 000S009060090003

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on December 31st, 2013, by and between MAGNOLIA TC 2 REO, LLC, a Florida limited liability company, 558 West New England Avenue, Suite 250, Winter Park, Florida 32789 (hereinafter referred to as "Grantor"), and Abrams Group Holdings, LLC, a Florida limited liability company whose address is 3645 Highway 90, Pace, Florida 32571 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in Escambia County, Florida, to-wit:

E 60 Ft of Lts 9, 10 Blk 3 West King Tract OR 4570 P 158 CA 105, of the Public Records of Escambia County, Florida

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Witnesses:

Printed name: Kathleen G. Edwards

Printed name: MICHAEL OLIVER

MAGNOLIA TC 2 REO, LLC,
a Florida limited liability company

By: Magnolia TC 2 REO MM, LLC,
a Florida limited liability company,
its Managing Member

By: _____
Name: Brian Cirillo
Title: Manager

Address: 558 West New England Avenue, Suite 250
Winter Park, Florida 32789

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on December 30th, 2013, by Brian Cirillo as Manager of Magnolia TC 2 REO MM, LLC, a Florida limited liability company, Managing Member of Magnolia TC 2 REO, LLC, a Florida limited liability company, on its behalf. He is personally known to me.

_____
Notary Public, State of Florida at Large

KATHRYN A BRESLOW
MY COMMISSION #FF052841
EXPIRES October 23, 2017
(407) 398-0153 FloridaNotaryService.com

Recorded in Public Records 07/16/2009 at 10:12 AM OR Book 6484 Page 138, Instrument #2009047637, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00

BEFORE THE COD NFORCEMENT BOARD
OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its _ Code Enforcement Activity (436-5500)
_X Inspection Services Division (436-5600)
(Officer Tom Lucia)
Petitioner, :

vs. :

_ALICIA BATES, :
Respondent(s). **Case #09-037**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Board having heard and considered sworn testimony and other evidence presented in this matter on _March 3, 2009, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at _715½ West Jackson Street, Pensacola, Escambia County, Florida, legally described as:

E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 4570 P 158 CA 105. TAX ID # 150042000.

2. The following described condition exists on the property: _the roof is in a state of disrepair and there are open doors and broken windows and the condition constitutes _lack of proper maintenance and a nuisance.

3. The date this condition was first observed was _December 15, 2008; re-inspection made on _March 3, 2009, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
_X the posting of a notice on the property and at City Hall for ten (10) days beginning
_ certified mail, return receipt requested,

on _February 17, 2009, that the condition constitutes a violation of the Code of the City

of Pensacola, Florida, that a public hearing thereon would be held by the Board beginning at 5:00 p.m. on March 3, 2009, at which hearing the respondent(s) did not attend.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
12-12-5 & 14-3-3 of the Code of the City of Pensacola, Florida.
_ of the Florida Building Code.
_ of the Standard Housing Code.
304.7 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Board and, if the City requested that the amount of the costs it incurred to date in doing so be determined at this time, the Board finds the City's costs to be _$.

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **The respondent(s) must correct the violation(s) before April 14, 2009, by respondent(s) or a licensed contractor of respondent's/s' choosing obtain the necessary city work permits to repair the roof, secure the open doors and repair the broken windows, complete the work to code, and pass all inspections.**

2. **In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s), A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS ($250.00) PER DAY for that day and each and every day thereafter any violation continues to exist.**

3. **In the event a fine is assessed against the respondent(s) and the violation is not corrected and the accrued fine is not paid in full within 90 days after the fine is assessed, without further hearing or notice to the respondent(s), A LIEN SHALL BE IMPOSED AGAINST THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

4. It is the responsibility of the respondent(s) to contact the above named City Department or Division prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

5. If the violation(s) is (are) corrected and, thereafter, a City Code Inspector finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars ($500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist.

6. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Board order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on March 12, 2009, at Pensacola, Florida.

[BOARD SEAL]

PENSACOLA CODE ENFORCEMENT BOARD

(Signature of Chairperson)

DANIEL GRUNDHOEFER
(Printed Name of Chairperson)
Post Office Box 12910
Pensacola, FL 32521-0001

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on March 12, 2009, by Danny Grundhoefer, as _____ Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Louis F. Ray, Jr., Esq.
Attorney at Law
Florida Bar No. 097641
118 West Cervantes Street
rev. 2/4/09

(Signature of Notary and Administrative Officer)

Steve Wineki
(Printed Name of Notary & Admin. Officer)

STEVE WINEKI
MY COMMISSION # DD 79599!
EXPIRES: October 8, 2012
Bonded Thru Notary Public Underwriters

Recorded in Public Records 01/25/2013 at 01:59 PM OR Book 6965 Page 1676, Instrument #2013005718, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

BATES, ALICIA — E 60' of Lots 9-10, Block 3, WKT
715 W. Jackson Street

in the total amount of $219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 5th day of November, 2012. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 16th day of January, 2013.

THE CITY OF PENSACOLA
a municipal corporation

BY:
WILLIAM H. REYNOLDS
CITY ADMINISTRATOR

ATTEST:
Ericka L. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of January, 2013 by William H. Reynolds, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did not take an oath.

BETTY A. ALLEN
Commission # EE 139747
Expires October 20, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Betty A. Allen
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 09616 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:

ABRAMS GROUP HOLDINGS LLC 3645 HWY 90 PACE, FL 32571	ABRAMS GROUP HOLDINGS LLC C/O TENANT 715 W JACKSON ST PENSACOLA FL 32501

CITY OF PENSACOLA
ATTN: CODE ENFORCEMENT
P O BOX 12910
PENSACOLA FL 32521

WITNESS my official seal this 8th 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 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. 09616**, 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:

E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 4570 P 158 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150042000 (16-085)

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

ABRAMS GROUP HOLDINGS 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:

ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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:
715 W JACKSON ST 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

16- 085

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO16CIV003058NON **Agency Number:**
Court: CIRCUIT
County: ESCAMBIA
Case Number: 16085

Attorney/Agent:
ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF THE CIRCUIT COURT AND COMPTROLLER ESCAMBIA COUNTY
Defendant: ABRAMS GROUP HOLDINGS LLC

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received the above named Writ on 5/20/2016 at 2:40 PM and served same on ABRAMS GROUP HOLDINGS LLC, the within named, in Santa Rosa, at at 12:07 PM on 5/24/2016 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 with my identification number plus initials endosed by me on the first page of at least one of the processes served to, WILLIAM HUBBARD as PROGRAM MANAGER at 3645 HWY 90 , PACE, FL of the within named corporation in the absence of the any higher ranking officer as defined in Section 48.081 (1)(a), Florida Statutes.

Wendell Hall, Sheriff
Santa Rosa

By: _____
J. OAKS,

Service Fee: $40.00
Receipt No: 31574-16-D

Printed By: JPLATT

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. 09616**, 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:

E 60 FT OF LTS 9 10 BLK 3 WEST KING TRACT OR 4570 P 158 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150042000 (16-085)

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

ABRAMS GROUP HOLDINGS 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:

ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2016 MAY 20 P 2:40

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE

Document Number: SRSO16CIV003058NON
Agency Number:
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Receive Date: 5/20/2016 2:40 PM
Clerk ID: SRSO00PER000303

Plaintiff: PAM CHILDERS CLERK OF THE CIRCUIT COURT AND COMPTROLLER ESCAMBIA COUNTY
Defendant: ABRAMS GROUP HOLDINGS LLC

Case Number: 16085
Court Name: CIRCUIT
County: ESCAMBIA
Appear On: 07/11/16

Attorney/Agent:
ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee:	$40.00
+ Other Fees:	
Total Fees:	$40.00

Deposit Amount: $40.00
Check No. 900024528
Receipt No. 31574-16-D

Refund Amount: Check No.
Receipt No.
Refund Date:

By: _____
Received By

Wendell Hall, Sheriff
Santa Rosa

Printed By: JPLATT on 5/20/2016, 3:54:16 PM

16-085

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: 150042000 Certificate Number: 009616 of 2014

Payor: Abrams Group Holdings LLC 3645 Hwy 90 Pace, FL 32571 **Date** 06/02/2016

Clerk's Check #	185009416	Clerk's Total	$470.25
Tax Collector Check #	1	Tax Collector's Total	$2,524.97
		Postage	$16.02
		Researcher Copies	$6.00
		Total Received	$3,017.24

PAM CHILDERS
Clerk of the Circuit Court

Received 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
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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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 009616

Redeemed Date 06/02/2016

Name Abrams Group Holdings LLC 3645 Hwy 90 Pace, FL 32571

Clerk's Total = TAXDEED	$470.25
Due Tax Collector = TAXDEED	$2,524.97
Postage = TD2	$16.02
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 | Redeem | Forms | Courtview | Benchmark
Redemption | Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 150042000 Certificate Number: 009616 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 06/02/2016
Months	3	2
Tax Collector	$2,410.26	$2,410.26
Tax Collector Interest	$108.46	$72.31
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,524.97	$2,488.82
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
Postage	$16.02	$16.02
Researcher Copies	$6.00	$6.00
Total Redemption Amount	$3,017.24	$2,974.34
	Repayment Overpayment Refund Amount	$42.90

+16.02 +80 = $138.92

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 20, 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 009616	$450.00	$13.50	$463.50

TOTAL $463.50

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 •

June 15, 2016

ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE FL 32571

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 009620	$560.19
2014 TD 009616	$138.92

TOTAL $699.11

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

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 **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 09616**, 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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Dated this 8th day of June 2016.

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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 09616 in the Escambia 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 _____

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