#### Notice to Tax Collector of Application for Tax Deed

#### **TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

COMIAN X TAX LIEN FUND, LLC 1640 NIXON DRIVE SUITE 293

MOORESTOWN, New Jersey, 08057 holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.

3244

Parcel ID Number 05-2359-000

**Date** 06/01/2010

**Legal Description** 

/2010 09-2S3-008 BEG AT NE (

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 1776 P 851

2012 TAX ROLL

VERONA V LLC PO BOX 100736 ATLANTA, Georgia 30384-0736

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

FORM 513 (r.12/00)

#### TAX COLLECTOR'S CERTIFICATION

**APPLICATION DATE** 

3/19/2013

FULL LEGAL DESCRIPTION Parcel ID Number: 05-2359-000

March 27, 2013 Tax Year: 2009

Certificate Number: 3244

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 1776 P 851

FORM 513 (r.12/00)

#### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Mar 19, 2013 / 130008

This is to certify that the holder listed below of Tax Sale Certificate Number 2010 / 3244 , issued the 1st day of June, 2010, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: Parcel ID Number: 05-2359-000

Certificate Holder: COMIAN X TAX LIEN FUND, LLC 1640 NIXON DRIVE SUITE 293 MOORESTOWN, NEW JERSEY 08057 Property Owner: VERONA V LLC PO BOX 100736 ATLANTA , GEORGIA 30384-0736

Legal Description: 09-2S3-008

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A ...

See attachment for full legal description.

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	3244	06/01/10	\$225.80	\$0.00	\$111.77	\$337.57

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	2994.0000	06/01/12	\$231.81	\$6.25	\$31.29	\$269.35
2011	3146.0000	06/01/11	\$221.30	\$6.25	\$73.03	\$300.58

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$907.50
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)	\$187.02
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$1,319.52
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11.	
12. Total of Lines 6 thru 11	\$1,319.52
13. Interest Computed by Clerk of Court Per Florida Statutes(%)	
14. One-Half of the assessed value of homestead property. If applicable pursuant to section	·
197.502, F.S.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

\*Done this 19th day of March, 2013

TAX COLLEGTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: September 3, 2013

<sup>\*</sup> This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

#### PAM CHILDERS

CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
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

## **IMAGING COVER PAGE**

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

Case: 2010 TD 003244

00083390262 Dkt: TD83 Pg#:

**Original Documents Follow** 

(\$11,655.00) for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fee, includes removing an unsafe structure, removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

This Notice of Lien has been approved by the Board of County Commissioners and the sum referenced herein shall be a lien against the real property from and after the 2nd day of October 0 , 1997 until paid.

> **BOARD OF COUNTY COMMISSIONERS** OF ESCAMBIA COUNTY, FLORIDA

> > Thomas G. Banjanin, Chairman

(SEAL)

By:

BCC Approved: October 2

RCD Oct 03, 1997 01:55 pm Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT **97-422556** 

OR BK 4178 PGO 115 Escambia County, Florida INSTRUMENT 97-422556

1500

#### **NOTICE OF LIEN**

STATE OF FLORIDA COUNTY OF ESCAMBIA

Re: Gallaway Rich, Jr. & Mary B. Rich, husband and wife, Izeal Rich and Dora L. Penn 3910 Market Street

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 1-20.5 of the Escambia County Code of Ordinances (Ord. No. 93-12) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on September 15, 1997 on property located at 3910 Market Street, Pensacola, Florida, and more particularly described in the Official Records of Escambia County, Florida in OR Book 1776 at page 851 as follows:

Commencing at the Northeast corner of Lot 8, Section 9, Township 2 South, Range 30 West; thence run Westerly along the North line of said lot a distance of 260 feet; thence run southerly and parallel with the East line of said lot a distance of 233 feet for a Point of Beginning; thence continue Southerly 200 feet; thence run Westerly and parallel with the North line of said lot a distance of 205.25 feet; thence run Northeasterly a distance of 210.3 feet; thence run Easterly 142.1 feet to the Point of Beginning or Lots 23 and 24 of an unrecorded Plat.

A portion of the Western 368 acres of Carlos DeVillier Tract, Section 9, Township 2 South, Range 30 West, according to plan by W.H. Davison, County Surveyor, dated February 20, 1885, adopted for partition in Deed Book 3 at Page 449, described as follows: Commencing at the Northeast corner of Lot 8 of said subdivision, thence Westerly along the North line of said lot 260 feet; thence Southerly parallel with East line of said lot, 433 feet to the Point of Beginning; continue same course 100 feet; thence Westerly parallel with North line of said lot 238.8 feet to a point 100 feet perpendicularly distant from center line of the St. Louis-San Francisco Railroad right-of-way thence Northerly and parallel with said railroad center line a distance of 105.4 feet; thence Easterly parallel with North line of Lot 8, a distance of 205.25 feet to the Point of Beginning. Being Lot 25 according to an unrecorded survey by J.W. Cook, Reg. Surveyor #458, dated September 30, 1946.

Escambia County has expended Eleven Thousand, Six Hundred, Fifty-Five and 00/100 Dollars

This instrument was prepared by: Ernie Lee Magaha, Clerk of the Circuit Court Escambia County Courthouse Pensacola, Florida

Tax Deed File No. 09-250 PropertyIdentification No. 092S300800000025 Tax Account No. 052359000

#### TAX DEED

State of Florida County of Escambia

The following Tax Sale Certificate Numbered 01940 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 2nd day of November 2009, offered for sale as required by law for cash to the highest bidder and was sold to: VERONA V LLC, P.O. BOX 100736 ATLANTA GA 30384-0736, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 2nd day of November 2009, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,619.77) ONE THOUSAND SIX HUNDRED NINETEEN AND 77/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 1776 P 851

\*\* Property previously assessed to: GALLAWAY RICH JR, MARY B RICH, IZEAL RICH, DORA L PENN

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

ERNIE LEE MAGAHA, Clerk of the Circuit

rieauler Sunival

Maryline Avila

State of Florida

County of Escambia

On this 23rd day & Nov. 2009 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

Maryline Avila, Deputy Clerk

# 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

Janet Holley Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32596

Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 9-3-2013
TAX ACCOUNT NO.: 05-2359-000
CERTIFICATE NO.: 2010-3244
In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.
YES NO
X Notify City of Pensacola, P.O. Box 12910, 32521  221 Palafox Place, 4th Floor/  Notify Escambia County, 190 Governmental Center, 32502
X Homestead for tax year.
VERONA V LLC P.O. Box 100736 Atlanta, GA 30384-0736
Escambia County Code Enforcement 3363 W. Park Place Pensacola, FL 32505
Certified and delivered to Escambia County Tax Collector, this 27th day of March , 2013 .
by: Richard S. Combs, President
Nowe, who shows listed addresses are based upon current information

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

# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 10210 March 27, 2013

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

- 1. MSBU Lien filed by Escambia County recorded in O.R. Book 4315, page 522, and O.R. Book 4446, page 284.
- 2. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 4178, page 115.
- 3. Taxes for the year 2009-2011 delinquent. The assessed value is \$11,386.00. Tax ID 05-2359-000.

#### PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10210 March 27, 2013

## 092S300800000025 - Full Legal Description

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

## **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.: 10210

March 27, 2013

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32569

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 03-27-1993, through 03-27-2013, and said search reveals the following:

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

VERONA V 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: Jill Sign

March 27, 2013

#### PAM CHILDERS

CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
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

## **IMAGING COVER PAGE**

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

Case: 2010 TD 003244

00042363434 Dkt: TD82 Pg#: 8

**Original Documents Follow** 

#### 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 3, 2013, 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 **COMIAN X TAX LIEN FUND LLC** holder of **Tax Certificate No. 03244**, issued the **1st** day of **June, A.D., 2010** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 052359000 (13-612)

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

#### **VERONA V LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **3rd day of September 2013.** 

Dated this 1st day of August 2013.

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 Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Post Property:** 

3710 MARKET ST 32505

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Heather Mahoney Deputy Clerk

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: White Heather Mahoney
Deputy Clerk

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 03244 of 2010**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 1, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERONA V LLC ESCAMBIA COUNTY
18305 BISCAYNE BLVD OFFICE OF COUNTY ATTORNEY
SUITE 400 221 PALAFOX PLACE STE 430
AVENTURA, FL 33160 PENSACOLA FL 32502

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

WITNESS my official seal this 1st day of August 2013.

PAM CHILDERS CLERK OF THE CIRCUIT COURT

**SEAL** 

BY: Milling Millione )
Heather Mahoney
Deputy Clerk

102595-02-M-1540 102595-02-M-1540 ☐ Addressee for Merchandise C. Date of Delivery ☐ Return Receipt for Merchandise ☐ Addressee C. Date of Delivery ZZ Agent Yes ☐ Agent % £ □ □ % <u>%</u> D D Q COMPLETE THIS SECTION ON DELIVERY COMPLETE THIS SECTION ON DELIVERY ☐ Return Receipt ferent from item 1? D. Is delivery address different from item 1 if YES, enter delivery address below: Express Mail If YES, enter delivery address below: Express Mail Restricted Delivery? (Extra Fee) ம Restricted Delivery? (Extra Fee) C.O.D. 404 0.0.D by ( Printed Name) 4137 8667 D. Is delivery address 🍂 Service Type

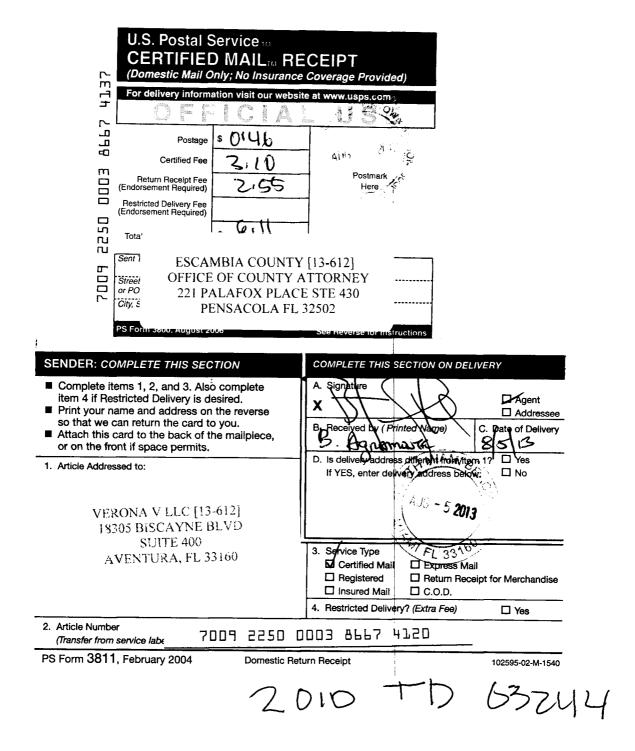
Certified Mail 8667 ☐ Insured Mail Certified Mail ☐ Registered ☐ Insured Mail ☐ Registered Service Type 0003 A. Signatu Domestic Return Receipt Domestic Return Receipt 0003 æ × 2250 2250 ESCAMBIA COUNTY CENTRAL OFFICE Attach this card to the back of the mailpiece, OFFICE OF COUNTY ATTORNEY Print your name and address on the reverse Attach this card to the back of the mailpiece, 7009 Print your name and address on the reverse Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. 221 PALAFOX PLACE STE 430 ENVIRONMENTAL FNFORCEMENT ■ Complete items 1, 2, and 3. Also complete ESCAMBIA COUNTY [13-612] 7009 PENSACOLA FL 32502 SENDER: COMPLETE THIS SECTION so that we can return the card to you. item 4 if Restricted Delivery is desired. 3363 WEST PARK PLACE so that we can return the card to you. SENDER: COMPLETE THIS SECTION PENSACOLA FL 32505 or on the front if space permits. or on the front if space permits. PS Form 3811, February 2004 PS Form 3811, February 2004 [13-612](Transfer from service label) (Transfer from service label) 1. Article Addressed to: 1. Article Addressed to: Article Number 2. Article Number U.S. Postal Service 10 U.S. Postal Service m CERTIFIED MAILTO RECEIPT CERTIFIED MAILTO RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) 4120 (Domestic Mail Only; No Insurance Coverage Provided) 404 8667 0,46 8667 AUG SF18 -2 3 5 Postage AUG 3,10 Certified Fee 0 E000 Postmans Certified Fe £5.5 Return Receipt Fee (Endorsement Required) 2,55 0003 Postmark Return Receipt Fee (Endorsement Required) HATE Restricted Delivery Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) 2250 VERONA V 2250 ENVIRONMENTA Tota V LLC [13-612] ENFORCEMENT 18305 BISCAYNE BLVD [13-612] ESCAMBIA COUNTY CENTRAL OFFICE Sent 7009 Se SUITE 400 7009 Stree or PC AVENTURA, FL 33160 3363 WEST PARK PLACE or Ci City, PENSACOLA FL 32505

PS Form 3800. August 2006

See Reverse for Instructions

PS Form 3800, August 2006

See Reverse for Instruction



# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

### NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 13-011227

**Document Number: ECSO13CIV037287NON** 

Court: TAX DEED

Case Number: CERT NO 03244, 2010

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEEDS

County: ESCAMBIA

Plaintiff:

RE: VERONA V LLC

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2013 at 11:56 AM and served same at 12:15 PM on 8/2/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv.

WRIGHT, CPS

Service Fee: Receipt No: \$40.00

BILL

Printed By: JLBRYANT

#### WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COMIAN X TAX LIEN FUND LLC** holder of **Tax Certificate No. 03244**, issued the **1st** day of **June**, **A.D.**, **2010** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE SLY 100 FT WLY PARL WITH N LI OF LT 238 8/10 FT TO A PT 100 FT PERPENDICULARLY DISTANT FROM CENTER LI OF FRISCO RR R/W NLY PARL TO R/W 105 4/10 FT ELY 205 25/100 FT TO POB LT 25 OF AN UNRECORDED PLAT S/D OF GOVERNMENT LT 8 OR 6533 P 591

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 052359000 (13-612)

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

#### **VERONA V LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **3rd day of September 2013.** 

Dated this 1st day of August 2013.

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 Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

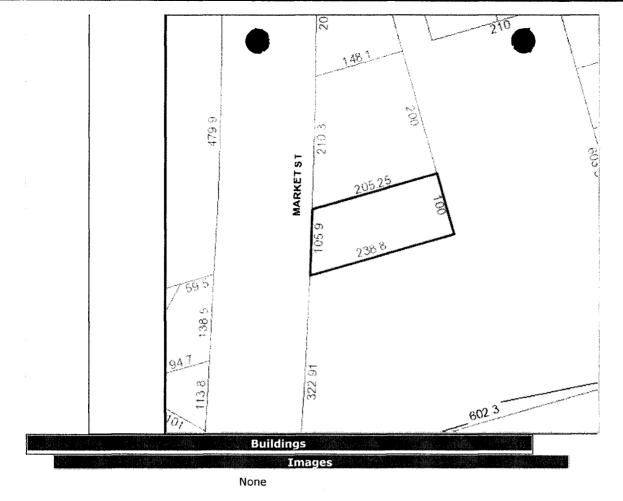
**Post Property:** 

3710 MARKET ST 32505

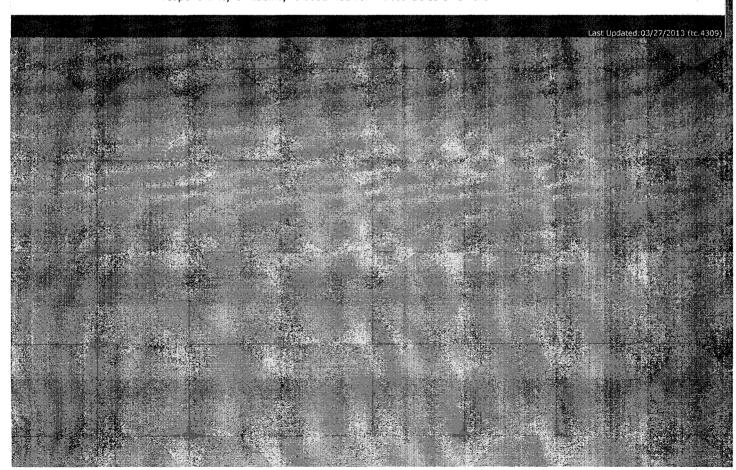
PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Heather Mahoney Deputy Clerk



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.





## Chris Jones Escambia CountyProperty Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

#### **Back**

**Navigate Mode** 

Account ○

Reference

Printer Friendly Version

#### **General Information**

Reference:

092\$300800000025

Account:

052359000

**Owners:** 

VERONA V LLC

Mail:

Situs:

PO BOX 100736

ATLANTA, GA 30384-0736 3710 MARKET ST 32505

**Use Code:** 

VACANT COMMERCIAL 🔑

**Taxing** 

**COUNTY MSTU** 

**Authority:** Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

### 2012 Certified Roll Assessment

Improvements:

\$0

Land:

\$11,386

Total:

\$11,386

Save Our Homes:

\$0

Disclaimer

Amendment 1 Calculations

#### Sales Data

Official Sale Date Book Page Value Type

Records (New Window)

11/23/2009 6533 591 \$1,700 TD 06/1983 1776 851 01/1975 887

View Instr \$40,000 SC View Instr \$8,100 WD View Instr

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

#### 2012 Certified Roll Exemptions

None

#### Legal Description

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 260 FT SLY PARL WITH E LI OF LT 433 FT FOR POB CONTINUE...

#### Extra Features

None

#### Information Section Map Id: 09-2S-30-2

**Parcel** 

Approx. Acreage: 0.5100

Zoned: 🔑 ID-1

Evacuation & Flood Information Open Report

Launch Interactive Map

O

#### Pam Childers, Clerk of the Circuit Court of Escambia County Florida

Receipt Type Case

Outstanding Amount

0.00

Receipt Number 1495150

Receipt Date

03/27/2013

Case Number 2010 TD 003244

Description COMIAN X TAX LIEN FUND LLC VS

Action TAX DEED APPLICATION

Judge

Received From COMIAN X TAX LIEN FUND LLC

On Behalf Of COMIAN X TAX LIEN FUND LLC

Total Received 401.00 Net Received 401.00 Change 0.00

Receipt Payments

Check

Amount Reference Description

401.00 1069

Receipt Applications

Holding

Service Charge

Amount 341.00

60.00

Deputy Clerk:

mavila Transaction Date 03/27/2013 10:16:57

Comments

## THE ESCAMBIA SUN-PRESS, LLC



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

oaw-4w-8-1-8-15-22-2013

**PUBLISHED WEEKLY SINCE 1948** 

(Warrington) Pensacola, Escambia County, Florida

### STATE OF FLORIDA

County	of Es	cambia				
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DENISE	G. TU	JRNER .	Denise	G. Turr	ner NOTARY	PUBLIC

**Notary Public** State of Florida My Commission Expires 08/24/2016

My Commission No.EE 207775

#### **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: 052359000 Certificate Number: 003244 of 2010

## Payor: GULF GROUP HOLDINGS 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160 Date 08/30/2013

Clerk's Check #	9092694	Clerk's Total	\$437.09
Tax Collector Check #	1	Tax Collector's Total	\$1,444.53
		Postage	\$18.33
		Researcher Copies	\$5.00
		Total Received	\$1,904.95

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 # 2010 TD 003244

**Redeemed Date** 08/30/2013

Name GULF GROUP HOLDINGS 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160

Clerk's Total = TAXDEED	\$437.09
☐ Due Tax Collector = TAXDEED	\$1,444.53
☐ Postage = TD2	\$18.33
ResearcherCopies = TD6	\$5.00

#### • For Office Use Only

Data	Docket	Desc	Amount	Amount	Payee
Date	DUCKEL		Owed	Due	Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1495150 Date: 03/27/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1495150 Date: 03/27/2013	60.00	0.00	
03/27/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/10/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY						
Rcd	Docket Application	Owed	Paid	Dismissed	Due	
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00	
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00	
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00	

Search Property Property	Sheet 🖹 Lien Holder's	R Redeem 🖹 Forms	Courtview 🐺 Benchmar
Redeemed From Sale	11.00 mg (12.00 mg)		



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

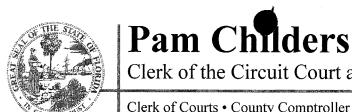
Tax Deed - Redemption Calculator
Account: 052359000 Certificate Number: 003244 of 2010

Redemption Yes	Application Date 03/19/2013 Final Redemption Payment ESTIMATED	Interest Rate 18%  Redemption Overpayment ACTUAL	
	Auction Date 09/03/2013	Redemption Date 08/30/2013	
1onths	6	5	
Tax Collector	\$1,319.52	\$1,319.52	
ax Collector Interest	\$118.76	\$98.96	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$1,444.53	\$1,424.73	
Clerk Fee	\$60.00	\$60.00	
Sheriff Fee	\$120.00	\$120.00	
egal Advertisement	\$221.00	\$221.00	
App. Fee Interest	\$36.09	\$30.08	
Total Clerk	\$437.09	\$431.08	\$ A.
***			1.4
Postage	\$18.33	\$18.33	
Researcher Copies	\$5.00	\$5.00	
Fotal Redemption Amount	\$1,904.95	\$1,879.14	
	Repayment Overpayment Refund	***	
	Amount	\$25.81 + 40.00 (= 65	. 41
	IFF \$80.00 COM FEE \$18.50 rt mail for Verona V Llc signe	ed for by B A mki	Leene
tes 8-14-2013 s	heriff posted property mkj	TOT BY B. A. MAJ	74-

Reset

**Print Preview** 

Submit



## Clerk of the Circuit Court and Comptroller, Escambia County

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

September 5, 2013

Gulf Group Holdings 18305 Biscayne Blvd Ste 400 Aventura, FL 33160

To Whom It May Concern:

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.

**CERT NO** 

**REFUND** 

03244/2010

\$65.81

.

TOTAL \$65.81

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Mylinda Johnson
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 •

September 5, 2013

Comian X Tax Lien Fund LLC 1640 Nixon Drive Ste 293 Moorestown, NJ 08057

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
2010 TD 03244	\$401.00	\$30.08	\$431.08

TOTAL \$431.08

Very truly yours,

PAM CHILDERS

Clerk of Circuit C

By:

Mylinda Johnson

Tax Deed Division

Search Property Property Sheet Lien Holder's Redeem Forms Courtview Benchmark Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 052359000 Certificate Number: 003244 of 2010

Date Of Redemption	08/30/2013	3	
Clerk's Check	9092694	Clerk's Total	\$437.09
Postage	\$18.33	Tax Deed Court Regists	¥ \$413.76
Payor Name	GULF GROUP HOLDINGS 18305 BISCAYNE BLVD SUITE 400 AVENTURA FL 33160		
Notes			
	Submit	Reset Print Preview  Commit Redemptio	Print Receipt  n ✓

63244/10 refunds

13/6/8



# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

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

September 25, 2013

13/10/7

Gulf Group Holdings 18305 Biscayne Blvd STE 400 Aventura FL 33160

To Whom it may Concern,

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.

**CERT NO** 

**REFUND** 

03244/2010

\$40.00 (unused sheriff fees)

TOTAL

\$40.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Affinda Johnson ax Deed Division