

## Tax Collector's Certification

**CTY-513**

**Tax Deed Application Number**  
1700188

**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 / 3536**, 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: **06-2956-000**

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

Property Owner:  
**R J PROPERTIES OF NW FLORIDA LLC**  
**2900 N E ST**  
**PENSACOLA, FL 32501**  
 LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107  
 OR 7110 P 521 LESS LEONARD R/W

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
2015/3536	06-2956-000	06/01/2015	419.64	30.16	449.80

**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
2016/3218	06-2956-000	06/01/2016	427.34	6.25	37.21	470.80

**Amounts Certified by Tax Collector (Lines 1-7):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	920.60
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	374.83
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)	1,670.43

**Amounts Certified by Clerk of Court (Lines 8-15):**

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 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.**  
**06-2956-000      2015**

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700188

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
06-2956-000	2015/3536	06-01-2015	LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD RW

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](#)

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[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)

[Printer Friendly Version](#)

### General Information

**Reference:** 182S306000008053  
**Account:** 062956000  
**Owners:** R J PROPERTIES OF NW FLORIDA LLC  
**Mail:** 2900 N E ST  
 PENSACOLA, FL 32501  
**Situs:** 2900 BLK N E ST 32501  
**Use Code:** VACANT COMMERCIAL   
**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	\$23,940	\$0	\$23,940	\$23,940
2015	\$23,940	\$0	\$23,940	\$23,940
2014	\$23,940	\$0	\$23,940	\$23,940

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/03/2013	7110	521	\$24,000	WD	<a href="#">View Instr</a>
09/13/2013	7098	544	\$100	QC	<a href="#">View Instr</a>
09/13/2013	7078	544	\$100	QC	<a href="#">View Instr</a>
09/13/2013	7076	539	\$100	QC	<a href="#">View Instr</a>
09/10/2013	7075	1021	\$100	QC	<a href="#">View Instr</a>
09/09/2013	7072	970	\$100	QC	<a href="#">View Instr</a>
07/16/2013	7049	246	\$100	QC	<a href="#">View Instr</a>
07/10/2013	7046	755	\$100	QC	<a href="#">View Instr</a>
07/10/2013	7045	643	\$100	QC	<a href="#">View Instr</a>
06/24/2013	7035	1534	\$100	QC	<a href="#">View Instr</a>
12/18/2012	6949	1804	\$100	QC	<a href="#">View Instr</a>
12/14/2012	6949	370	\$100	QC	<a href="#">View Instr</a>
08/1985	2112	866	\$9,500	WD	<a href="#">View Instr</a>
11/1982	1714	325	\$15,900	WD	<a href="#">View Instr</a>
02/1979	1297	384	\$100	QC	<a href="#">View Instr</a>
01/1971	523	845	\$4,000	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

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59  
 P 107 OR 7110 P 521 LESS LEONARD R/W

### Extra Features

None

### Parcel Information

[Launch Interactive Map](#)

#### Section

Map Id:  
 18-2S-30

#### Approx.

Acreage:  
 0.2893

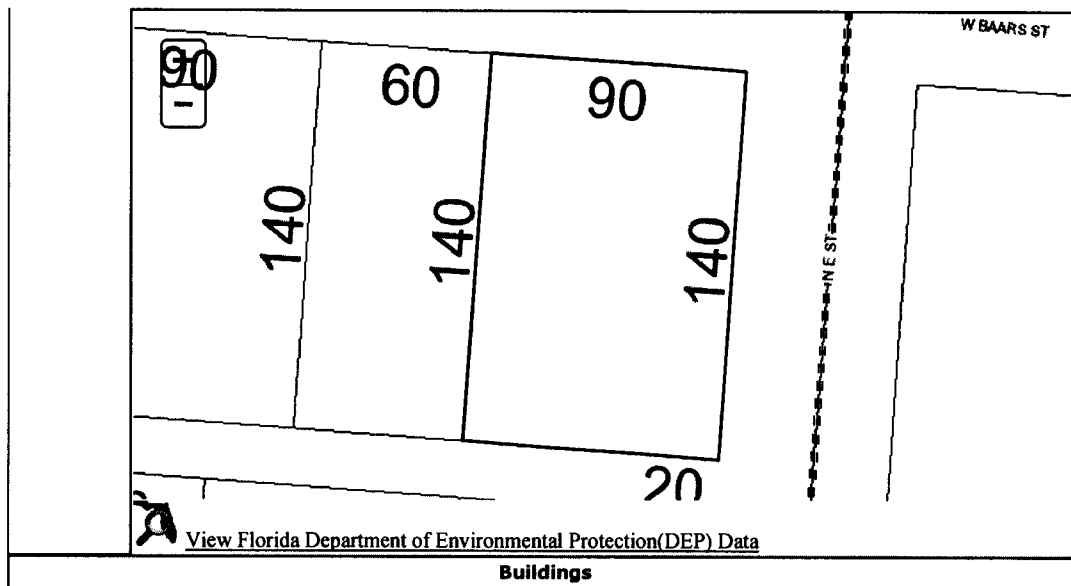
Zoned:   
 Corn

#### Evacuation

#### & Flood

#### Information

[Open Report](#)



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.4887)

17-396

# 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.: 13662

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:

R.J. Properties of N.W. Florida, 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: 

June 6, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13662

June 6, 2017

**Lots 8 to 10, Block 53, Englewood Heights, as per plat thereof, Plat Book 59, Page 107, O.R. Book 7110, page 521, Less Leonard R/W, Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13662

June 6, 2017

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

1. That certain mortgage executed by R.J. Properties of N.W. Florida, LLC in favor of Escambia County Commercial Facade, Landscape and Infrastructure Grant Program dated 09/25/2012 and recorded 02/20/2013 in Official Records Book 6977, page 464 of the public records of Escambia County, Florida, in the original amount of \$8,702.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$23,904.00. Tax ID 06-2956-000.

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

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.: 06-2956-000

CERTIFICATE NO.: 2015-~~3356~~ 3536

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.

R.J. Properties of N.W. Florida, LLC  
2900 North E St.  
Pensacola, FL 32501  
and  
218 Green Acres Rd.  
Ft. Walton Beach, FL 32547

Escambia County Commercial Facade,  
Landscape & Infrastructure Grant Program  
221 Palafox Place  
Pensacola, FL 32502

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. 4



Prepared By:  
Stephen R. Moorhead  
McDonald Fleming Moorhead  
25 West Government Street  
Pensacola, FL 32502  
File Number: PEN-13-7946  
Parcel ID #: 182S306000008053

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated this 3rd day of December, 2013, by **William Brent, III, a married man**, whose address is 5912 Bell Ridge Trail, Pensacola, Florida 32526, hereinafter called the Grantor, to **R.J. Properties of N.W. Florida, LLC, A Florida Limited Liability Company**, whose address is , hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**LOTS 8, 9 AND 10, BLOCK 53, ENGLEWOOD HEIGHTS, BEING PENSACOLA REALTY COMPANY'S SUBDIVISION OF THE WEST 1297 FEET OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION MADE BY L. F. THORTON, C. S. IN OCTOBER, 1909 AND RECORDED IN DEED BOOK 59, PAGE 107, OF THE PUBLIC RECORDS OF SAID COUNTY.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Ashley W. Lentini  
Print Name: Ashley W. Lentini

William Brent, III  
William Brent, III

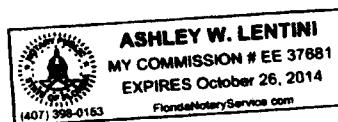
Signature: [Signature]  
Print Name: [Signature]

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of December, 2013, by:  
William Brent, III.

Signature Ashley W. Lentini  
Notary Public

☒ Personally Known  
OR  
☒ Produced Identification  
Type of Identification Produced FLDL



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

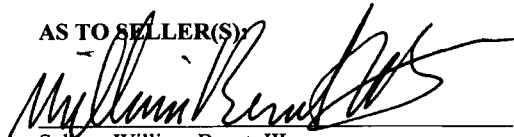
Name of Roadway: N. E. Street

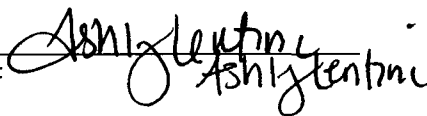
Legal Address of Property: 2900 N.E. Street, Pensacola, Florida

The County ( ) has accepted ( XX ) has not accepted the abutting roadway for maintenance.

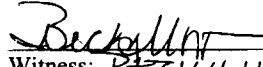
This form completed by: McDonald Fleming Moorhead  
25 W. Government Street, Pensacola, Florida 32502

**AS TO SELLER(S):**

  
Seller: William Brent, III

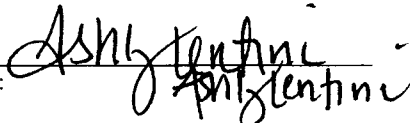
Witness:   
Ashly Tentini

Seller:

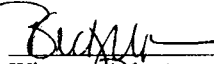
  
Witness: BECKY MOORE

**AS TO BUYER(S):**

Buyer: R.J. Properties of N.W. Florida, LLC

Witness:   
Ashly Tentini

By: John Lim, Its Manager

  
Witness: BECKY MOORE

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Escambia County  
Clerk's Original

10/18/2012 CAR II-5

**Escambia County Community Redevelopment Agency  
Commercial Façade, Landscape, and Infrastructure Grant Program  
Administered By: Escambia County Community & Environment Department  
Community Redevelopment Agency**

**Lien Agreement**

Applicant Name(s)	Address of Property	Property Reference No.
<b><u>RJ Properties of NW Florida, LLC</u></b>	<b><u>2901 North "E" Street Pensacola, Florida 32501</u></b>	<b><u>18-2S-30-6000-011-053</u></b>

**Total Amount of Lien**

**\$8,702**

I, the undersigned owner of the commercial property referenced above, agree that the improved commercial property will continue to be operated for the commercial use approved by the Escambia County Community Redevelopment Agency (CRA) for a period of not less than one (1) year from the date this lien agreement is recorded in the public records. I will not sell, lease, or transfer ownership or possession of the property to any other person, persons, corporation or other legal entity during this one (1) year period without the express written permission of the CRA. Such permission shall not be unreasonably withheld nor is this lien agreement intended to otherwise unreasonably prevent the alienation of the property.

Further, in the event that the commercial property is the subject of an existing lease, I will notify the CRA at least sixty (60) days prior to any change in the current tenant(s); and I will obtain the approval of the CRA before leasing the property to a new tenant. Such permission shall not be unreasonably withheld.

The lien shall be due and payable in total for a period of one (1) year from the date this lien agreement is recorded in the public records. Upon documentation of compliance with the provisions of this lien agreement and the Escambia County **Commercial Façade, Landscape, and Infrastructure Grant Program**, and one (1) year subsequent to the recording of the lien agreement in the public records, this lien shall depreciate to zero (0), and repayment shall be forgiven. I understand that this lien will not be subordinated without the prior approval of the CRA, and subordination shall be considered for approval only to enable the owner to secure financing required to complete further improvements to the subject property.

If the property is sold or if ownership or possession is otherwise transferred without the express written permission of the CRA to another party or parties, the property is leased to a business without the approval of the CRA, or the funding agreement executed concurrently with this lien agreement is terminated prior to expiration of the one (1) year period referenced above, I agree that I or my heir(s) or assigns shall repay the total amount of grant funds disbursed by the CRA, up to and including the amount recited above.

Date: 10/23/2012 Verified By: Otavia

I warrant that the property is not homestead as defined by the Constitution and laws of the State of Florida.

For Recipient: R. Properties of NW Florida, LLC

John Lin, Property Owner

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2012 by John Lin, Property Owner. He/She (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification.

(Notary Seal)



Bonnie A. Cowles  
Signature of Notary Public

Bonnie A. Cowles  
Printed Name of Notary Public

For: Escambia County  
Board of County Commissioners

By: Wilson B. Robertson  
Wilson B. Robertson, Chairman

Date Executed: October 22, 2012

BCC Approved: 10-18-2012



ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By: Devin Harris  
Deputy Clerk

This instrument prepared by:  
Clara Long, Urban Planner  
Community & Environment Department  
Community Redevelopment Agency  
221 Palafox Place, Pensacola, FL 32502

This document approved as to form  
and legal sufficiency.

By: Kristin Hueb

Title: ACIT

Date: 7/21/12

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03536 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:

R J PROPERTIES OF NW FLORIDA LLC 2900 N E ST PENSACOLA, FL 32501	R J PROPERTIES OF NW FLORIDA LLC 218 GREEN ACRES RD FT WALTON BEACH FL 32547
--	--

ESCAMBIA COUNTY COMMERCIAL FACADE LANDSCAPE & INFRASTRUCTURE GRANT PROGRAM 221 PALAFOX PLACE PENSACOLA FL 32502
---

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. 03536**, 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:

**LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062956000 (17-396)**

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

**R J PROPERTIES OF NW FLORIDA 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 **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:

**2900 BLK N E ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

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## NOTICE OF APPLICATION FOR TAX DEED

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**LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062956000 (17-396)**

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

**R J PROPERTIES OF NW FLORIDA 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 **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.

### Personal Services:

**R J PROPERTIES OF NW FLORIDA  
LLC  
2900 N E ST  
PENSACOLA, FL 32501**

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



By:  
Emily Hogg  
Deputy Clerk



17- 396

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV036949NON

**Agency Number:** 17-010305

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03536 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: R J PROPERTIES OF NW FLORIDA LLC

**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 11:33 AM on 7/26/2017 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:

99,917

J. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

**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.**

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**Post Property:**

**2900 BLK N E ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
JUL 20 2017 1:45

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17- 396

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV036974NON

**Agency Number:** 17-010361

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03536 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE R J PROPERTIES OF NW FLORIDA LLC

**Defendant:**

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

Non-Executed

Received this Writ on 7/20/2017 at 1:47 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for R J PROPERTIES OF NW FLORIDA LLC , Writ was returned to court UNEXECUTED on 7/26/2017 for the following reason:

2900 NORTH E STREET IS A VACANT LOT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
T. ANTHONY, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: MLDENISCO

**WARNING**

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LLC  
2900 N E ST  
PENSACOLA, FL 32501**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2017 JUL 20  
11:47

## WARNING

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LLC  
2900 N E ST  
PENSACOLA, FL 32501**

**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: 062956000 Certificate Number: 003536 of 2015**

**Payor: JOHN LINN 783 E MIRACLE STRIP MARY ESTHER, FL 32569      Date 08/15/2017**

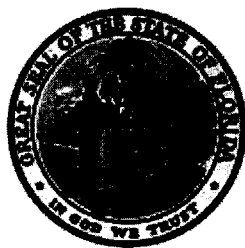
Clerk's Check #	285909	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,801.96
		Postage	\$15.78
		Researcher Copies	\$4.00
		Total Received	\$2,305.49

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: Whitney Coppage  
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  
 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

**Case # 2015 TD 003536**

**Redeemed Date 08/15/2017**

**Name JOHN LINN 783 E MIRACLE STRIP MARY ESTHER, FL 32569**

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$1,801.96
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$4.00

**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

Account: 062956000 Certificate Number: 003536 of 2015

Redemption ☐ Yes ☒ No  
 Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/05/2017"/>	Redemption Date <input type="text" value="08/15/2017"/>
Months	5	4
Tax Collector	<input type="text" value="\$1,670.43"/>	<input type="text" value="\$1,670.43"/>
Tax Collector Interest	\$125.28	\$100.23
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,801.96	<input type="text" value="\$1,776.91"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$33.75	\$27.00
Total Clerk	\$483.75	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$2,305.49	\$2,273.69
	Repayment Overpayment Refund Amount	$\$31.80 + 40 = \$71.80$

Redeemer

Notes



R J PROPERTIES OF NW FLORIDA LLC  
[17-396]  
2900 N E ST  
PENSACOLA, FL 32501

**9171 9690 0935 0129 1066 66**

R J PROPERTIES OF NW FLORIDA LLC  
[17-396]  
218 GREEN ACRES RD  
FT WALTON BEACH FL 32547

**9171 9690 0935 0129 1066 59**

ESCAMBIA COUNTY COMMERCIAL  
FACADE LANDSCAPE &  
INFRASTRUCTURE GRANT  
PROGRAM [17-396]  
221 PALAFOX PLACE  
PENSACOLA FL 32502

**9171 9690 0935 0129 1066 42**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 29, 2017

JOHN LINN  
783 E MIRACLE STRIP  
MARY ESTER FL 32569

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

2015 TD 003536

\$71.80

**TOTAL \$71.80**

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 •

August 29, 2017

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

Dear Certificate Holder:

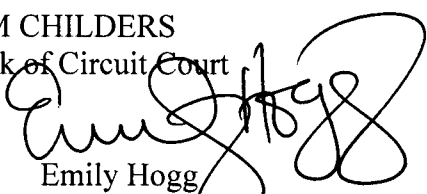
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 004784	\$450.00	\$27.00	\$477.00
2015 TD 005912	\$450.00	\$27.00	\$477.00
2015 TD 003536	\$450.00	\$27.00	\$477.00

**TOTAL \$1,431.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division



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 # 03536

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 3, 10, 17 & 24, 2017

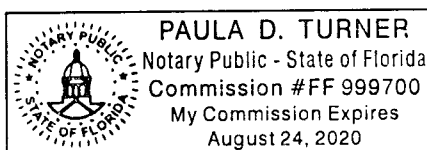
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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



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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 & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

JUL 31 4 38 25  
FIAL REL

**CERTIFIED MAIL™**



9171 9690 0935 0129 1066 66

NEOPOST

07/20/2017

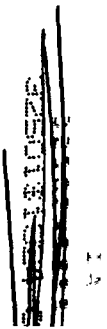
**US POSTAGE \$005.26**



ZIP 32502  
041M11272965

R J PROPERTIES OF NW FLORIDA LLC  
117-3961  
2900 N E ST  
PENSACOLA, FL 32501

REGISTERED MAIL  
FIRST CLASS PERMIT NO. 1000  
PENSACOLA, FL 32501



32501 9690 0935 0129 1066 66