512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1700188

To:	Tax Collector of	ESCAMBIA COUNTY	_, Florida	
l,				
DIH		C DIH TAX PARTNERS LLC		
	2 PARK ARBOR CO RT WORTH, TX 76			
hold	d the listed tax certifi	icate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon:
	Account Number	Certificate No.	Date	Legal Description
	06-2956-000	2015/3536	06-01-2015	LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W
1	agree to:			
	 pay any curre 	ent taxes, if due and		
	 redeem all out 	itstanding tax certificates plus ir	nterest not in my p	possession, and
	 pay all deling 	uent and omitted taxes, plus int	erest covering the	e property.
		ollector's fees, ownership and ercosts, if applicable.	ncumbrance repoi	t costs, Clerk of the Court costs, charges and fees,
	tached is the tax sale nich are in my posse		ation is based and	all other certificates of the same legal description
	lectronic signature o	on file S LLC DIH TAX PARTNERS LL	C	
2	912 PARK ARBOR	COURT	C	
F	ORT WORTH, TX	76116		04-24-2017
_				Application Date
	· ·	Applicant's signature		

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700188

Date of Tax Deed Application
Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 3536**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **06-2956-000**

Cert Holder:

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC 2912 PARK ARBOR COURTFORT WORTH, TX 76116 Property Owner:

R J PROPERTIES OF NW FLORIDA LLC 2900 N E ST

PENSACOLA, FL 32501

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total	
2015/3536	06-2956-000	06/01/2015	419.64	30.16	449.80	

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/3218	06-2956-000	06/01/2016	427.34	6.25	37.21	470.80

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	920.60
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	374.83
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,670.43
Amounts Certified by Clerk of Court (Lines 8-15):	Total Amount Paid
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
 Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, 	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the <u>3rd</u> day of <u>May</u>, <u>2017</u> Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 06-2956-000 2015



Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

Navigate Mode Account OReference **General Information** Reference: 1825306000008053 Account: 062956000 Owners: R J PROPERTIES OF NW FLORIDA LLC Mail: 2900 N E ST PENSACOLA, FL 32501 Situs: 2900 BLK N E ST 32501

Use Code:

VACANT COMMERCIAL P

Taxing Authority:

COUNTY MSTU

Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments										
Year	Land	Imprv	Total	Cap Val						
2016	\$23,940	\$0	\$23,940	\$23,940						
2015	\$23,940	\$0	\$23,940	\$23,940						
2014	\$23,940	\$ 0	\$23,940	\$23,940						
		Disclaimer	•							

Printer Friendly Version

Amendment 1/Portability Calculations

File for New Homestead Exemption Online

Sales Data						
Sale Date	Book	Page	Value	Туре	Official Records (New Window)	2016 Certified Roll Exemptions None
12/03/2013	7110	521	\$24,000	WD	View Instr	
09/13/2013	7098	544	\$100	QC	View Instr	
09/13/2013	7078	544	\$100	QC	View Instr	
09/13/2013	7076	539	\$100	QC	View Instr	
09/10/2013	7075	1021	\$100	QC	View Instr	
09/09/2013	7072	970	\$100	QC	View Instr	
07/16/2013	7049	246	\$100	QC	View Instr	Legal Description
07/10/2013	7046	755	\$100	QC	View Instr	LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB !
07/10/2013	7045	643	\$100	QC	View Instr	P 107 OR 7110 P 521 LESS LEONARD R/W
06/24/2013	7035	1534	\$100	QC	View Instr	
12/18/2012	6949	1804	\$100	QC	View Instr	
12/14/2012	6949	370	\$100	QC	View Instr	
08/1985	2112	866	\$9,500	WD	View Instr	
11/1982	1714	325	\$15,900	WD	View Instr	
02/1979	1297	384	\$100	QC	View Instr	Extra Features
01/1971	523	845	\$4,000	WD	View Instr	None
Official Records Escambia Co Comptroller						None

Parcel Information

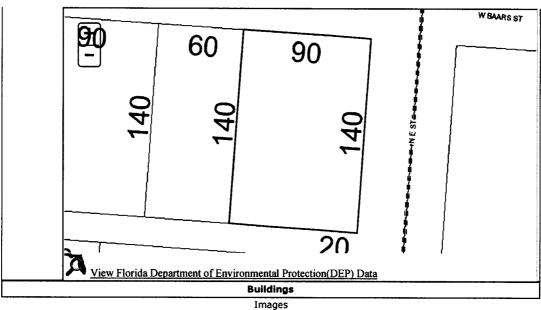
Launch Interactive Map

Section Map Id: 18-2S-30

Approx. Acreage: 0.2893

Zoned: P

Evacuation & Flood Information Open Report



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:05/11/2017 (tc.4887)

I warrant that the property is not homestead as defined by the Constitution and laws of the State of Florida. RIProperties of NW Florida, LLC John STATE OF FLORIDA **COUNTY OF ESCAMBIA** as identification. BONNIE A. COWLES (Notary Seal) COMMISSION #EE002861 CLPR: S. JUN 25, 2014 Printed Name of Notary Public d through 1st State i For: **Escambia County Board of County Commissioners** Wilson B. Robertson, Chairman Date Executed: October 22, 20/2 10-18-2012 diminini, BCC Approved: _____ **ERNIE LEE MAGAHA** Clerk of the Circuit Court **Deputy Clerk** This document approved as to form and legal sufficiency. This instrument prepared by: Clara Long, Urban Planner By: Community & Environment Department

Community Redevelopment Agency 221 Palafox Place, Pensacola, FL 32502

Title:

Date:

Date: 10/23/2012 Verified By: 84 June 1

Escambia County
Clerk's Cricinal
10/18/2012 CAR II-S

Escambia County Community Redevelopment Agency
Commercial Façade, Landscape, and Infrastructure Grant Program
Administered By: Escambia County Community & Environment Department
Community Redevelopment Agency

Lien Agreement

Applicant Name(s)

Address of Property

Property Reference No.

RJ Properties of NW Florida, LLC

2901 North "E" Street
Pensacola, Florida 32501

18-25-30-6000-011-053

Total Amount of Lien

\$8,702

I, the undersigned owner of the commercial property referenced above, agree that the improved commercial property will continue to be operated for the commercial use approved by the Escambia County Community Redevelopment Agency (CRA) for a period of not less than one (1) year from the date this lien agreement is recorded in the public records. I will not sell, lease, or transfer ownership or possession of the property to any other person, persons, corporation or other legal entity during this one (1) year period without the express written permission of the CRA. Such permission shall not be unreasonably withheld nor is this lien agreement intended to otherwise unreasonably prevent the alienation of the property.

Further, in the event that the commercial property is the subject of an existing lease, I will notify the CRA at least sixty (60) days prior to any change in the current tenant(s); and I will obtain the approval of the CRA before leasing the property to a new tenant. Such permission shall not be unreasonably withheld.

The lien shall be due and payable in total for a period of one (1) year from the date this lien agreement is recorded in the public records. Upon documentation of compliance with the provisions of this lien agreement and the Escambia County Commercial Façade, Landscape, and Infrastructure Grant Program, and one (1) year subsequent to the recording of the lien agreement in the public records, this lien shall depreciate to zero (0), and repayment shall be forgiven. I understand that this lien will not be subordinated without the prior approval of the CRA, and subordination shall be considered for approval only to enable the owner to secure financing required to complete further improvements to the subject property.

If the property is sold or if ownership or possession is otherwise transferred without the express written permission of the CRA to another party or parties, the property is leased to a business without the approval of the CRA, or the funding agreement executed concurrently with this lien agreement is terminated prior to expiration of the one (1) year period referenced above, I agree that I or my heir(s) or assigns shall repay the total amount of grant funds disbursed by the CRA, up to and including the amount recited above.

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: N. E. Street

Legal Address of Property: 2900 N.E. Street, Pensacola, Florida

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

This form completed by:

McDonald Fleming Moorhead

25 W. Government Street, Pensacola, Florida 32502

AS TO SELLER(S)

Witness: Ashlyten in Witness: Ashlyten in Witness: Witness

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Recorded in Public Records 12/05/2013 at 04:34 PM OR Book 7110 Page 521, Instrument #2013092528, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$168.00

Prepared By: Stephen R. Moorhead McDonald Fleming Moorhead 25 West Government Street Pensacola, FL 32502 File Number: PEN-13-7946 Parcel ID #: 182S306000008053

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated this 3rd day of December, 2013, by William Brent, III, a married man, whose address is 5912 Bell Ridge Trail, Pensacola, Florida 32526, hereinafter called the Grantor, to R.J. Properties of N.W. Florida, LLC, A Florida Limited Liability Company, whose address is, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

LOTS 8, 9 AND 10, BLOCK 53, ENGLEWOOD HEIGHTS, BEING PENSACOLA REALTY COMPANY''S SUBDIVISION OF THE WEST 1297 FEET OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION MADE BY L. F. THORTON, C. S. IN OCTOBER, 1909 AND RECORDED IN DEED BOOK 59, PAGE 107, OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:	-M-11.
Signature: ASNIL CONTINUE Print Name: ASNIL CONTINUE	William Brent, III
Signature: AMM Print Name: VANGUMBAN	
State of Florida	
County of Escambia	
THE FOREGOING INSTRUMENT was acknow William Brent, III.	wledged before me this 3rd day of December, 2013, by:

Personally Known
OR
Produced Identification
Type of Identification Produced

ASHLEY W. LENTINI
MY COMMISSION # EE 37681
EXPIRES October 26, 2014
FondantoteryService com

,Notary Public

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

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

P.O. Box 1312 Pensacola, FL 32591
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 9-5-2017
TAX ACCOUNT NO.: 06-2956-000
CERTIFICATE NO.: 2015-3356-3536
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.
R.J. Properties of N.W. Florida, LLC 2900 North E St. Pensacola, FL 32501 and 218 Green Acres Rd. Ft. Walton Beach, FL 32547
Escambia County Commercial Facade, Landscape & Infrastructure Grant Program 221 Palafox Place Pensacola, FL 32502
Certified and delivered to Escambia County Tax Collector, this 6th day of June , 2017.
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.: 13662 June 6, 2017

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

- 1. That certain mortgage executed by R.J. Properties of N.W. Florida, LLC in favor of Escambia County Commercial Facade, Landscape and Infrastructure Grant Program dated 09/25/2012 and recorded 02/20/2013 in Official Records Book 6977, page 464 of the public records of Escambia County, Florida, in the original amount of \$8,702.00.
- 2. Taxes for the year 2014-2016 delinquent. The assessed value is \$23,904.00. Tax ID 06-2956-000.

PLEASE NOTE THE FOLLOWING:

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

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 13662 June 6, 2017

Lots 8 to 10, Block 53, Englewood Heights, as per plat thereof, Plat Book 59, Page 107, O.R. Book 7110, page 521, Less Leonard R/W, Public Records of Escambia County, Florida

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.: 13662 June 6, 2017

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-06-1997, through 06-06-2017, and said search reveals the following:

- 1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:
 - R.J. Properties of N.W. Florida, 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: /////

June 6, 2017

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03536 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

R J PROPERTIES OF NW FLORIDA LLC
2900 N E ST
218 GREEN ACRES RD
PENSACOLA, FL 32501
FT WALTON BEACH FL 32547

ESCAMBIA COUNTY COMMERCIAL FACADE LANDSCAPE & INFRASTRUCTURE GRANT PROGRAM 221 PALAFOX PLACE PENSACOLA FL 32502

WITNESS my official seal this 20th day of July 2017.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Deputy Clerk

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 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03536**, issued the **1st** day of **June**, **A.D.**, **2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

COUNTY RUS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03536**, issued the **1st** day of **June**, **A.D.**, **2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

Post Property:

2900 BLK N E ST 32501



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03536**, issued the **1st** day of **June**, **A.D.**, **2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

Personal Services:

R J PROPERTIES OF NW FLORIDA LLC

2900 N E ST PENSACOLA, FL 32501 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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 5, 2017, 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 DIH TAX PARTNERS LLC holder of Tax Certificate No. 03536. issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

Personal Services:

R J PROPERTIES OF NW FLORIDA LLC

2900 N E ST

PENSACOLA, FL 32501

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03536**, issued the **1st** day of **June**, **A.D.**, **2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

Personal Services:

R J PROPERTIES OF NW FLORIDA LLC

2900 N E ST

PENSACOLA, FL 32501

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

17-396

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV036974NON

Agency Number: 17-010361

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03536 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE R J PROPERTIES OF NW FLORIDA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/20/2017 at 1:47 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for R J PROPERTIES OF NW FLORIDA LLC , Writ was returned to court UNEXECUTED on 7/26/2017 for the following reason:

2900 NORTH E STREET IS A VACANT LOT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

T. ANTHONY, CPS

Service Fee: Receipt No: \$40.00 BILL

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 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 03536**, issued the **1st** day of **June**, **A.D.**, **2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

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

R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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

Post Property:

2900 BLK N E ST 32501



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV036949NON

Agency Number: 17-010305

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03536 2015

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: R J PROPERTIES OF NW FLORIDA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:45 PM and served same at 11:33 AM on 7/26/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By

. Anthóny, cps

Service Fee: Receipt No: \$40.00 BILL





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 062956000 Certificate Number: 003536 of 2015

Redemption Yes >	Application Date 04/24/2017	Interest Rate 18%			
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL			
	Auction Date 09/05/2017	Redemption Date 08/15/2017			
Months	5	4			
Tax Collector	\$1,670.43	\$1,670.43			
Tax Collector Interest	\$125.28	\$100.23			
Tax Collector Fee	\$6.25	\$6.25			
Total Tax Collector	\$1,801.96	\$1,776.91			
Clerk Fee	\$130.00	\$130.00			
Sheriff Fee	\$120.00	\$120.00			
Legal Advertisement	\$200.00	\$200.00			
App. Fee Interest	\$33.75	\$27.00			
Total Clerk	\$483.75	\$477.00 CH			
Postage	\$15.78	\$15.78			
Researcher Copies	\$4.00	\$4.00			
Total Redemption Amount	\$2,305.49	\$2,273.69			
	Repayment Overpayment Refund Amount	\$31.80 + 40 = \$71.80			
		\$31.80 + 40 = (71.80)			

Notes

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 # 2015 TD 003536

Redeemed Date 08/15/2017

Name JOHN LINN 783 E MIRACLE STRIP MARY ESTHER, FL 32569

Clerk's Total = TAXDEED

\$483.75

Due Tax Collector = TAXDEED

\$1,801.96

Postage = TD2

\$15.78

ResearcherCopies = TD6

\$4.00

• For Office Use Only

Date

Docket

Amount Owed

Amount Due

Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Desc

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: 062956000 Certificate Number: 003536 of 2015

Payor: JOHN LINN 783 E MIRACLE STRIP MARY ESTHER, FL 32569 Date 08/15/2017

Clerk's Check #

285909

Clerk's Total

\$483.75

Tax Collector Check #

1

Tax Collector's Total

\$1,801.96

Postage

\$15.78

Researcher Copies

\$4.00

Total Received

\$2,305.49

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

R J PROPERTIES OF NW FLORIDA LLC [17-396] 2900 N E ST PENSACOLA, FL 32501

9171 9690 0935 0129 1066 66

R J PROPERTIES OF NW FLORIDA LLC [17-396] 218 GREEN ACRES RD FT WALTON BEACH FL 32547

9171 9690 0935 0129 1066 59

ESCAMBIA COUNTY COMMERCIAL FACADE LANDSCAPE & INFRASTRUCTURE GRANT PROGRAM [17-396] 221 PALAFOX PLACE PENSACOLA FL 32502

9171 9690 0935 0129 1066 42



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 29, 2017

DIH TAX PARTNERS LLC 2912 PARK ARBOR COURT FORT WORTH TX 76116

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
2015 TD 004784	\$450.00	\$27.00	\$477.00
2015 TD 005912	\$450.00	\$27.00	\$477.00
2015 TD 003536	\$450.00	\$27.00	\$477.00

TOTAL \$1,431.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

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 •

August 29, 2017

JOHN LINN 783 E MIRACLE STRIP MARY ESTER FL 32569

Dear Redeemer,

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.

CERTIFICATE NUMBER

REFUND

2015 TD 003536

\$71.80

TOTAL \$71.80

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

Fmily Hogo

Tax Deed Division

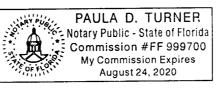


(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Es	scamb	oia										
Before the who is pe	unde rsona	rsigne ally k	ed author nown to	ity pe me	rsona and	illy a who	ppea on	red N oath	Micha says	el P	. Driv it he	er is
Publisher	of	The	Escamb	ia S	un F	Press	, a	wee	ekly	ne	wspap	er
published	at	(Wa	rrington) Pe	ensaco	ola	in	Esc	ambi	a	Count	ty,
Florida;	that	the	attache	d co	ру	of :	adve	rtisei	nent,	b	eing	a
		TCE			e mat				SAL			
		09-0	5-2017 - ⁻	TAX CI	ERTIFI	CATE	# 03	536				_ :
· · · · · · · · · · · · · · · · · · ·				in th	e		CIR	CUIT			Cou	rt
was publish	ned in	said	newspape	- er in tl	he issı	ies of	f					
_			AUGUST	3, 10,	17 & 3	24, 2	017					
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.												
Sworn to an A.D., 2011		bscrib	ed before	e me tl	his <u>24</u>	<u>TH</u> 6	lay o		AU	ISH GUS		
			. (. O.	1	\supset		10		- K	<u> </u>		

PAULA D. TURNER NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 03536, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 8 TO 10 BLK 53 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 7110 P 521 LESS LEONARD R/W SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062956000 (17-396)

The assessment of the said property under the said certificate issued was in the name of R J PROPERTIES OF NW FLORIDA LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

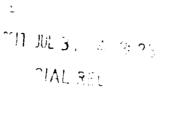
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

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

oaw-4w-08-03-10-17-24-2017

Pam Childers

Clerk of the Circuit Court & Comptroller 221 Palafox Place, Suite 110 Pensacola, FL 32502 Official Records





NEOPOST

07/20/2017 US POSTAGE \$005.26º

ZIP 32502 041M11272965

R J PROPERTIES OF NW FLORIDA LLC [17-396] 2900 N E ST

153 153 153

सुद्ध भूति

Erd Offi To-1 of 1 of

ĵ

PENSACOLA, FL 32501