

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700188

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
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 RW

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-24-2017
Application Date

Applicant's signature

*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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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

[Printer Friendly Version](#)

General Information

Reference: 182S306000008053
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
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](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
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
07/10/2013	7046	755	\$100	QC	View Instr
07/10/2013	7045	643	\$100	QC	View Instr
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
01/1971	523	845	\$4,000	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

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

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section

Map Id:
 18-2S-30

Approx.

Acreage:
 0.2893

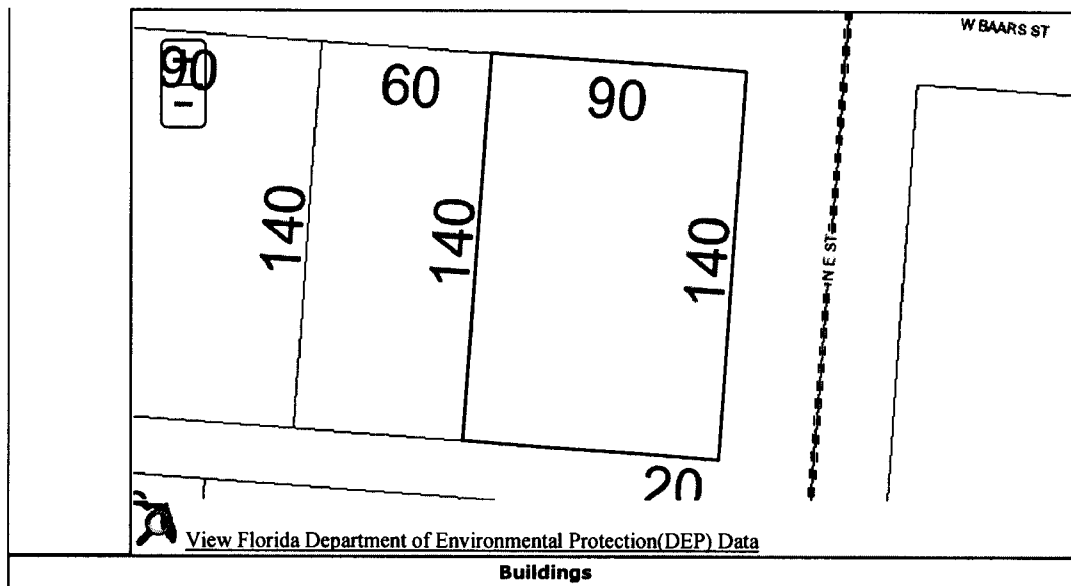
Zoned:
 Corn

Evacuation

& Flood

Information

[Open Report](#)



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.

For Recipient: R. Properties of NW Florida, LLC

John Lin, Property Owner

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September, 2012 by John Lin, Property Owner. He/She (☒) is personally known to me or (☐) has produced _____ as identification.

(Notary Seal)



Bonnie A. Cowles
Signature of Notary Public

Bonnie A. Cowles
Printed Name of Notary Public

For: Escambia County
Board of County Commissioners

By: Wilson B. Robertson
Wilson B. Robertson, Chairman

Date Executed: October 22, 2012

BCC Approved: 10-18-2012



ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: Devin Harris
Deputy Clerk

This instrument prepared by:
Clara Long, Urban Planner
Community & Environment Department
Community Redevelopment Agency
221 Palafox Place, Pensacola, FL 32502

This document approved as to form
and legal sufficiency.

By: Kristin Hueb

Title: ACIT

Date: 7/21/12

Escambia County
Clerk's Original

10/18/2012 CAR II-5

**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.
<u>RJ Properties of NW Florida, LLC</u>	<u>2901 North "E" Street</u> <u>Pensacola, Florida 32501</u>	<u>18-2S-30-6000-011-053</u>

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.

Date: 10/23/2012 Verified By: Otavia

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

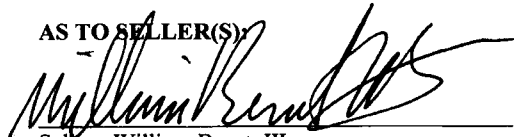
Name of Roadway: N. E. Street

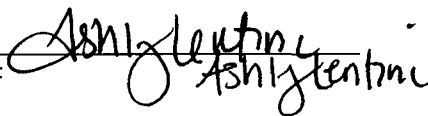
Legal Address of Property: 2900 N.E. Street, Pensacola, Florida

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

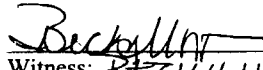
This form completed by: McDonald Fleming Moorhead
25 W. Government Street, Pensacola, Florida 32502

AS TO SELLER(S):


Seller: William Brent, III

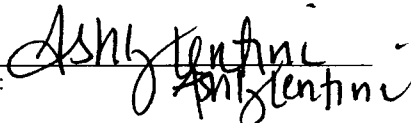
Witness: 
Ashly Tentini

Seller:

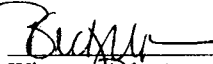

Witness: BECKY MOORE

AS TO BUYER(S):

Buyer: R.J. Properties of N.W. Florida, LLC

Witness: 
Ashly Tentini

By: John Lim, Its Manager


Witness: BECKY MOORE

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

Prepared By:
Stephen R. Moorhead
McDonald Fleming Moorhead
25 West Government Street
Pensacola, FL 32502
File Number: PEN-13-7946
Parcel ID #: 182S30600008053

**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:

Signature: Ashley W. Lentini
Print Name: Ashley W. Lentini

William Brent, III
William Brent, III

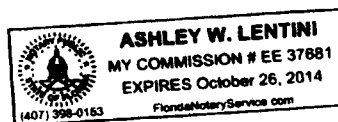
Signature: [Signature]
Print Name: [Signature]

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of December, 2013, by:
William Brent, III.

Signature Ashley W. Lentini
Notary Public

☒ Personally Known
OR
☒ Produced Identification
Type of Identification Produced FLDL



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

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. 4

**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

17-396

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

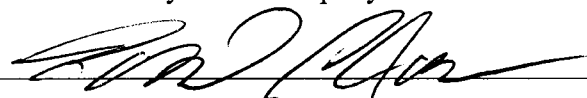
4. Taxes:

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

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 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

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Post Property:

2900 BLK N E ST 32501



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

By:
Emily Hogg
Deputy Clerk

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

By:
Emily Hogg
Deputy Clerk

**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 PENSACOLA, FL 32501	R J PROPERTIES OF NW FLORIDA LLC 218 GREEN ACRES RD 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

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Personal Services:

**R J PROPERTIES OF NW FLORIDA
LLC
2900 N E ST
PENSACOLA, FL 32501**

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CLERK OF THE CIRCUIT COURT
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By:
Emily Hogg
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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

RECEIVED
2017 JUL 20
11:47

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

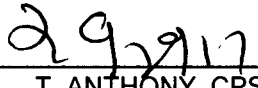
Non-Executed

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: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

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 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

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SECTION 18, TOWNSHIP 2 S, RANGE 30 W

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Dated this 20th day of July 2017.

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Post Property:

2900 BLK N E ST 32501



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
JUL 20 2017 1:45

17- 396

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: _____

99,917

J. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 062956000 Certificate Number: 003536 of 2015

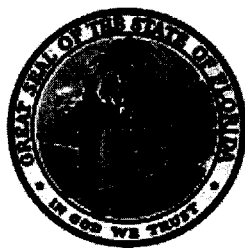
Redemption ☐ Yes ☒ No
 Application Date Interest Rate

	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 TC
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

Redeemer

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	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

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
Tax Collector Check # 1

Clerk's Total \$483.75
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: Whitney Coppage
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:

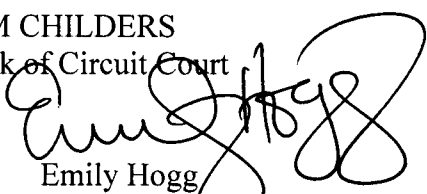
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

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

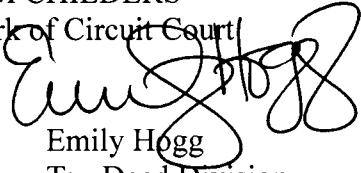
\$71.80

TOTAL \$71.80

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. 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 SALE

09-05-2017 - TAX CERTIFICATE # 03536

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 3, 10, 17 & 24, 2017

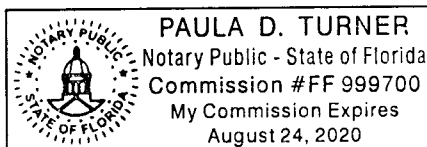
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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.

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST

A.D., 2017

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:

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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

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

011 JUL 31 4 02 PM '68
FIAL REL

CERTIFIED MAIL™



9171 9690 0935 0129 1066 66

NEOPOST

07/20/2017

01/20/2011
US POSTAGE \$005.26-



ZIP 32502
041M11272965

R J PROPERTIES OF NW FLORIDA LLC
[117-3961]
2900 N E ST
PENSACOLA, FL 32501

117 2061

2900 N E ST

PENSACOLA, FL 32501

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Figure 8

35444-1

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