

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020		
Property description	EQUITY TRUST COMPANY CUSTODIAN FBO TARABAY AFIF Y INDIVIDUAL RETIREMENT ACCOUNT 9655 BEULAH RD PENSACOLA, FL 32526 616 SUNSET AVE LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220	Certificate #	2018 / 4163		
		Date certificate issued	06/01/2018		
		Deed application number	2000270		
		Account number	08-1875-000		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/4163	06/01/2018	1,158.41	57.92	1,216.33	
→ Part 2: Total*				1,216.33	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/3953	06/01/2019	1,196.04	6.25	59.80	1,262.09
Part 3: Total*					1,262.09
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,478.42	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,098.58	
4. Property information report fee and Deed Application Recording and Release Fees				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				3,952.00	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 20th, 2020</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>02/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000270

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154,

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
08-1875-000	2018/4163	06-01-2018	LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-02-2020
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode ☒ Account ☐ Reference ▶

Printer Friendly Version

General Information

Reference: 502S306090023002
Account: 081875000
Owners: EQUITY TRUST COMPANY CUSTODIAN FBO
TARABAY AFIF Y INDIVIDUAL RETIREMENT
ACCOUNT
Mail: 8764 BLAKE EVAN CIR
PENSACOLA, FL 32526
Situs: 616 SUNSET AVE 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
2019	\$15,000	\$55,853	\$70,853	\$70,853
2018	\$15,000	\$51,863	\$66,863	\$66,863
2017	\$15,000	\$48,033	\$63,033	\$63,033

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/29/2011	6771	602	\$42,000	WD	View Instr
12/11/2008	6405	1410	\$86,000	WD	View Instr
11/02/2007	6258	1393	\$26,000	WD	View Instr
10/29/2007	6258	377	\$15,600	WD	View Instr
10/01/2007	6270	1468	\$100	WD	View Instr
06/2007	6167	809	\$100	QC	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220

Extra Features

METAL SHED

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
CA220

Approx. Acreage:
0.1457

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (DEP) Data


Buildings

Address: 616 SUNSET AVE, Year Built: 1944, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON

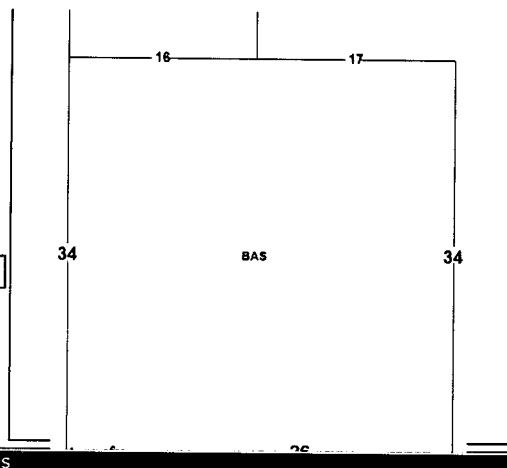
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1334 Total SF

BASE AREA - 1122

OPEN PORCH UNF - 36

PATIO FINISHED - 176



Images

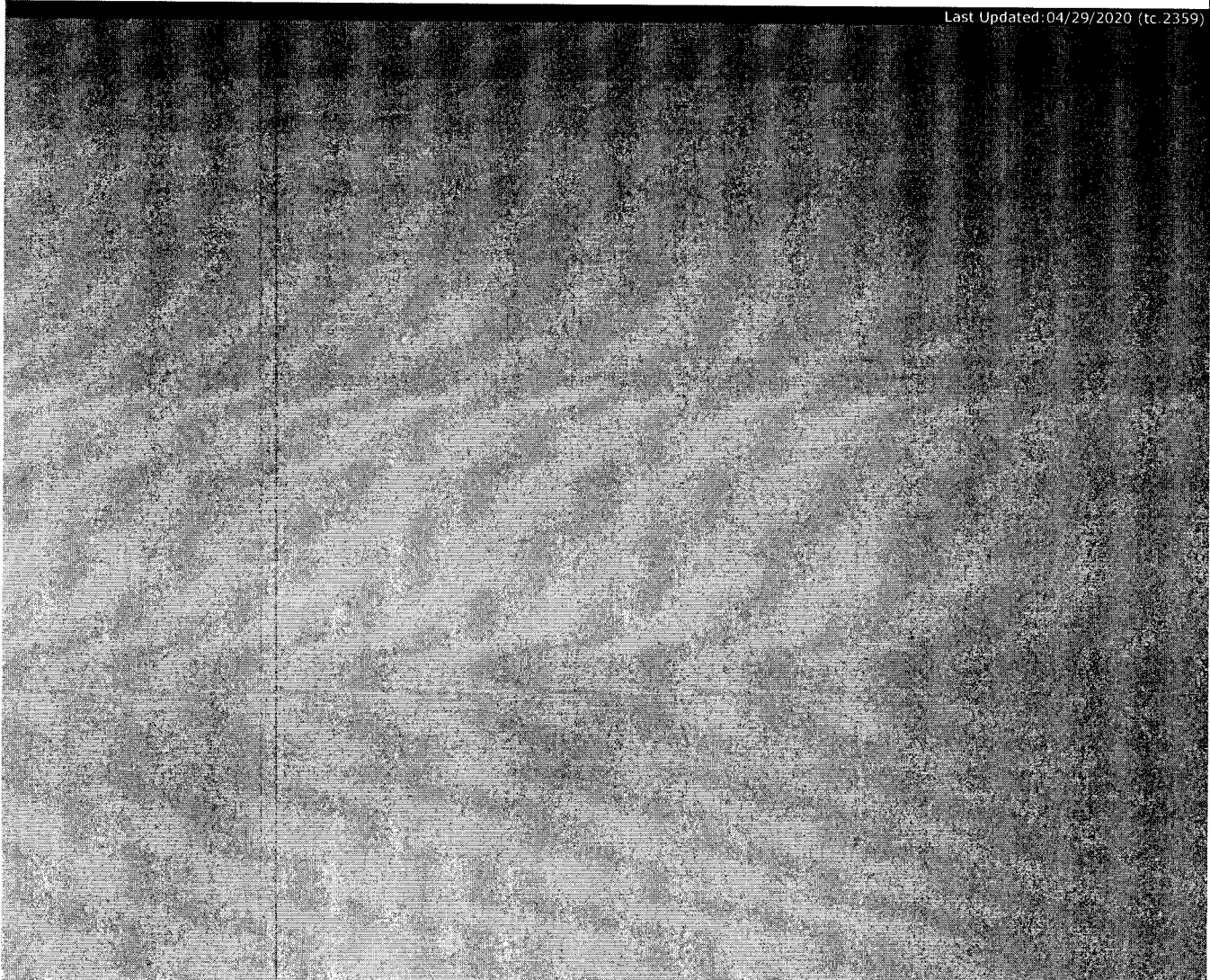


6 OPU 6

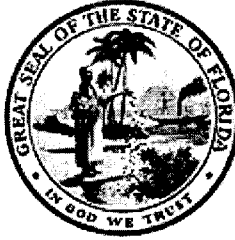
6/12/17

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

Last Updated: 04/29/2020 (tc.2359)



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

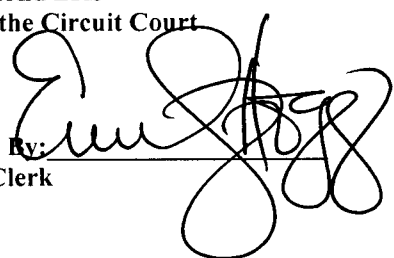
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 081875000 Certificate Number: 004163 of 2018**

Payor: NANCY W TARABAY 8764 BLAKE EVAN CIR PENSACOLA, FL 32526 Date 04/29/2020

Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,551.05
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,165.10

\$ 4122.25

**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
 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 # 2018 TD 004163

Redeemed Date 04/29/2020

Name NANCY W TARABAY 8764 BLAKE EVAN CIR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$537.05	4105.25
Due Tax Collector = TAXDEED	\$4,551.05	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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: 081875000 Certificate Number: 004163 of 2018

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="04/29/2020"/>
Months	10	0
Tax Collector	<input type="text" value="\$3,952.00"/>	<input type="text" value="\$3,952.00"/>
Tax Collector Interest	\$592.80	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,551.05	<input type="text" value="\$3,958.25"/> OTC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$70.05	\$0.00
Total Clerk	\$537.05	<input type="text" value="\$467.00"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,205.10	\$4,442.25
	Repayment Overpayment Refund Amount	\$762.85
Book/Page	<input type="text"/>	<input type="text"/>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04163**, issued the **1st day of June, A.D., 2018** 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:

LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081875000 (0221-40)

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

**EQUITY TRUST COMPANY CUSTODIAN FBO and TARABAY AFIF Y INDIVIDUAL
RETIREMENT ACCOUNT**

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 February, which is the **1st day of February 2021**.

Dated this 29th day of April 2020.

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	EQUITY TRUST COMPANY CUSTODIAN FBO TARABAY AFIF Y INDIVIDUAL RETIREMENT ACCOUNT 9655 BEULAH RD PENSACOLA, FL 32526 616 SUNSET AVE 08-1875-000 LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220	Certificate #	2018 / 4163
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/4163	06/01/2018	1,158.41	57.92	1,216.33
→Part 2: Total*				1,216.33

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/3953	06/01/2019	1,196.04	6.25	59.80	1,262.09
Part 3: Total*					1,262.09

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,478.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,098.58
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,952.00

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date July 29th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/01/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

625

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-1875-000 CERTIFICATE #: 2018-4163

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 18, 2000 to and including November 18, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: November 20, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 20, 2020

Tax Account #: 08-1875-000

1. The Grantee(s) of the last deed(s) of record is/are: **EQUITY TRUST COMPANY, AS CUSTODIAN FOR THE BENEFIT OF AFIF Y. TARABAY IRA**

By Virtue of Warranty Deed recorded 10/5/2011 – OR 6771/602

2. The land covered by this Report is:
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Judgment in favor of State of Florida/Escambia County recorded 1/8/2016 – OR 7461/636**
4. Taxes:
- Taxes for the year(s) 2017-2019 are delinquent.**
Tax Account #: 08-1875-000
Assessed Value: \$74,012
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 1, 2021

TAX ACCOUNT #: 08-1875-000

CERTIFICATE #: 2018-4163

In compliance with Section 197.522, 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	
<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> </u>	<u> X </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2020</u> tax year.

EQUITY TRUST COMPANY CUSTODIAN FBO
AFIF Y. TARABAY IRA
8764 BLAKE EVAN CIR
PENSACOLA, FL 32526

EQUITY TRUST COMPANY CUSTODIAN FBO
AFIF Y. TARABAY IRA
616 SUNSET AVE.
PENSACOLA, FL 32507

EQUITY TRUST COMPANY CUSTODIAN FBO
AFIF Y. TARABAY IRA
2968 CORAL STRIP PARKWAY
GULF BREEZE, FL 32563

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 2020.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

November 20, 2020

Tax Account #: 08-1875-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK 2 NAVY POINT PB 1 P 100 OR 6771 P 602 CA 220

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1875-000 (0221-40)

Recorded in Public Records 10/05/2011 at 01:49 PM OR Book 6771 Page 602,
Instrument #2011069581, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 Deed Stamps \$294.00

Prepared by and return to:

Stephen B. Shell
Shell, Fleming, Davis & Menge, P.A.
P.O. Box 1831
Pensacola, FL 32591-1831
File Number: B3184.00000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of September, 2011 between **David J. Phillips**, whose mailing address is **345 DiLorenzo Drive, Naperville, IL 60565**, and **Horace O. Phillips**, whose post office address is **125 Manchester Street, Pensacola, FL 32507**, grantor, and **Equity Trust Company**, as Custodian for the benefit of **Afif Y. Tarabay** individual retirement account, whose post office address is **2968 Coral Strip Parkway, Gulf Breeze, FL 32563**, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 23, Block 2, NAVY POINT, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, according to a plat filed in Plat Book 1, Pages 100A, 100B, and 100C, of the Public Records of said County.

Parcel Identification Number: 502S30-6090-023-002

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property of either Grantor. Grantors residences and homestead addresses are set forth, above. The address of the property being conveyed by the Grantors, being investment property, is 616 Sunset Avenue, Pensacola, FL 32507.

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.

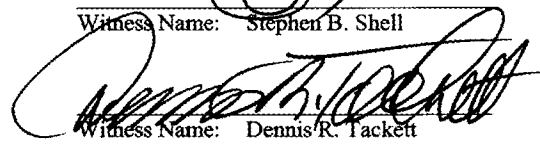
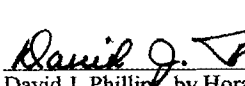
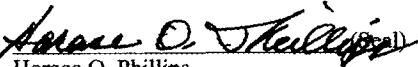
And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes®

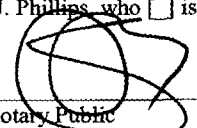
BK: 6771 PG: 603

Signed, sealed and delivered in our presence:


Witness Name: Stephen B. Shell
Witness Name: Dennis R. Tackett
David J. Phillips, by Horace O. Phillips his attorney-in-fact
Horace O. PhillipsState of Florida
County of Escambia

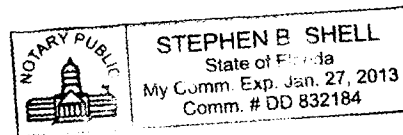
The foregoing instrument was sworn to, subscribed and acknowledged before me this 29th day of September, 2011 by Horace O. Phillips, individually and as attorney in fact for David J. Phillips, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Stephen B. Shell

My Commission Expires: January 27, 2013



BK: 6771 PG: 604

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

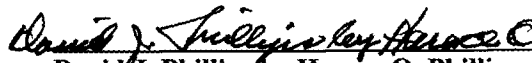
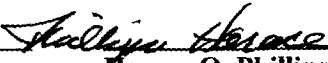
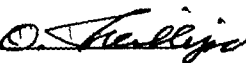
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Sunset Avenue
Legal Address of Property: 616 Sunset Avenue, Pensacola, FL 32507

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

This form completed by: Stephen B. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32591-1831

Sellers:

  
David J. Phillips by Horace O. Phillips, Horace O. Phillips
his attorney in fact

Buyer:



Afif Y. Tarabay for Equity Trust Company

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

BK: 6771 PG: 605

SEP-14-2011 WED 02:08 PM

ESC CO ENV HEALTH

FAX No. 8505956777

P. 0020-0

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION**1300 WEST GREGORY STREET
PENSACOLA, FL 32502

September 14, 2011



Horace O. Phillips & David J. Phillips
c/o ERA Legacy Realty-Richardson
801 East Cervantes Street
Pensacola, FL 32501

RE: Three Bedroom
Single Family Residence
615 Sunset Avenue
Pensacola, FL 32507
Parcel ID: 50-2S-30-6090-023-002

Dear Property Owners:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on September 13, 2011. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old.
- A moderate amount of roots were noted in the drainfield area. Roots could alter system functionality.
- The inspection of the drainfield revealed that a portion was found to be in deteriorated condition. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited. It is difficult to determine what effect the deterioration of the drainfield may have on the system's functionality. It is possible that once the premise is occupied and a sewage flow is initiated, a drainfield failure may occur. However, during our inspection, no sanitary nuisances were observed.

Should the system require a drainfield repair in the future, an authorized septic tank contractor must pump and inspect the internal structure of the septic tank in order to determine its structural integrity, and this document must be presented at the time of purchasing a repair permit from this office. The specifications for the repair will be released once the permit has been reviewed.

BK: 6771 PG: 606 Last Page

SEP-14-2011 WED 02:08 PM

ESC CO ENV HEALTH

FAX No. 8505956777

P. 003070

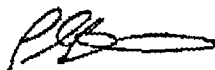
Page 2 of 2
September 14, 2011
616 Sunset Avenue

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,



Phillip L. Davies
Environmental Supervisor I

PLD/cp/pd
OSTDS # 11-0346
Fax To: Susan Moore 434-0478

Recorded in Public Records 01/08/2016 at 08:04 AM OR Book 7461 Page 636,
Instrument #2016001448, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Case No.: 2015 MM 006983 A

vs.

DIV: 1

AFIF YOUSEF TARABAY,

DEFENDANT

ORDER OF JUDGMENT AND SENTENCE

This cause, coming on this day to be heard before the Court, and the Defendant being now present
w/ Counsel, having entered a Plea(s) as follows:

Guilty as to Count(s): _____

Not Guilty as to Count(s): _____

No Contest as to Count(s): 1

The State Attorney announced Nolle Prosequi as to Count(s): _____

☐ A Jury of your peers having found you: _____

The Court hereby:

Adjudicates Defendant Guilty as to Count(s): _____

Withholds Adjudication as to Count(s): 1

Finds Defendant Not Guilty as to Count(s): _____

Finds as to Count(s): _____

Count	Statute	Statute Description	Level	Degree
1	562.11(1a)	LIQUOR-SELL GIVE SERVE PERSON UNDER 21 YOA FIRST VIOL	M	S

PAM CHILDERS
 CLERK OF CIRCUIT COURT
 ESCAMBIA COUNTY, FL
 2016 JAN -7 A 10:54
 COUNTY GENERAL DIVISION
 FILED & RECORDED

BK: 7461 PG: 637

Under Authority granted to the Court by Florida law, it is ORDERED and ADJUDGED that:

As to COUNT 1, the Defendant is sentenced as follows:

☐ As to the Contempt:

- ☐ The Court takes no action
☐ The Court finds the Defendant ☐ Guilty ☐ Withheld and sentences as follows:

JAIL:

- ☐ _____ Months, _____ Days County Jail as follows:
☐ Credit for time served: _____ Days
☐ _____ days County Jail Suspended
☐ Work Release **Authorized**
☐ Serve time beginning immediately
☐ Report to Court on _____, at _____ to begin your sentence

- ☐ Time to be ☐ Consecutive ☐ Concurrent with **Count** _____
☐ Time Served
☐ Time to be served during probation

PROBATION:

- ☐ Serve _____ Year, _____ Month(s) Probation
☐ Time to be ☐ Consecutive ☐ Concurrent with **Count** _____
☐ Pay \$_____ monthly for Cost of Supervision to Community Corrections
☐ Standard conditions of Probation imposed (F.S. 948.03)
☐ May terminate upon compliance ☐ after _____ months
☐ _____ apply for early termination
☐ Electronic monitoring required as part of probation
☐ Mail or phone reporting is authorized

COMMUNITY SERVICE:

- ☐ You shall complete _____ hours of Community Service work
☐ You may buy out _____ hours of Community service at the rate of \$_____ per hour
☐ You qualify to perform community service hours in lieu of paying court ordered court costs and fines at the rate of \$_____ per hour
☐ You are ordered to complete Community Service work during the term of your probation if you are unable to pay your fine.
☐ Community service work is authorized for all but \$_____ of the court ordered Costs and Fines at the rate of \$_____ per hour.
☐ Community Service Work shall be complete within _____ months

FINES:

- ☐ \$_____ Fine

BK: 7461 PG: 638

The Defendant shall pay the following Court Costs:

- ☒ **\$273** Mandatory Court Costs (F.S. 938.01, 938.03, 938.05, 938.06, 938.15, 938.19, 938.27, 939.185, 775.083(2), Escambia Cnty Ord 34-7 and 34-9)
- ☐ **\$456** DUI Court Costs (F.S. 938.01, 938.03, 938.05, 938.06, 938.07, 938.13, 938.15, 938.19, 938.27, 939.185, 775.083(2), 318.18(17), (318.18(18), Escambia Cnty Ord 34-7 and 34-9)
- ☐ **\$423** BUI Court Costs (F.S. 938.01, 938.03, 938.05, 938.06, 938.07, 938.13, 938.15, 938.19, 938.27, 939.185, 775.083(2), Escambia Cnty Ord 34-7 and 34-9)
- ☐ **\$201** Domestic Violence Trust Fund (F.S. 938.08)
- ☐ **\$151** Rape Crisis Trust Fund (F.S. 938.085)
- ☐ **\$151** Crimes against Minors (F.S. 938.10)
- ☒ **\$15** Misdemeanor Crimes Involving Drugs/Alcohol (F.S. 938.13)
- ☐ **\$5,000** Prostitution (F.S. 796.07(6))
- ☐ **\$65** Reckless Driving / Racing on Highway (F.S. 318.18(20))
- ☐ **\$30** State Facility Surcharge (F.S. 318.18)
- ☐ \$_____ County Drug Abuse Trust Fund (F.S. 938.21)
- ☐ \$_____ Additional Costs of Prosecution (F.S. 938.27)
- ☐ **\$50** Public Defender Application (F.S. 27.52) ☐ Waived
- ☐ **\$50** or the higher cost of \$_____ for legal assistance (F.S. 938.29) ☐ Waived
- ☐ **\$100** FDLE (F.S. 938.055)
- ☐ \$_____ Surcharge on all fines (F.S. 938.04)
- ☐ **\$5** EMS Trust Fund (F.S. 316.192 / 316.061)
- ☐ **\$3** State Radio (F.S. 318.18(17))
- ☐ \$_____ Cost of Investigation to _____ (F.S. 938.27)
- ☐ \$_____

The Defendant shall comply with the following Special Conditions of Probation:

- ☐ Restitution: \$_____ to be paid to _____
- ☐ Restitution: State Attorney has _____ days to file and defense has _____ days to object
- ☐ If defense fails to object, the amount stands
- ☐ The Court reserves jurisdiction to determine restitution
- ☐ Restitution **may** be paid into the court registry
- ☐ Counseling: Complete **Alcohol** counseling
- ☐ DVIP: Complete a Domestic Violence Intervention Program
- ☐ Complete Shoplifter's Alternative class
- ☐ Evaluation: Must obtain a/an **alcohol** evaluation _____
- ☐ Treatment: Must ☐ begin ☐ complete treatment deemed necessary by **alcohol** evaluation _____
- ☐ May not **consume** ☐ alcohol ☐ drugs
- ☐ Alcohol/Drug Testing: Conduct **alcohol** testing **randomly** at your expense
- ☐ Do not test positive for **alcohol** after _____ Days.
- ☐ DUI School: Must complete **1st Offender** DUI School
- ☐ Driving School: Must complete ☐ 1st Offender ☐ Multiple Offender Driving School
- ☐ Interlock _____ months with Business Purposes License
- ☐ Impact Panel: Must attend _____ Drunk Driving Impact Panel(s)

BK: 7461 PG: 639

- ☐ Your vehicle will be impounded for _____ days
- ☐ You may not operate a motor vehicle
- ☐ Show proof of a ☐valid ☐clear driver's license
- ☐ You must show proof of a valid registration/tag for your vehicle, proof vehicle not registered to you, or affidavit
- ☐ You must show proof of valid insurance or affidavit
- ☐ Your Driver's License is ☐Suspended ☐Revoked for _____ months
- ☐ No Contact: Have no contact with _____
- ☐ Pay Civil Infractions during probation, case number(s) _____
- ☐ Pay all Court Costs and Fines during Probation
- ☐ **Seek** full time employment or school
- ☐ Perform _____ job searches per week ☐if working less than _____ hours per week;
 - ☐begin within _____ days of starting Supervision;
 - ☐must continue until hired
- ☐ Abide by terms of _____
- ☐ Letter of Apology to _____

☐ Other Provisions: _____

☐ You must pay all Court Costs and Fines or enter into a Payment Plan with the Clerk of Court;

- ☐ If you fail to do so by _____, you must appear in court on _____ at _____.
- ☐ If you fail to do so by _____, your driver license will be suspended.
- ☐ If you fail to do so by _____, all fines and court costs will be reduced to a lien.

☐ It is determined that you are unable to pay the amounts due and your monetary obligations, consisting of Court Costs and Fees, are reduced to a Civil Judgment, which shall bear interest at the maximum rate allowed by law. (F.S. 55.03)

- ☐ Any remaining balance due on your civil judgment after **90** days from the date of this order will be referred to a collections agency.
- ☐ Your driver's license will be suspended.

BK: 7461 PG: 640 Last Page

If you fail to complete the terms of this order, including payment of all costs, fees and fines, as required, you may be subject to Contempt of Court proceedings.

If a bail bond is currently in effect as to this case and has not been forfeited, that bond is hereby cancelled and the surety is discharged from liability on that bond. A cash bond may be applied towards outstanding financial obligations as allowed per F.S. 903.286.

Any active warrants, capias or summons in this case against this Defendant are hereby quashed.

The Defendant has **30** days from the date of this Order and Judgment in which to file an appeal of the findings and sentence in this matter by filing a Notice of Appeal with the Clerk of Court.

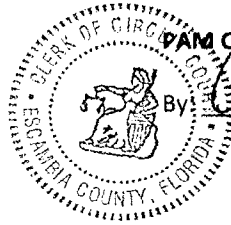
NUNC PRO TUNC TO: 12/28/2015

DONE AND ORDERED

1/6/6

George H. Wellman
County Court Judge

I hereby certify that a true and correct copy of this document was sent via electronic mail to the State Attorney and Defense Counsel of Record or Defendant by US Mail if there is no Defense Counsel of Record, on Jan. 7, 2016



PAM CHILDERS, CLERK OF THE CIRCUIT COURT

By *Cassie R. Moore*
Deputy Clerk