

20-179

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900340

Date of Tax Deed Application

Apr 22, 2019

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 3982**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **08-1038-100**

Cert Holder:

ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:

HANALLA ADEL
7791 UNTREINER AVE
PENSACOLA, FL 32534
 LTS 2 & 3 BLK 9 JONAS BROWN PB 1 P 36 OR 7350 P 757 LESS
 OR 1533 P 726 CURRY CA 219

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
2017/3982	08-1038-100	06/01/2017	549.24	27.46	576.70

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
2018/4055	08-1038-100	06/01/2018	552.46	6.25	27.62	586.33

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. Property Information 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)

1,163.03

0.00

509.32

200.00

175.00

2,047.35

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 21st day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: April 6, 2020

By

Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 08-1038-100 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900340

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
08-1038-100	2017/3982	06-01-2017	LTS 2 & 3 BLK 9 JONAS BROWN PB 1 P 36 OR 7350 P 757 LESS OR 1533 P 726 CURRY CA 219

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, property information 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

04-22-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

☒ Navigate Mode
 ☒ Account
 ☐ Reference

Printer Friendly Version

General Information

Reference: 502S305040002009
Account: 081038100
Owners: HANALLA ADEL
Mail: 7791 UNTREINER AVE
 PENSACOLA, FL 32534
Situs: 622 EDWARDS 32507
Use Code: SINGLE FAMILY RESID
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
2018	\$5,007	\$21,325	\$26,332	\$26,332
2017	\$5,007	\$19,480	\$24,487	\$24,487
2016	\$5,007	\$18,865	\$23,872	\$23,872

[Disclaimer](#)

Tax Estimator

[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/02/2017	7812	478	\$600	WD	View Instr
09/09/2015	7407	1668	\$100	QC	View Instr
05/20/2015	7350	757	\$3,300	QC	View Instr
04/30/2015	7341	1845	\$100	QC	View Instr
04/21/2015	7331	1687	\$2,800	TD	View Instr
12/2006	6115	265	\$100	QC	View Instr
04/1998	4242	1073	\$100	WD	View Instr
01/1978	1187	949	\$100	WD	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA 219

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

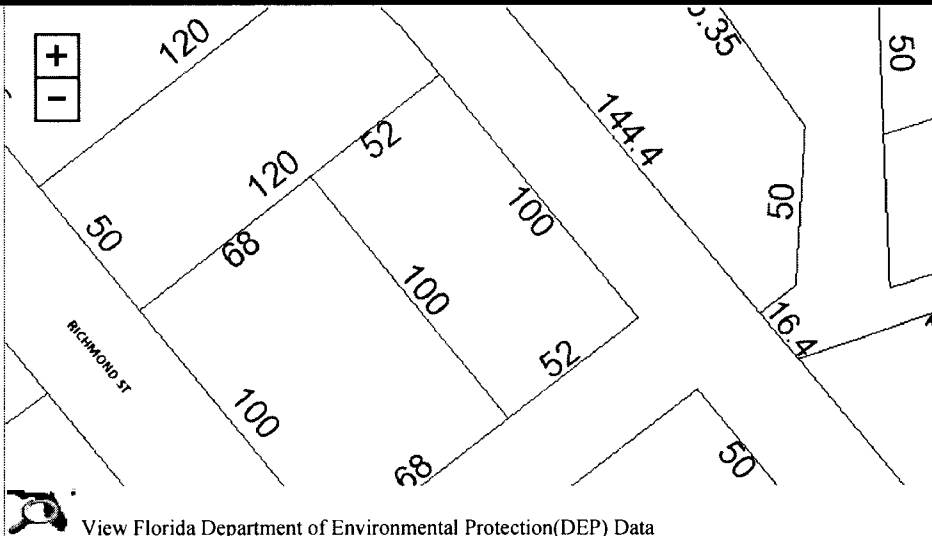
Section Map

Id: CA219

Approx. Acreage:
 0.1200

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

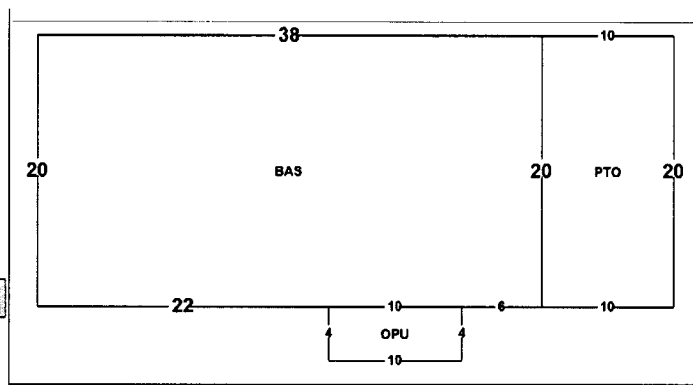
Address: 622 EDWARDS, Year Built: 1962, Effective Year: 1962

Structural Elements

DECOR/HILLWORK: AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1000 Total SF
BASE AREA - 760
OPEN PORCH UNF - 40
PATIO - 200



Images



3/31/16

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

Last Updated:05/24/2019 (tc.3907)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 03982**, issued the **1st day of June, A.D., 2017** 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 2 & 3 BLK 9 JONAS BROWN PB 1 P 36 OR 7350 P 757 LESS OR 1533 P 726 CURRY CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081038100 (20-179)

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

ADEL HANALLA

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of April, which is the **6th day of April 2020**.

Dated this 20th day of June 2019.

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

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: 081038100 Certificate Number: 003982 of 2017

Payor: ADEL HANALLA 7791 UNTREINER AVE PENSACOLA, FL 32534 Date 06/27/2019

Clerk's Check #	504620045	Clerk's Total	\$651.06
Tax Collector Check #	1	Tax Collector's Total	\$2,422.12
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,090.18

\$ 2293.03

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
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 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 # 2017 TD 003982

Redeemed Date 06/27/2019

Name ADEL HANALLA 7791 UNTREINER AVE PENSACOLA, FL 32534

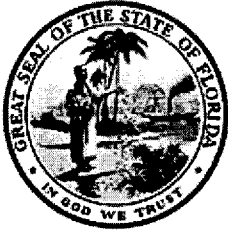
Clerk's Total = TAXDEED	\$551.06	\$551.06 \$2276.03
Due Tax Collector = TAXDEED	\$2422.12	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 081038100 Certificate Number: 003982 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/06/2020	Redemption Date 06/28/2019 
Months	12	2
Tax Collector	\$2,047.35	\$2,047.35
Tax Collector Interest	\$368.52	\$61.42
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,422.12	\$2,115.02 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$84.06	\$14.01
Total Clerk	\$551.06	\$481.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,090.18	\$2,613.03
	Repayment Overpayment Refund Amount	\$477.15
Book/Page		

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8116, Page 180, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03982, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 081038100 (20-179)

DESCRIPTION OF PROPERTY:

LTS 2 & 3 BLK 9 JONAS BROWN PB 1 P 36 OR 7350 P 757 LESS OR 1533 P 726 CURRY CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ADEL HANALLA

Dated this 27th day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-179
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15640

January 6, 2020

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 01-06-2000, through 01-06-2020, and said search reveals the following:

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

Adel Hanalla

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

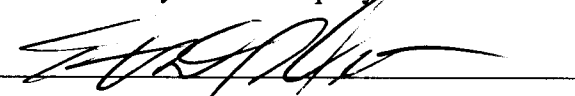
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

January 6, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15640

January 6, 2020

Lots 2 and 3, Block 9, Subdivision of the Estate of Jonas Brown, Plat Book 1, page 36, O.R. Book 7812, page 278 Less OR Book 1533, page 726, Curry CA 219, Escambia County, Florida.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15640

January 6, 2020

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

1. All Taxes Paid. The assessed value is \$25,963.00. Tax ID 08-1038-100.

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: April 6, 2020

TAX ACCOUNT NO.: 08-1038-100

CERTIFICATE NO.: 2017-3982

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

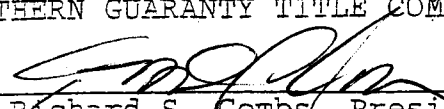
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Adel Hanalla
7791 Untreiner Ave.
Pensacola, FL 32507
and
622 Edwards
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 7th day of January, 2020.

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.

- Document Prepared by and Return to: Simon Ottewell
Business Solutions - PO Box 115 Durant FL 33530

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective this 2nd day of October (month) 2017 (year), between

BUSINESS SOLUTIONS OF HILLSBOROUGH, LLC 401K PLAN TRUST, LLC a *Florida limited liability company* (hereinafter called the Grantor) the first party, whose post office address is PO BOX 115 DURANT FL 33530 and the second party

ADEL HANALLA a *single man*

(hereinafter called the Grantee) whose post office address is

7791 Untreinor Ave Pensacola, Florida 32534

Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees

WITNESSETH, the Grantor, for and in consideration of the sum of ONE HUNDRED dollars (\$100.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **ESCAMBIA County Florida:**

LOTS NUMBERED TWO (2) AND THREE (3), IN BLOCK NUMBERED NINE (9), ESTATE OF JONAS BROWN, A SUBDIVISION IN SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF LOTS 2 AND 3, BLOCK 9, ESTATE OF JONAS BROWN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 2, THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARD STREET A DISTANCE OF 18 FEET, THENCE NORTHERLY PARALLEL TO THE SOUTHWESTERLY LINES OF SAID LOT 2 AND 3 A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF LOT 3, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3, THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 2 AND 3 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

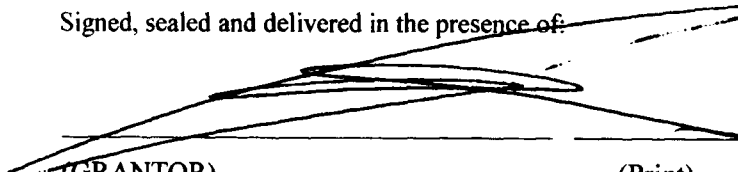
Parcel No: 502S305040002009

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and taxes. Property is sold as is, where is.

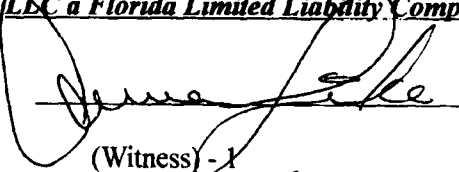
TOGETHER, with all tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining. AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it is hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

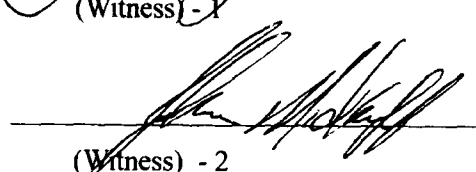
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

 Simon Ottewell
(GRANTOR) (Print) hm

Simon Ottewell as trustee of BUSINESS SOLUTIONS OF HILLSBOROUGH 401K PLAN TRUST, LLC a Florida Limited Liability Company

 Anna Lee
(Witness) - 1 (Print)

 John McKee
(Witness) - 2 (Print)

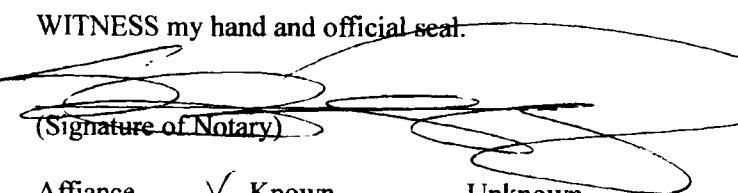
Notary Public

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On October 2nd (month & day), 2017 (year) before me personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is Simon Ottewell as trustee of BUSINESS SOLUTIONS OF HILLSBOROUGH 401K PLAN TRUST, LLC a Florida Limited Liability Company on behalf of the LLC subscribed to within this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


(Signature of Notary)

Affiance ☒ Known ☐ Unknown

ID Produced: Personally Known



(SEAL)