

17392

# **Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700184

**Date of Tax Deed Application**  
Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 1417**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-1270-000**

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

**Property Owner:**  
**TAN LIE TRUSTEE FOR**  
**ACCESS DREAM REVOCABLE TRUST**  
**1300 DAISY LN**  
**GRANTS PASS, OR 97527**  
BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2  
MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT 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
2015/1417	03-1270-000	06/01/2015	1,027.27	51.36	1,078.63

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
2016/1267	03-1270-000	06/01/2016	343.15	6.25	43.25	392.65

**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. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,471.28  
0.00  
173.76  
200.00  
175.00  
  
2,020.04

**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
19. Total Amount to Redeem

6.25

Done this the 3rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County  
Date of Sale: September 5, 2017

By *Candice Lewis*

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

03-1270-000 2015  
BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE  
SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E  
53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700184

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-1270-000	2015/1417	06-01-2015	BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116

04-24-2017  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

### General Information

**Reference:** 261S306101017006  
**Account:** 031270000  
**Owners:** TAN LIE TRUSTEE FOR  
 ACCESS DREAM REVOCABLE TRUST  
**Mail:** 1300 DAISY LN  
 GRANTS PASS, OR 97527  
**Situs:** 862 VIOLET AVE 32505  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$10,545	\$0	\$10,545	\$10,545
2015	\$10,545	\$2,280	\$12,825	\$12,825
2014	\$10,545	\$2,280	\$12,825	\$12,825

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/23/2015	7341	232	\$7,500	QC	<a href="#">View Instr</a>
12/17/2014	7280	1205	\$100	QC	<a href="#">View Instr</a>
12/05/2014	7268	1861	\$5,300	TD	<a href="#">View Instr</a>
09/04/2009	6512	1663	\$100	CT	<a href="#">View Instr</a>
09/1985	2123	968	\$42,000	WD	<a href="#">View Instr</a>

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

### 2016 Certified Roll Exemptions

None

### Legal Description

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33  
 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326  
 5/10 FT FOR POB...

### Extra Features

None

### Parcel Information

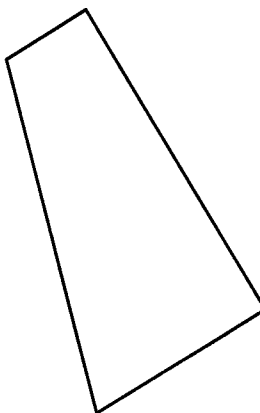
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 25-1S-30-2

**Approx. Acreage:**  
 0.3700

**Zoned:**   
 MDR

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



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

**Buildings**

Images



1/21/15

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:05/11/2017 (tc.4613)

17-392

# 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.: 13656

June 6, 2017

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 06-06-1997, through 06-06-2017, and said search reveals the following:

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

Lie Tan as Trustee of the Access Dream Revocable Trust UTD 07/11/2011

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: 

June 6, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13656

June 6, 2017

**261S306101017006 - Full Legal Description**

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT  
FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7  
MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 7341 P 232

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13656

June 6, 2017

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7301, page 484, amended in O.R. Book 7405, page 1206.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$10,545.00. Tax ID 03-1270-000.

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: rcsgr@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-5-2017

TAX ACCOUNT NO.: 03-1270-000

CERTIFICATE NO.: 2015-1417

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

   X Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
X    Notify Escambia County, 190 Governmental Center, 32502  
   X Homestead for    tax year.

Lie Tan as Trustee of the  
Access Dream Revocable Trust  
UTD 7-11-2011  
1300 Daisy Lane  
Grants Pass, OR 97527

Escambia County Code Enforcement  
3363 West Park Ave.  
Pensacola, FL 32505

Property address:  
862 Violet Ave.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 6th day of June, 2017.

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.



Return recorded deed to:

Lie Tan as Trustee(s) of the Access Dream Revocable Trust UTD July 11, 2011  
1300 Daisy Lane, Grants Pass, OR 97527

File Number: **MAG-11663.051**

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 23rd day of April, 2015, between **Magnolia TC 4 REO, LLC, a Florida limited liability company** whose post office address is **558 West New England Avenue, Suite 250, Winter Park, FL 32789**, grantor, and **Lie Tan as Trustee(s) of the Access Dream Revocable Trust UTD July 11, 2011** whose post office address is **1300 Daisy Lane, Grants Pass, OR 97527**, grantee:

*(Whenever 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, trusts and trustees)*

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Property described in Tax Deed recorded in O.R. Book 7268 at Page 1861 of the Public Records of Escambia County, Florida, a copy of which is attached hereto as Exhibit "A" and made a part hereof.**

**Parcel Identification Number: 031270000**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

Magnolia TC 4 REO, LLC, a Florida limited liability company

By: Magnolia TC 4, LLC, a Florida limited liability company

By: Magnolia TC 4 MM, LLC, a Florida limited liability company

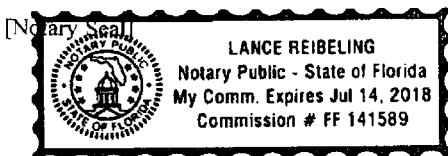
By: Magnolia Advisors, LLC, a Florida limited liability company

By: Brian Cirillo  
Brian Cirillo, Manager

Michael Oliver  
Witness Name: MICHAEL OLIVER  
Mackenzie Clapperton  
Witness Name: Mackenzie Clapperton

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 23rd day of April, 2015 by Brian Cirillo, Manager of Magnolia TC 4 MM, LLC, a Florida limited liability company Magnolia TC 4, LLC, a Florida limited liability company, on behalf of the corporation for Magnolia TC 4 REO, LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.



Lance Reibeling  
Notary Public

Printed Name: Lance Reibeling

My Commission Expires: 7/14/18

Recorded in Public Records 12/05/2014 at 04:00 PM OR Book 7268 Page 1861,  
Instrument #2014090845, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$37.10

EXHIBIT "A"

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

Tax Deed File No. 14-790  
Property Identification No. 261S306101017006  
Tax Account No. 031270000

**TAX DEED**

State of Florida  
County of Escambia


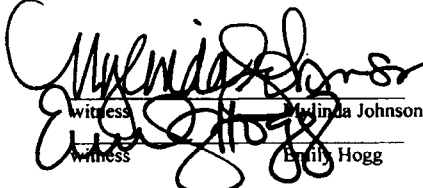
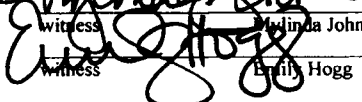
The following Tax Sale Certificate Numbered 01717 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of November 2014, offered for sale as required by law for cash to the highest bidder and was sold to: FL COMM BANK CLTRL ASGNE OF MAGNOLIA TC 4 TDA LLC, PO BOX 30411 TAMPA FL 33650, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

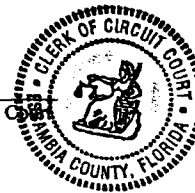
Now, on this 3rd day of November 2014, in the County of Escambia, State of Florida, in consideration of the sum of (\$5,245.98) FIVE THOUSAND TWO HUNDRED FORTY FIVE AND 98/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

\*\* Property previously assessed to: DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO  
POPULAR ABS INC

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



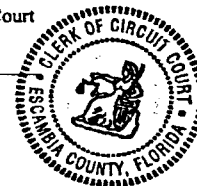
State of Florida  
County of Escambia

On this 5th day of December 2014 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By:   
Emily Hogg, Deputy Clerk



Recorded in Public Records 02/18/2015 at 09:13 AM OR Book 7301 Page 430,  
Instrument #2015012214, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**CASE NO: CE#14-08-01387  
LOCATION: 862 Violet Ave  
PR# 261S306101017006**

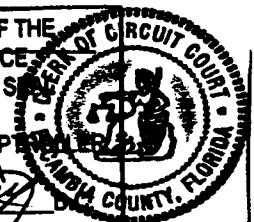
*[Signature]* Deutsche Bank National Trust Company Trustee  
FBO Popular ABS, Inc. FL Comm Bank Ctr'l Assoc of Magnolia  
4528 Loop Central Dr TC4 TDA, LLC  
Houston, TX 77051-2226 P O Box 30411  
**RESPONDENT** Tampa, FL 33650

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the Respondent or representative,  
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions  
☐ 42-196 (b) Trash and Debris  
☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

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: *[Signature]*  
DATE: 2-18-2015



- ☒ 42-196 (d) Overgrowth
- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☒ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 3/27/, 2015 to correct the violation and to bring the violation into compliance.

## Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other IF structure is not repaired or removed
- ☐ Other County may demolish
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 3/28/, 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100. are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 10<sup>th</sup> day of Feb, 2015.

  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement



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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-08-01387  
Location: 862 Violet Ave  
PR# 261S306101017006

FL Comm Bank Ctrtl Asgne of Magnolia  
TC4 TDA, LLC  
P O Box 30411  
Tampa, FL 33650

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of February 10, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, , (d) Overgrowth, 30-203 (o), (u), and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated February 10, 2015.

Itemized Cost

a. Fines (\$50.00 3/28/15-6/23/15 per day)	\$ 4,350.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>4,500.00</u>

Total: \$ 9,950.00

DONE AND ORDERED at Escambia County, Florida on this 7<sup>th</sup> day of Sept, 2015.

  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01417 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LIE TAN TRUSTEE FOR ACCESS DREAM REVOCABLE TRUST 1300 DAISY LN GRANTS PASS, OR 97527	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 20th day of July 2017.



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 September 5, 2017, 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** holder of Tax Certificate No. 01417, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663**

**SECTION 26, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031270000 (17-392)**

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

**LIE TAN TRUSTEE FOR ACCESS DREAM REVOCABLE TRUST**

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 Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**862 VIOLET AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-392

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV036937NON

**Agency Number:** 17-010301

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01417 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LIE TAN TRUSTEE FOR ACCESS DREAM REVOCABLE TRUST

**Defendant:**

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

Received this Writ on 7/20/2017 at 1:45 PM and served same at 12:30 PM on 7/25/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*K. Jackson 929*

K. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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TAX ACCOUNT NUMBER 031270000 (17-392)

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Dated this 20th day of July 2017.

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**Post Property:**

862 VIOLET AVE 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

LIE TAN TRUSTEE FOR ACCESS  
DREAM REVOCABLE TRUST [17-392]  
1300 DAISY LN  
GRANTS PASS, OR 97527

9171 9690 0935 0129 1067 96

ESCAMBIA COUNTY [17-392]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0129 1068 02

7.27.17 DELIVERED ✓

ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [17-392]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0129 1067 03

Status History ?

Tracking Number Information

**Meter:** 11272965 **Mailing Date:** 07/20/17 10:55 AM  
**Tracking Number:** 9171969009350129106796 **Sender:** OR  
**Current Status:** OK : Delivered **Recipient:**  
**Class of Mail:** FC **Zip Code:** 97527 **GRANTS PASS**  
**Service:** ERR **City:**  
**Value:** \$0.460 **State:** OR

Proof of Delivery

1300 Daring Ln



Status Details

▼ Status Date

Status Date	Status
Thu, 07/27/17, 01:59:00 PM	OK : Delivered
Thu, 07/27/17, 01:58:00 PM	Delayed: No Authorized Recipient Available
Fri, 07/21/17, 06:05:00 PM	Dispatched from Sort Facility
Thu, 07/20/17, 10:54:00 PM	Processed (processing scan)
Thu, 07/20/17, 03:26:00 PM	OK: USPS acknowledges reception of info
Thu, 07/20/17, 02:41:00 PM	Accept/pick-up

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





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

# STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

09-05-2017 - TAX CERTIFICATE # 01417

in the CIRCUIT Court

was published in said newspaper in the issues of

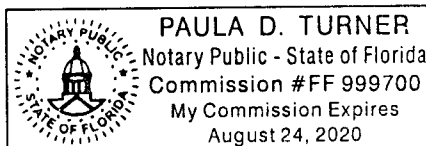
AUGUST 3, 10, 17 & 24, 2017

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

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST  
 A.D., 2017

PAULA D. TURNER  
 NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 01417, issued the 1st day of June, A.D., 2015 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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 POB CONTINUE SAME COURSE 113  
 9/100 FT TO POINT IN ELY R/W LI OF  
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 ALG R/W LI 203 68/100 FT N 56 DEG E  
 53 93/100 FT S 34 DEG E 195 FT TO POB  
 OR 6512 P 1663 SECTION 26, TOWN-  
 SHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031270000  
 (17-392)

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Dated this 20th day of July 2017.

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PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA  
 (SEAL)  
 By: Emily Hogg  
 Deputy Clerk

oaw-4w-08-03-10-17-24-2017

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
No Bid Tax Deed Sale**

**Cert # 001417 of 2015 Date 09/05/2017  
Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$86.18
Grand Total	\$86.18

**-80.00**  
**6.18**

**PAM CHILDERS**  
Clerk of the Circuit Court

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

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 No Bid Tax Deed Sale**

**Cert # 001417 of 2015 Date 09/05/2017  
 Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$86.18
Grand Total	\$86.18

**Purchase Price \$2,686.32 Opening Bid Amount \$2,686.32 OverBid Amount \$0.00**

	<b>Total Check</b>	<b>\$86.18</b>
	<b>Adv Recording Deed</b>	<b>\$10.00</b>
	<b>Adv Doc. Stamps</b>	<b>\$18.90</b>
	<b>Postage</b>	<b>\$15.78</b>
	<b>Researcher Copies</b>	<b>\$9.00</b>
	<b>Adv Recording Mail Cert</b>	<b>\$18.50</b>
	<b>Clerk's Prep Fee</b>	<b>\$14.00</b>
<b>Sheriff Services over \$60</b>	<b>0</b>	
<b>Legal Ad over \$165</b>	<b>0</b>	
	<b>Total Extra TD Registry of Court Fees</b>	<b>0</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

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

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

**PAM CHILDERS**  
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 OPERATIONAL SERVICES  
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 TRAFFIC



**BRANCH OFFICES**  
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**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2015 TD 001417**  
**Sold Date 09/05/2017**  
**Name NO BID**

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	\$0.00
PostageT = TD2	\$15.78
Researcher Copies = TD6	\$9.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$18.90
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	<a href="#">VIEW IMAGES</a>
06/01/2015	0101	CASE FILED 06/01/2015 CASE NUMBER 2015 TD 001417	
05/24/2017	RECEIPT	PAYMENT \$450.00 RECEIPT #2017054570	
05/24/2017	TD83	TAX COLLECTOR CERTIFICATION	
05/24/2017	TD84	PA'S PRINT OUT	
07/11/2017	TD82	O & E REPORT	
07/26/2017	TD81	CERTIFICATE OF MAILING	
08/02/2017	TD84	SHERIFF'S RETURN OF SERVICE	
08/04/2017	CheckVoided	CHECK (CHECKID 82607) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
08/04/2017	CheckMailed	CHECK PRINTED: CHECK # 900026547 -- REGISTRY CHECK	
08/18/2017	TD84	CERTIFIED MAIL TRACKING INFO	
09/01/2017	CheckVoided	CHECK (CHECKID 83353) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
09/01/2017	CheckMailed	CHECK PRINTED: CHECK # 900026690 -- REGISTRY CHECK	
09/05/2017	TD84	PROOF OF PUBLICATION	

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
	TAXDEED		320.00	320.00	0.00	0.00

05/24/2017 11:37:09 AM		TAX DEED CERTIFICATES				
05/24/2017 11:37:09 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
05/24/2017 11:37:09 AM	TD7	ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	450.00	450.00	0.00	0.00

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
05/24/2017 11:38:25 AM	2017054570	DIH TAX PARTNERS LLC	450.00	450.00	0.00
		Total	450.00	450.00	0.00

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
09/01/2017 9:00:58 AM	Check (outgoing)	101143814	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900026690 CLEARED ON 9/1/2017
08/04/2017 3:03:53 PM	Check (outgoing)	101132802	ESCAMBIA SUN PRESS	605 S OLD CORY FIELD RD	200.00	900026547 CLEARED ON 8/4/2017
05/24/2017 11:38:25 AM	Deposit	101105100	DIH TAX PARTNERS LLC		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			16,040.00		-15,720.00	

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2017074352 9/26/2017 10:53 AM  
OFF REC BK: 7782 PG: 590 Doc Type: COM  
Recording \$18.50

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

**CERTIFICATE # 01417 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

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ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 20th day of July 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

09-05-2017 - TAX CERTIFICATE # 01417

in the CIRCUIT Court  
was published in said newspaper in the issues of

AUGUST 3, 10, 17 & 24, 2017

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

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST  
A.D., 2017

PAULA D. TURNER  
NOTARY PUBLIC



PAULA D. TURNER  
Notary Public - State of Florida  
Commission #FF 999700  
My Commission Expires  
August 24, 2020

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FRISCO RD R/W N 17 DEG 7 MIN W  
ALG R/W LI 203 62/100 FT N 56 DEG E  
53 93/100 FT S 34 DEG E 194 FT TO POB  
OR 6512 F 1003 SECTION 26, TOWN-  
SHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031276000  
(17-392)

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

By: Emily Hogg  
Deputy Clerk

oaw-4w-08-03-10-17-24-2017

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

Tax Deed File No. 17-392  
Property Identification No. 261S306101017006  
Tax Account No. 031270000

## TAX DEED

State of Florida  
County of Escambia

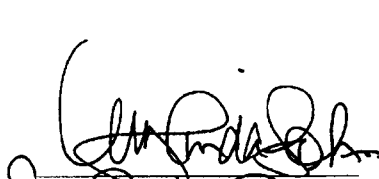
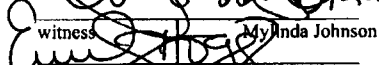

The following Tax Sale Certificate Numbered 01417 issued on June 1, 2015 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 5th day of September 2017, offered for sale as required by law for cash to the highest bidder and was sold to: **DIH TAX PARTNERS LLC, 2912 PARK ARBOR COURT FORT WORTH TX 76116**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

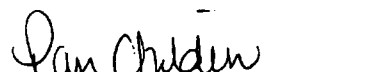
Now, on this 5th day of September 2017, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,686.32) TWO THOUSAND SIX HUNDRED EIGHTY SIX AND 32/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

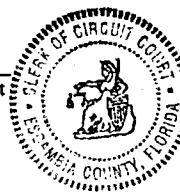
**BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663**

**SECTION 26, TOWNSHIP 1 S, RANGE 30 W**

**\*\* Property previously assessed to: LIE TAN TRUSTEE FOR ACCESS DREAM REVOCABLE TRUST**

  
witness   
witness 

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



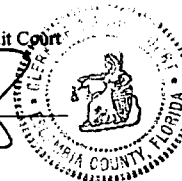
State of Florida  
County of Escambia

On this 7th day of September 2017 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By:   
Emily Hogg, Deputy Clerk







# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

17-392

September 6, 2017

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 properties represented by the numbered certificates listed below. These properties were presented at auction on SEPTEMBER 5, 2017 with "no bids". Please remit the following recording fees. These fees must be sent to our office NO LATER THAN SEPTEMBER 21, 2017. Thank you and have a great day.

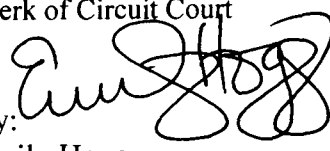
CERT NUMBER	RECORDING FEES	CREDIT	TOTAL
2015 TD 001197	\$162.30	(\$0.00)	\$162.30
2015 TD 001417	\$86.18	(\$80.00)	\$6.18
2015 TD 005925	\$110.54	(\$40.00)	\$70.54

TOTAL \$239.02

\*\*\*ALL FEES DUE BY SEPTEMBER 21, 2017

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

## 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 September 5, 2017, 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 holder of Tax Certificate No. 01417, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031270000 (17-392)

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

**LIE TAN TRUSTEE FOR ACCESS DREAM REVOCABLE TRUST**

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 Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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:**

862 VIOLET AVE 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk