

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**SHEN ZHIHUA
961 COLONIAL LANE
PALO ALTO, California, 94303**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
8343.0000	11-0215-100	06/01/2011	19-1N3-009 PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167

2012 TAX ROLL

ROSEDOWN PROPERTIES INC
PO BOX 10038
PENSACOLA , Florida 32524

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.

edwardshen (Zhihua Shen)

Applicant's Signature

04/14/2013

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 14, 2013 / 130017

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 8343.0000**, issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-0215-100**

Certificate Holder:
SHEN ZHIHUA
961 COLONIAL LANE
PALO ALTO, CALIFORNIA 94303

Property Owner:
ROSEDOWN PROPERTIES INC
PO BOX 10038
PENSACOLA, FLORIDA 32524

Legal Description: 19-1N3-009
PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167

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
2011	8343.0000	06/01/11	\$501.72	\$0.00	\$173.09	\$674.81

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	7702.0000	06/01/12	\$483.84	\$6.25	\$79.83	\$569.92

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

\$1,244.73
\$0.00
\$451.51
\$150.00
\$75.00
\$1,921.24
\$1,921.24
\$6.25

*Done this 14th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 4/13/13

* 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



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

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

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: 2011 TD 008343



00045630906

Dkt: TD83 Pg#:

3

Original Documents Follow

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

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.: 11-0215-100

CERTIFICATE NO.: 2011-8343

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

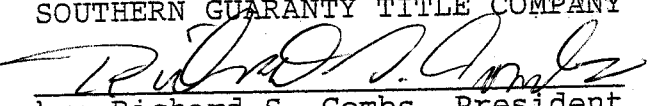
 X Homestead for tax year.

Rosedown Properties, Inc.
Attn: Donald W. Moore
P.O. Box 10038
Pensacola, FL 32538

Rosedown HOA of Pensacola, Inc.
P.O. Box 551
Gonzalez, FL 32560

Certified and delivered to Escambia County Tax Collector,
this 24th day of April, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10225

April 24, 2013

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

1. Subject to interest of Rosedown Homeowners Association of Pensacola, Inc.
2. Taxes for the year 2010-2011 delinquent. The assessed value is \$27,645.00. Tax ID 11-0215-100.

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.: 10225

April 24, 2013

Parcel A, Rosedown Subdivision, Plat Book 14, page 76, O.R. Book 2944, page 167.

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.: 10225

April 24, 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 04-24-1993, through 04-24-2013, and said search reveals the following:

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

Rosedown Properties, 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: 

April 24, 2013

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
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JUVENILE DIVISION

CENTURY

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CIRCUIT CRIMINAL
COUNTY CIVIL
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**COUNTY OF ESCAMBIA
OFFICE OF THE
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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: 2011 TD 008343



00003025386

Dkt: TD82 Pg#:

8

Original Documents Follow

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1499462	Receipt Date	04/25/2013

Case Number	2011 TD 008343
Description	ZHIHUA, SHEN VS

Action TAX DEED APPLICATION

Judge

Received From SHEN ZHIHUA

On Behalf Of ZHIHUA, SHEN

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	401.00	1180803364	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/25/2013 13:58:46

Comments



Buildings

Images

None

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: 04/25/2013 (tc.6794)



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 Reference: 191N300985000010 Account: 110215100 Owners: ROSEDOWN PROPERTIES INC Mail: PO BOX 10038 PENSACOLA, FL 32524 Situs: 1800 CHEMSTRAND RD BLK 32533 Use Code: VACANT RESIDENTIAL P Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		2012 Certified Roll Assessment Improvements: \$0 Land: \$27,645 Total: \$27,645 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations												
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td colspan="6">None</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						2012 Certified Roll Exemptions None Legal Description PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167 Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)									
None														

Parcel Information

[Launch Interactive Map](#)

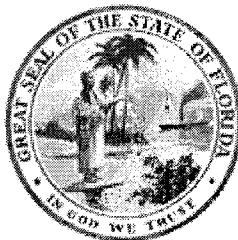
Section Map Id:
19-1N-30-1

Approx. Acreage:
0.8200

Zoned: [P](#)
V-1

Evacuation & Flood Information
[Open Report](#)

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
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**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 # 2011 TD 008343
Redeemed Date 07/12/2013

Name Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524

<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$2,071.58
<input type="checkbox"/> Postage = TD2	\$12.22
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

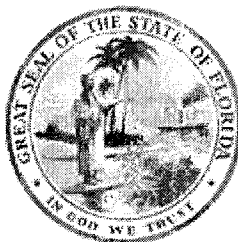
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2011	TAXDEED	TAX DEED CERTIFICATES Receipt: 1499462 Date: 04/25/2013	341.00	0.00	
06/01/2011	TD1	TAX DEED APPLICATION Receipt: 1499462 Date: 04/25/2013	60.00	0.00	
04/25/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/29/2013	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

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 CENTURY**

CLERK TO THE BOARD OF
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 AUDITOR

**Case # 2011 TD 008343
 Redeemed Date 07/12/2013**

Name Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524

☐ Clerk's Total = TAXDEED \$431.08
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☐ Postage = TD2 \$12.22
☐ ResearcherCopies = TD6 \$5.00

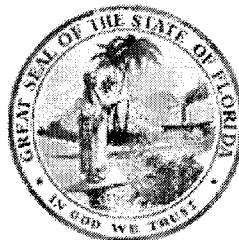
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2011	TAXDEED	TAX DEED CERTIFICATES Receipt: 1499462 Date: 04/25/2013	341.00	0.00	
06/01/2011	TD1	TAX DEED APPLICATION Receipt: 1499462 Date: 04/25/2013	60.00	0.00	
04/25/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/29/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY

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2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

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

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

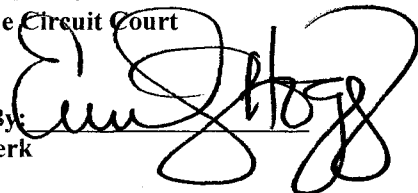
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110215100 Certificate Number: 008343 of 2011

Payor: Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524 Date 07/12/2013

Clerk's Check #	501330089	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$2,071.58
		Postage	\$12.22
		Researcher Copies	\$5.00
		Total Received	\$2,519.88

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>

☐ 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 - Redemption Calculator

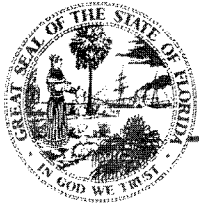
Account: 110215100 Certificate Number: 008343 of 2011

Redemption	<input checked="" type="checkbox"/> Yes	Application Date	<input type="text" value="04/14/2013"/>	Interest Rate	<input type="text" value="18%"/>
			Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
			Auction Date	<input type="text" value="09/03/2013"/>	Redemption Date <input type="text" value="07/12/2013"/>
Months		5		3	
Tax Collector		<input type="text" value="\$1,921.24"/>		<input type="text" value="\$1,921.24"/>	
Tax Collector Interest		\$144.09		\$86.46	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$2,071.58		\$2,013.95	
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="\$221.00"/>		<input type="text" value="\$221.00"/>	
App. Fee Interest		\$30.08		\$18.05	
Total Clerk		\$431.08		\$419.05	
Postage		<input type="text" value="\$12.22"/>		<input type="text" value="\$12.22"/>	
Researcher Copies		<input type="text" value="\$5.00"/>		<input type="text" value="\$5.00"/>	
Total Redemption Amount		\$2,519.88		\$2,450.22	
			Repayment Overpayment Refund Amount	\$69.66	

+ 120.00
 221.00
 12.22
 = 472.98

ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 0505/20/13 corine with gulf coast specialties called for a
 quote...ebh

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 17, 2013

Shen Zhihua
961 Colonial Lane
Palo Alto CA 94303

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were redeemed by property owners; therefore your application fees are now refundable.

CERT NO	APP FEES	INTEREST	TOTAL
08343/2011	\$401.00	\$18.05	\$419.05

TOTAL \$419.05

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda 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 •

July 17, 2013

Rosedown Properties Inc
P O Box 10038
Pensacola FL 32524

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 on July 12, 2013. A refund of unused fees/interest is enclosed. If you have any questions, please feel free to give me a call.

CERT NO

REFUND

08343/2011

\$422.88

TOTAL \$422.88

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda Johnson
Tax Deed Division