17.407

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700199

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 / 5372**, 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: **09-2925-002**

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

Property Owner:
ONE WEST BANK FSB
C/O INDYMAC MORTGAGE SERVICES
888 E WALNUT ST
PASADENA, CA 91101
SLY 102 FT OF BEG AT CENTER OF BRIDGE SPANNING BAYOU MARQUES ON BELLVIEW RD (BLUE ANGEL PKY) RUNNINGFull 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
2015/5372	09-2925-002	06/01/2015	408.31	29.35	437.66

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
2016/4833	09-2925-002	06/01/2016	434.88	6.25	65.23	506.36

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	944.02
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	364.49
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)	1,683.51
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 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.
09-2925-002 2015
SLY 102 FT OF BEG AT CENTER OF BRIDGE SPANNING BAYOU MARQUES ON BELLVIEW RD (BLUE ANGEL PKY) RUNNING N FROM PENSACOLA MILLVIEW LILLIAN TO BELLVIEW THENCE SLY ALG CENTER OF BELLVIEW RD 418 FT ELY AT RT ANG 239 FT NLY 418 FT WLY AT RT ANG 239 FT TO POB LESS W 30 FT WHICH IS E 1/2 OF RD R/W OR 7021 P 434 OR 7097 P 989

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700199

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
09-2925-002	2015/5372	06-01-2015	SLY 102 FT OF BEG AT CENTER OF BRIDGE SPANNING BAYOU MARQUES ON BELLVIEW RD (BLUE ANGEL PKY) RUNNING N FROM PENSACOLA MILLVIEW LILLIAN TO BELLVIEW THENCE SLY ALG CENTER OF BELLVIEW RD 418 FT ELY AT RT ANG 239 FT NLY 418 FT WLY AT RT ANG 239 FT TO POB LESS W 30 FT WHICH IS E 1/2 OF RD R/W OR 7021 P 434 OR 7097 P 989

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

General Information

Reference:	082S311004000001
Account:	092925002
Owners:	ONE WEST BANK FSB
Mail:	C/O INDYMAC MORTGAGE SERVICES 75 N FAIR OAKS AVE PASADENA, CA 91103
Situs:	2950 N BLUE ANGEL PKWY 32506
Use Code:	UTILITY, GAS, ELECT.
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	$21,450	$1,801	$23,251	$23,251
2015	$21,450	$1,801	$23,251	$23,251
2014	$21,450	$1,801	$23,251	$23,251

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/01/2013	7097	989	$100	CT	View Instr
05/20/2013	7021	434	$100	CT	View Instr
02/2005	5716	1408	$100	WD	View Instr
02/2005	5580	733	$15,000	WD	View Instr
07/2004	5454	533	$100	QC	View Instr
02/1998	4222	718	$100	WD	View Instr

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

2016 Certified Roll Exemptions
None

Legal Description
SLY 102 FT OF BEG AT CENTER OF BRIDGE SPANNING BAYOU MARQUES ON BELLVIEW RD (BLUE ANGEL PKY) RUNNING N FROM...

Extra Features
TOWER
WOOD FENCE

Parcel Information

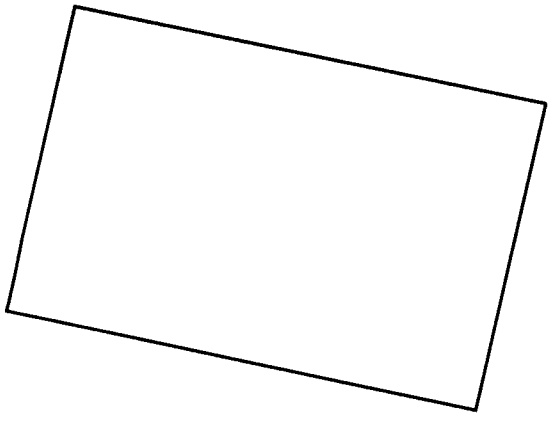
Launch Interactive Map

Section Map Id:
08-2S-31-2

Approx. Acreage:
0.3900

Zoned:
Com

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images



12/6/02

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

Last Updated:05/11/2017 (tc.5189)

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: 092925002 Certificate Number: 005372 of 2015

Payor: BRIAN ROOT 2970 BLUE ANGEL PARKWAY PENSACOLA, FL 32506 **Date** 06/09/2017

Clerk's Check #	1	Clerk's Total	$483.75
Tax Collector Check #	1	Tax Collector's Total	$1,816.02
		Postage	$60.00
		Researcher Copies	$0.00
		Total Received	~~$2,359.77~~ $1883.77 Reduced amount

PAM CHILDERS
Clerk of the Circuit Court

Received By: Alisha 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 005372

Redeemed Date 06/09/2017

Name BRIAN ROOT 2970 BLUE ANGEL PARKWAY PENSACOLA, FL 32506

Clerk's Total = TAXDEED	$483.75
Due Tax Collector = TAXDEED	$1,816.02
Postage = TD2	$60.00
ResearcherCopies = TD6	$0.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

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 14, 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 005372	$450.00	$13.50	$463.50

TOTAL $463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Redeemed
17-439

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.: 13674

June 8, 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 06-07-1997, through 06-07-2017, and said search reveals the following:

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

   One West Bank, FSB

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 8, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13674 June 8, 2017

082S311004000001 - Full Legal Description

SLY 102 FT OF BEG AT CENTER OF BRIDGE SPANNING BAYOU MARQUES ON BELLVIEW RD (BLUE ANGEL PKY) RUNNING N FROM PENSACOLA MILLVIEW LILLIAN TO BELLVIEW THENCE SLY ALG CENTER OF BELLVIEW RD 418 FT ELY AT RT ANG 239 FT NLY 418 FT WLY AT RT ANG 239 FT TO POB LESS W 30 FT WHICH IS E 1/2 OF RD R/W OR 7021 P 434 OR 7097 P 989

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13674 June 8, 2017

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

1. Subject to leases of recorded, if any.

2. Easement recorded in O.R. Book 6695, page 1037.

3. Taxes for the year 2014-2016 delinquent. The assessed value is $23,251.00. Tax ID 09-2925-002.

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.: 09-2925-002

CERTIFICATE NO.: 2015-5372

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.

One West Bank, FSB
c/o Indymac Mortgage Services
75 N. Fair Oaks Ave.
Pasadena, CA 91103

Property address:
2950 N. Blue Angel Pkwy.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 8th 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.

Recorded in Public Records 11/05/2013 at 11:27 AM OR Book 7097 Page 989, Instrument #2013084303, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ONE WEST BANK, FSB

Plaintiff,

v.

GIOVANNI GELANO , RISA MARIE GELANO, et al

Defendant(s).

_____/

CASE NO.: 17-2012-CA-002044

SEC.: _____

AMENDED CERTIFICATE OF TITLE

The undersigned, Escambia County, Pam Childers, Clerk and Comptroller of the Circuit Court, First Circuit, certifies that he executed and filed a Certificate of Sale in this action on April 4, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

THAT CERTAIN PARCEL LYING AND BEING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PLOT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF THE BRIDGE SPANNING BAYOU MARQUES ON THE BELLVIEW ROAD RUNNING NORTH FROM PENSACOLA-MILLVIEW-LILLIAN

PAVED HIGHWAY TO BELLVIEW; THENCE SOUTHERLY ALONG THE CENTER OF SAID BELLVIEW ROAD 418 FEET; THENCE EASTERLY, AT A RIGHT ANGLE TO SAID ROAD, 239 FEET; THENCE NORTHERLY, ON A LINE PARALLEL TO THE SAID ROAD, 418 FEET; THENCE WESTERLY AT A RIGHT ANGLE 239 FEET TO THE POINT OF BEGINNING, EXCLUSIVE OF THE WESTERN 30 FEET OF PLOT AS DESCRIBED WHICH 30 FEET IS THE EAST ½ OF THE ROAD RIGHT-OF-WAY; BEING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ALSO CALLED THE SANTIAGO COLEMAN GRANT.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE EAST ½ OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE SOUTHEAST CORNER OF LOT 3, BLOCK H, OF SANTA CLARA SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 44, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 81°27` 54" EAST, 50.0 FEET; THENCE SOUTH 8°33` 46` EAST, 732.71 FEET; THENCE SOUTH 12°37`32" WEST, 635.92 FEET ; THENCE SOUTH 77° 29` 13" EAST, 30.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED HEREIN; THENCE SOUTH 77° 29` 13" EAST, 20.0 FEET; THENCE SOUTH 12° 37` 32" WEST 70.30 FEET; THENCE SOUTH 77° 22` 28" EAST, 10.0 FEET; THENCE SOUTH 14° 22` 56" WEST, 347.70 FEET; THENCE NORTH 77° 29` 13" WEST, 16.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 13,192.10 FEET; THENCE FROM A TANGENT BEARING OF NORTH 11° 23` 35" EAST, RUN NORTHEASTERLY 283.82 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 13` 57" TO THE END OF A CURVE; THENCE NORTH 12°37`32" EAST, 134.03 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THE SOUTHERLY 102 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGIN AT THE CENTER OF THE BRIDGE SPANNING BAYOU MARQUES ON THE BELLVIEW ROAD (A/K/A BLUE ANGEL PARKWAY), RUNNING NORTH FROM PENSACOLA-MILLVIEW-LILLIAN, TO BELLVIEW; THEN SOUTHERLY ALONG THE CENTER OF SAID BELLVIEW ROAD 418 FEET; THENCE EASTERLY, AT A RIGHT ANGLE TO SAID ROAD, 239 FEET; THENCE NORTHERLY ON A LINE PARALLEL TO SAID ROAD 418 FEET; THENCE WESTERLY, AT A RIGHT ANGLE, 239 FEET, TO THE POINT OF BEGINNING, EXCLUSIVE OF THE WESTERN 30 FEET OF THE DESCRIBED PROPERTY WHICH IS THE EAST ½ OF THE ROAD RIGHT-OF-WAY, BEING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ALSO CALLED THE SANTIAGO COLEMAN GRANT.

PARCEL II:

THE SOUTHERLY 102 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE CENTER OF THE BRIDGE SPANNING BAYOU MARQUES ON THE BELLVIEW ROAD (A/K/A BLUE ANGEL PARKWAY), RUNNING NORTH FROM PENSACOLA-MILLVIEW-LILLIAN, TO BELLVIEW; THEN SOUTHERLY ALONG THE CENTER OF SAID BELLVIEW ROAD, 418 FEET, THENCE EASTERLY, AT A RIGHT ANGLE TO SAID ROAD, 239 FEET, THENCE NORTHERLY ON A LINE PARALLEL TO SAID ROAD 418 FEET; THENCE WESTERLY, AT A RIGHT ANGLE, 239 FEET TO THE POINT OF BEGINNING, EXCLUSIVE OF THE WESTERN 30 FEET OF THE DESCRIBED PROPERTY WHICH IS THE EAST ½ OF THE ROAD RIGHT-OF WAY, BEING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ALSO CALLED THE SANTIAGO COLEMAN GRANT.

Folio No. 09-2925-00 & 09-2925-002 Property address: 2970 & 2950 N BLUE ANGEL PARKWAY, PENSACOLA, FL 32506 was sold to: OneWest Bank, FSB, c/o IndyMac Mortgage Services, a Division of OneWest Bank 888 East Walnut Street, Pasadena, CA 91101. The successful bid was in the amount of $100.00.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail to all parties attached on the service list.

WITNESS my hand and seal of the Court on November 1, 2013, as Clerk of the Circuit Court.

PAM CHILDERS, CLERK & COMPTROLLER

Clerk of the Circuit Court

(SEAL)

By: Cheri Zwig
Deputy Clerk

Copies furnished to:

Morris|Hardwick|Schneider, LLC, 5110 Eisenhower Blvd, Suite 120, Tampa, FL 33634