

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

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**

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 004561



00062359393

Dkt: TD83 Pg#:

---

4

**Original Documents Follow**

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Mar 19, 2013 / 130010**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4561** , 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: 07-0364-030**

**Certificate Holder:**  
COMIAN X TAX LIEN FUND, LLC  
1640 NIXON DRIVE  
SUITE 293  
MOORESTOWN, NEW JERSEY 08057

**Property Owner:**  
PRESSURE PLUS INC  
1416 E GADSDEN ST  
PENSACOLA , FLORIDA 32501

**Legal Description:** 34-2S3-002  
BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N  
81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT T ...  
**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	4561	06/01/10	\$321.22	\$0.00	\$159.00	\$480.22

**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
2009	4353	06/01/09	\$373.39	\$6.25	\$190.43	\$570.07

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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
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
17. Total Amount to Redeem

\$1,050.29
\$0.00
\$341.79
\$150.00
\$75.00
\$1,617.08
\$1,617.08
\$6.25

\*Done this 19th day of March, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *Glenda M. ...*

Date of Sale: *September 3, 2013*

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

3/19/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 07-0364-030**

March 27, 2013  
Tax Year: 2009  
Certificate Number: 4561

BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N  
81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S  
LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W  
R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47  
RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
4561	07-0364-030	06/01/2010	34-2S3-002 BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

**2012 TAX ROLL**

PRESSURE PLUS INC  
1416 E GADSDEN ST  
PENSACOLA , Florida 32501

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.

comian (Kate Dougherty)  
Applicant's Signature

03/19/2013  
Date

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

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

CENTURY

**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

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 004561



00052039237

Dkt: TD82 Pg#:

A large, handwritten number '8' in black ink, positioned to the right of the case information.

---

**Original Documents Follow**

# 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.: 10212

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:

Pressure Plus, Inc.

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: 

March 27, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10212

March 27, 2013

**342S300200003043 - Full Legal Description**

BEG AT SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W  
R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW  
COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN  
38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2  
DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47  
RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10212

March 27, 2013

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

1. Taxes for the year 2008-2009 delinquent. The assessed value is \$24,197.00. Tax ID 07-0364-030.

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.



# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2013

TAX ACCOUNT NO.: 07-0364-030

CERTIFICATE NO.: 2010-4561

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.

Pressure Plus, Inc.  
Attn: Walter P. Baker  
1416 E. Gadsden St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 27th day of March, 2013.

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.

# WARRANTY DEED

DEED DOC STAMPS PD @ ESC CO \$ 140.00  
03/10/03 ERNIE LEE HARRIS, CLERK  
By: [Signature]

FILE NO. 03-24018  
DOC. 140.00  
REC. 15.00  
TOTAL 155.00  
STATE OF FLORIDA  
COUNTY OF Escambia

Tax ID # 34-2S-30-0200-003-043

KNOW ALL MEN BY THESE PRESENTS: That  
Albert David Sabata, a single man

27 Bertram Street  
Pensacola, Florida 32506, Grantor\*

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

Pressure Plus, Inc., a Florida Corporation

Address: 1416 East Gadsden Street Pensacola, Florida 32501, Grantee\*  
heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

See Exhibit "A" Attached for legal description

This instrument prepared by:  
Carol D. Eubanks  
Southland Title of Pensacola, Inc. ✓  
1120 N. 12th Ave.  
Pensacola, Florida 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on March 3, 2003

Kimberly Hamlin  
Witness: Kimberly Hamlin

Albert David Sabata (Seal)  
Albert David Sabata (Seal)

Janis P. Mills  
Witness: Janis P. Mills

(Seal)  
(Seal)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of March, 2003  
by Albert David Sabata, a single man

who is/are personally known to me or who has/have produced  
drivers license  
as identification and who did take an oath.

My Commission expires:

Janis P. Mills

(Seal) Janis P Mills  
My Commission CC911509  
Expires February 17 2004

Notary Public  
Serial Number:

03-24018

Exhibit "A"

Begin at the Southeast corner of Lot 44 of Ravenswood Gardens, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, as recorded in Plat Book 1 at Page 21 of the public records of Escambia County, Florida; said corner being on the West R/W line of 48th Avenue; thence run N81°05'53"W along the South line of said Lot 44 for 149.82 feet to the Southwest corner of Lot 44; thence run S84°28'46"W along the South line of Lot 47 of said subdivision for 86.46 feet; thence run N01°52'38"E for 92.72 feet; thence run S89°55'40"E for 231.35 feet to the West R/W line of 48th Avenue; thence run S02°00'W along said R/W line for 9.00 feet; thence run S00°00'00"E along said R/W line for 98.20 feet to the P.O.B. Containing 0.50 acres, more or less.

**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, and if not, what person or entity will be responsible for maintenance. 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 of 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: 1017 North 48th Ave. Pensacola, Florida  
Legal Address of Property: 1017 North 48th Ave. Pensacola, Florida

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

This form completed by:

Southland Title of Pensacola, Inc.

Name \_\_\_\_\_  
1120 N. 12th Ave.  
Address \_\_\_\_\_  
Pensacola, Florida 32501  
City, State, Zip Code \_\_\_\_\_

As to Seller(s):

Albert David Sabata  
Seller's Name: Albert David Sabata

Seller's Name: \_\_\_\_\_

Kimberly Himlin  
Witness' Name: Kimberly Himlin  
Janis P. Mills  
Witness' Name: Janis P. Mills

As to Buyer(s):

Pressure Plus, Inc.  
By: Walter P. Baker  
Buyer's Name: Walter P. Baker  
President

Buyer's Name: \_\_\_\_\_

Kimberly Himlin  
Witness' Name: Kimberly Himlin  
Janis P. Mills  
Witness' Name: Janis P. Mills

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

RCD Mar 10, 2003 10:20 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-068121

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 04561 of 2010**

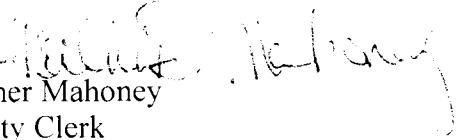
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 1, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PRESSURE PLUS INC ATTN: WALTER P BAKER 1416 E GADSDEN ST PENSACOLA, FL 32501
---

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

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT**

SEAL

BY:   
Heather Mahoney  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 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. 04561, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

**PRESSURE PLUS INC**

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.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: 

Heather Mahoney  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 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. **04561**, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070364030 (13-614)**

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

**PRESSURE PLUS INC**

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.

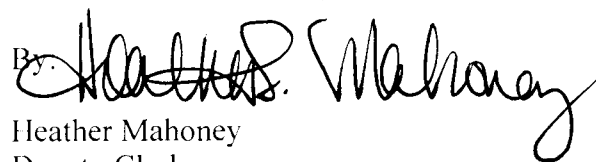
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

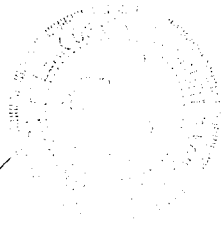
**PRESSURE PLUS INC**  
ATTN: WALTER P BAKER  
1416 E GADSDEN ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:



Heather Mahoney  
Deputy Clerk



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 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. 04561**, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070364030 (13-614)**

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

**PRESSURE PLUS INC**

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**.

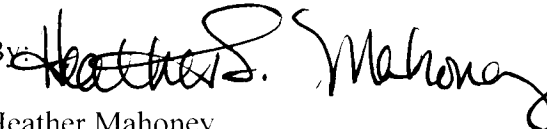
Dated this 1st day of August 2013.

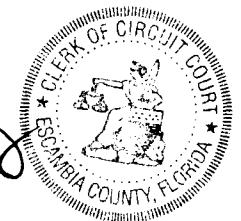
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**Post Property:**

**1000 48TH ST BLK 32506**

By:   
Heather Mahoney  
Deputy Clerk





ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV037294NON

**Agency Number:** 13-011229

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04561, 2010

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: PRESSURE PLUS INC

**Defendant:**

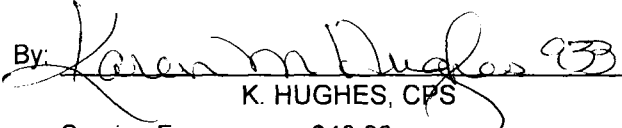
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2013 at 11:56 AM and served same at 9:30 AM on 8/2/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
K. HUGHES, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

## 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. 04561, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

**PRESSURE PLUS INC**

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.

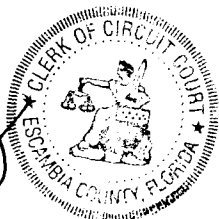
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**Post Property:**

1000 48TH ST BLK 32506

*Heather S. Mahoney*

Heather Mahoney  
Deputy Clerk



**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7009 2250 0003 8667 4076

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
<b>Total</b>	6.11

Postmark  
Here  
3251

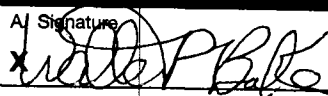
Sent \_\_\_\_\_  
 Street or PO \_\_\_\_\_  
 City, \_\_\_\_\_

**PRESSURE PLUS INC [13-614]  
 ATTN: WALTER P BAKER  
 1416 E GADSDEN ST  
 PENSACOLA, FL 32501**

Instructions \_\_\_\_\_

PS Form 3800, August 2000

7009 2250 0003 8667 4076

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)                  WALTER P BAKER</p> <p>C. Date of Delivery                  8/6/13</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PRESSURE PLUS INC [13-614]                  ATTN: WALTER P BAKER                  1416 E GADSDEN ST                  PENSACOLA, FL 32501</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number                  (Transfer from service label) 7009 2250 0003 8667 4076</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV037218NON

**Agency Number:** 13-011145

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04561, 2010

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: PRESSURE PLUS INC

**Defendant:**

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

CORPORATE

Received this Writ on 7/31/2013 at 11:51 AM and served same on PRESSURE PLUS INC , in ESCAMBIA COUNTY, FLORIDA, at 9:55 AM on 8/8/2013 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to RACHEL EBERHARDT, as MANAGER, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDCURRAN

011148

**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. 04561, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG.52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

**PRESSURE PLUS INC**

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.

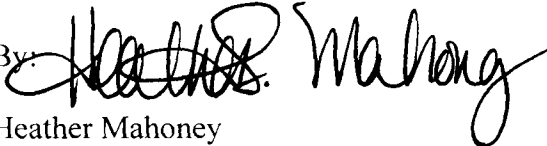
Dated this 1st day of August 2013.

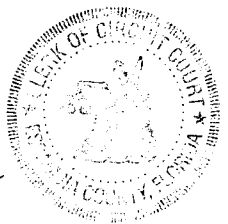
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**PRESSURE PLUS INC**  
ATTN: WALTER P BAKER  
1416 E GADSDEN ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:   
Heather Mahoney  
Deputy Clerk





# 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 4, 2013

Walter Baker  
1416 E Gadsden St  
Pensacola FL 32501

Dear Mr. Baker,

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.

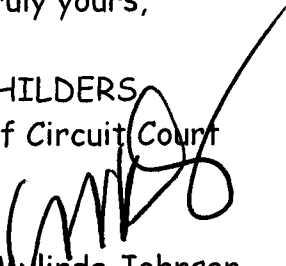
If you have any questions, please feel free to give me a call.

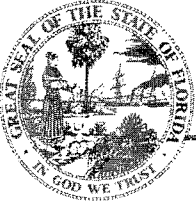
CERT NO	REFUND	
04561/2010	\$71.10	
		<b>TOTAL \$71.10</b>

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 4, 2013

Comian X Tax Lien Fund LLC  
1640 Nixon Dr 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.

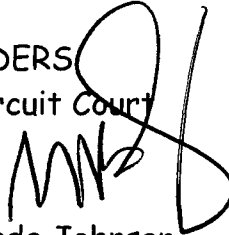
TAX CERT	APP FEES	INTEREST	TOTAL
2010 TD 04561	\$456.00	\$34.20	\$490.20

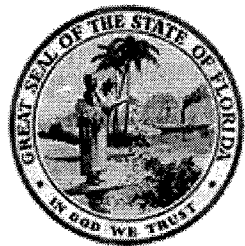
**TOTAL \$490.20**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Mylinda Johnson  
Tax Deed Division



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

**Tax Deed - Redemption Calculator**  
**Account: 070364030 Certificate Number: 004561 of 2010**

Redemption  Yes  
 Application Date   
 Interest Rate

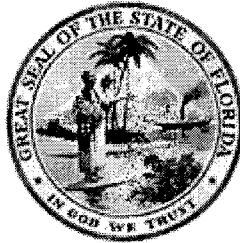
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2013"/>	Redemption Date <input type="text" value="08/29/2013"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,617.08"/>	<input type="text" value="\$1,617.08"/>
Tax Collector Interest	\$145.54	\$121.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,768.87	<input type="text" value="\$1,744.61"/> TC
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$276.00"/>	<input type="text" value="\$276.00"/>
App. Fee Interest	\$41.04	\$34.20
Total Clerk	\$497.04	<input type="text" value="\$490.20"/> CH
Postage	<input type="text" value="\$6.11"/>	<input type="text" value="\$6.11"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$2,277.02	\$2,245.92
	Repayment Overpayment Refund Amount	\$31.10 + 40.00 = <input type="text" value="\$71.10"/>

Notes: ACTUAL SHERIFF \$80.00 COM FEE \$18.50  
 8/06/13 WALTER BAKER/OWNER CALLED FOR QUOTE. EBH  
 8-7-2013 sheriff posted property. mkj 8-8-2013 cert mail for

*Handwritten:*  redeemer



**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: 070364030 Certificate Number: 004561 of 2010**

**Payor: WALTER BAKER 1416 E GADSDEN ST PENSACOLA FL 32501      Date 08/29/2013**

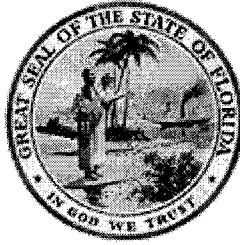
Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$1,768.87
		Postage	\$6.11
		Researcher Copies	\$5.00
		Total Received	\$2,277.02

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2010 TD 004561**

**Redeemed Date 08/29/2013**

**Name WALTER BAKER 1416 E GADSDEN ST PENSACOLA FL 32501**

<input type="checkbox"/> Clerk's Total = TAXDEED	\$497.04
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,768.87
<input type="checkbox"/> Postage = TD2	\$6.11
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1495153 Date: 03/27/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1495153 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
	<b>TOTAL</b>	<b>\$401.00</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2010 TD 004561**

**Redeemed Date 08/29/2013**

**Name WALTER BAKER 1416 E GADSDEN ST PENSACOLA FL 32501**

<input type="checkbox"/> Clerk's Total = TAXDEED	\$497.04
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,768.87
<input type="checkbox"/> Postage = TD2	\$6.11
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1495153 Date: 03/27/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1495153 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
	<b>TOTAL</b>	<b>\$401.00</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE: 09/03/2013 - TAX CERT #: 04561

in the CIRCUIT Court

was published in said newspaper in the issues of \_\_\_\_\_

AUGUST 1, 8, 15, 22, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 22<sup>ND</sup> day of AUGUST A.D., 20 13

Denise G. Turner

DENISE G. TURNER

NOTARY PUBLIC

Denise G. Turner  
Notary Public  
State of Florida

My Commission Expires 08/24/2016  
My Commission No. EE 207775

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COMIAN X TAX LIEN FUND LLC holder of Tax Certificate No. 04561, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER  
070364030 (13-614)

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

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.

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

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

**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  
AUDIT

3/27/2013

COMIAN X TAX LIEN FUND LLC  
1640 NIXON DRIVE  
SUITE 293  
MOORESTOWN, NJ 08057

Dear Certificate Holder:

We are requesting for additional expenditure fees on the property listed below. The Clerk's fee of \$401.00 paid by you does not allow for the additional legal services and/or sheriff services required on the following property. Your property is scheduled for our **September 3, 2013 Tax Deed Sale**

Please submit the additional amount as soon as possible.


Tax Cert. #	Account #	Clerk Fee	Sheriff Fee	Advertising Fee	Total
04561/2010	07-0364-030			55.00	55.00

Send the check directly to: Clerk of the Circuit Court  
Attention: Tax Deed Division  
P.O. Box 333  
Pensacola, FL 32592-0333

If you have any questions call me at 595-3793.

Very truly yours,

PAM CHILDERS  
Clerk of the Circuit Court

By:   
Maryline Avila  
Tax Deeds Division

TO: Maryline  
From: Denise

595-4827

456-0103

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That COMIAN X TAX LIEN FUND LLC holder of Tax Certificate No. 04561, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 94 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070364030 (13-614)

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

**PRESSURE PLUS INC**

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.

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

By:

Maryline Avila  
Deputy Clerk

*Prose*  
*276*

456-0103

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COMIAN X TAX LIEN FUND LLC** holder of Tax Certificate No. **04561**, 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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG 5 MIN 53 SEC W ALG S LI OF LT 44 149 82/100 FT TO SW COR OF LT 44 S 84 DEG 28 MIN 46 SEC W ALG S LI OF LT 47 86 46/100 FT N 1 DEG 52 MIN 38 SEC E 92 72/100 FT S 89 DEG 55 MIN 40 SEC E 231 35/100 FT TO W R/W LI 48TH AVE S 2 DEG W ALG R/W LI 9 FT S 98 20/100 FT TO POB ALL OF LT 44 & PART OF LTS 43 & 47 RAVENSWOODS GARDENS PB 1 P 21 OR 5085 P 946 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070364030 (13-614)**

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

**PRESSURE PLUS INC**

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.

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

By:

Maryline Avila  
Deputy Clerk

*Quote*



# Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

[Back](#)

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

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	342S300200003043
<b>Account:</b>	070364030
<b>Owners:</b>	PRESSURE PLUS INC
<b>Mail:</b>	1416 E GADSDEN ST PENSACOLA, FL 32501
<b>Situs:</b>	1000 48TH ST BLK 32506
<b>Use Code:</b>	MISC. RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

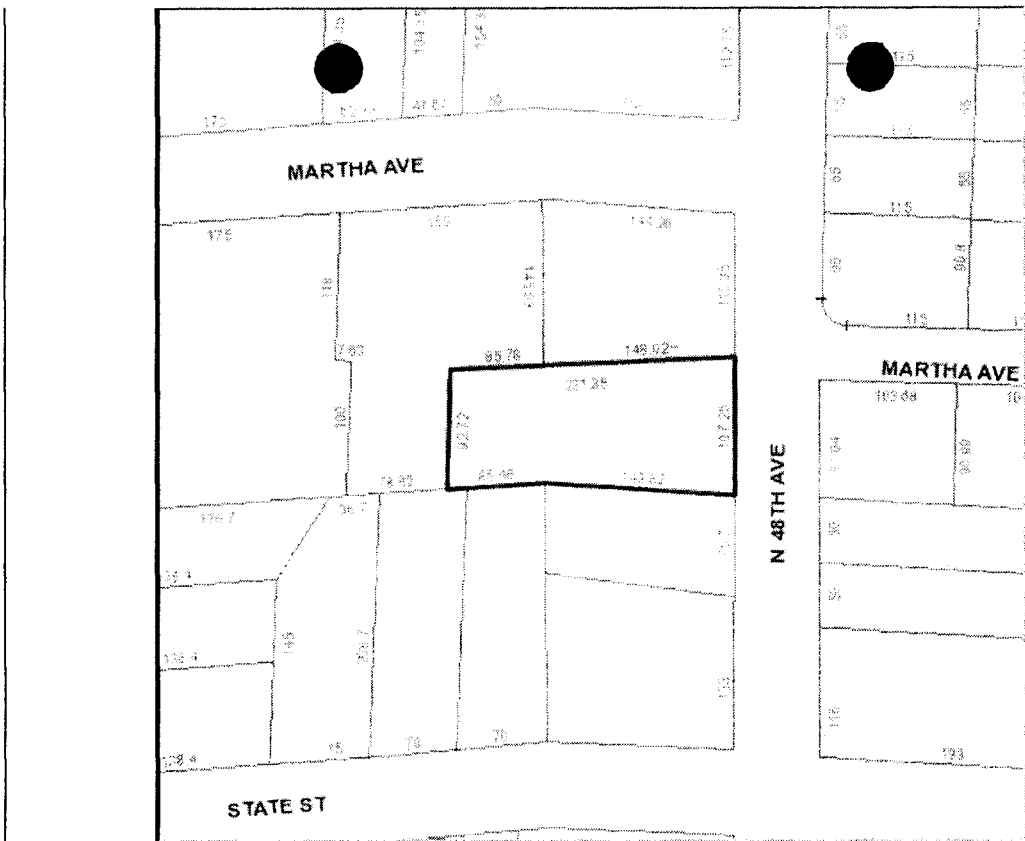
2012 Certified Roll Assessment	
<b>Improvements:</b>	\$2,394
<b>Land:</b>	\$21,803
<b>Total:</b>	\$24,197
<b>Save Our Homes:</b>	\$0
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2003	5085	946	\$20,000	WD	<a href="#">View Instr</a>
01/1992	3120	371	\$100	QC	<a href="#">View Instr</a>
10/1989	2767	516	\$16,500	WD	<a href="#">View Instr</a>
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 SE COR OF LT 44 RAVENSWOOD GARDENS PB 1 P 21 SD CORNER BEING ON W R/W LI OF 48TH AVE N 81 DEG...
Extra Features
METAL SHED

Parcel Information	<a href="#">Restore Map</a>	<a href="#">Launch Interactive Map</a>
<b>Section Map Id:</b> <a href="#">CA186</a>  <b>Approx. Acreage:</b> 0.4900  <b>Zoned:</b> R-2  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>		



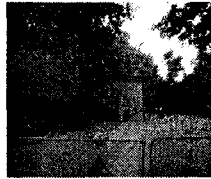


**Buildings**

**Images**

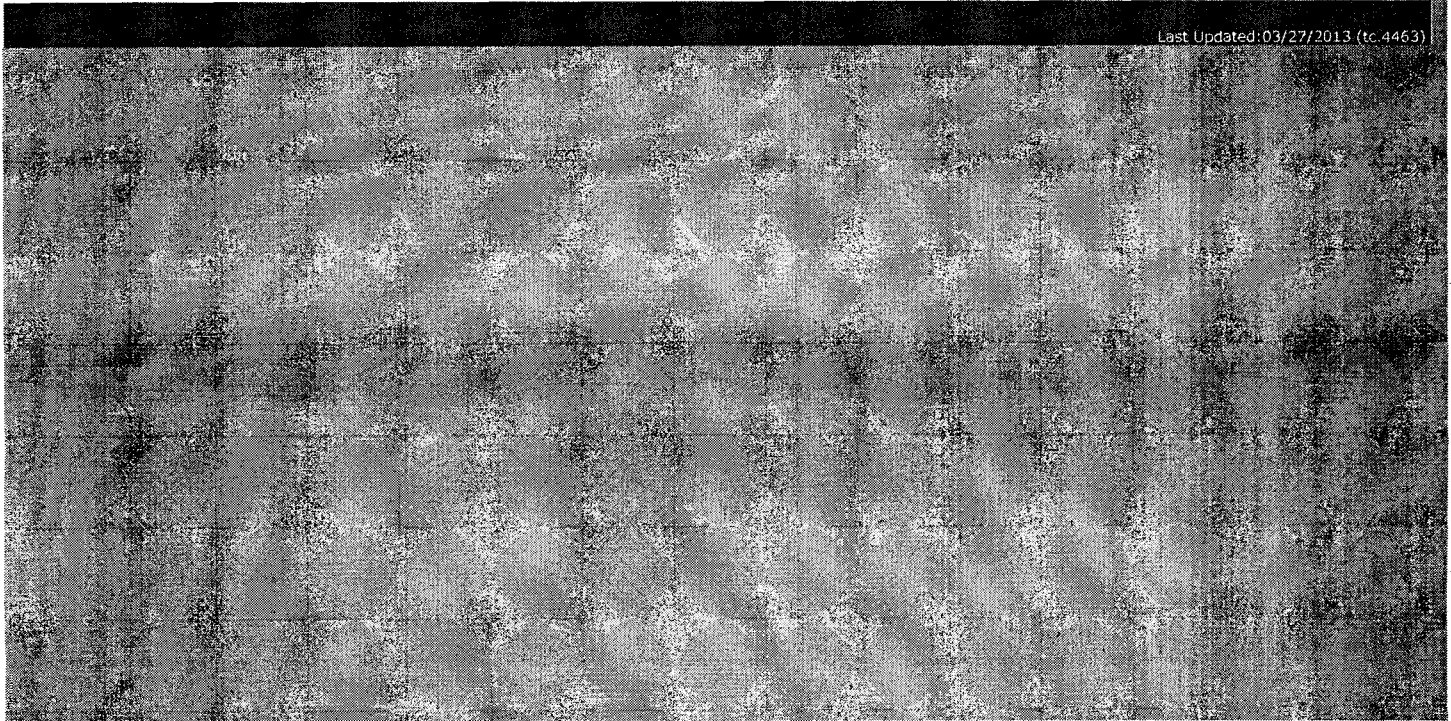


2/21/03



7/31/12

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.



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

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1495153 Receipt Date 03/27/2013

Case Number 2010 TD 004561  
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	Amount	Reference	Description
Check	401.00	1069	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 03/27/2013 10:19:23

Comments