

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700200

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
10-0604-000	2015/5912	06-01-2015	LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W

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

17.408

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700200

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 / 5912**, 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: **10-0604-000**

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

Property Owner:
OFFENBURGER CHRIS M
6024 CHANDLER CIR
PENSACOLA, FL 32507
LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628
SEC 54/35 T2S R30/31W

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
2015/5912	10-0604-000	06/01/2015	463.64	23.18	486.82

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
2016/5348	10-0604-000	06/01/2016	513.01	6.25	84.65	603.91

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.

1,090.73
0.00
504.92
200.00
175.00
1,970.65

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.
16. 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
19. Total Amount to Redeem

6.25

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

Date of Sale: September 5, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-0604-000 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: 352S311000015074
Account: 100604000
Owners: OFFENBURGER CHRIS M
Mail: 6024 CHANDLER CIR
 PENSACOLA, FL 32507
Situs: 915 BREMEN AVE 32507
Use Code: MOBILE HOME
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	\$5,750	\$19,288	\$25,038	\$25,038
2015	\$5,750	\$17,526	\$23,276	\$23,276
2014	\$5,750	\$15,932	\$21,682	\$21,682

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/11/2010	6550	628	\$19,000	WD	View Instr
05/22/2009	6462	1959	\$100	WD	View Instr
05/22/2009	6462	1958	\$100	OT	View Instr
04/1998	4252	104	\$15,000	WD	View Instr
01/1996	3992	624	\$100	WD	View Instr
01/1988	2647	253	\$7,500	WD	View Instr
07/1985	2089	590	\$2,500	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

LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550
 P 628 SEC 54/35 T2S R30/31W

Extra Features

PATIO
 WOOD DECK

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
 35-2S-31-1



Approx. Acreage:
 0.2096

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

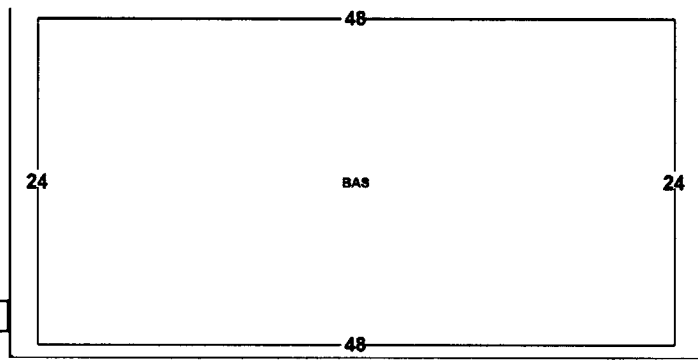
Address: 915 BREMEN AVE, Year Built: 1998, Effective Year: 1998

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR
FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-FLAT/SHED
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1152 Total SF
BASE AREA - 1152



Images



1/14/10

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.5204)

Prepared by and return to:
Okaloosa Title & Abstract Company, Inc.
Debbie T. Adams
402 North Main Street

6. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the mortgagor or the adequacy of the security, or to otherwise administer the application of said rents and profits in accordance with the law.

7. To keep all buildings, now or hereafter on that land insured against damage by fire, lightening and other insurable hazards in a sum equal to the maximum insurable value, by an insurer satisfactory to the mortgagee, with loss, if any, payable to Mortgagee or Assigns, until indebtedness is fully said. If the mortgagor

shall not do so, the mortgagee may do so without waiving the option to foreclose and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage. If any sum becomes payable under such policy, the mortgagee may apply it to the indebtedness secured by this mortgage or may permit the mortgagor to use it for other purposes without impairing the lien of this mortgage.

8. Time is of the essence concerning this mortgage and all acts required to be done and performed hereunder.

9. Mortgagor covenants and agrees not to sell, convey, transfer, or further encumber any interest in or any part of the mortgaged property without payment in full of the amounts secured hereby or otherwise obtaining the prior written consent of the mortgagee. In the event the mortgaged property is conveyed in violation of this provision, the entire amount secured hereby shall immediately become due and payable and if said amount is not promptly paid, mortgagee may foreclose this mortgage in the manner provided by law.

10. This is purchase money mortgage.

Signed in the presence of:

Debbie T. Adams
Print Name: DEBBIE T. ADAMS
Robert M. Offenburg
Print Name: Robert M. Offenburg

Chris M. Offenburg
Chris M. Offenburg

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this January 11, 2010, by Chris M. Offenburg, who is personally known to me or who has produced driver license as identification.

Debbie T. Adams
Print Name: DEBBIE T. ADAMS
NOTARY PUBLIC



Prepared by and return to:
Okaloosa Title & Abstract Company, Inc.
Debbie T. Adams
402 North Main Street

09-1984

5

PURCHASE MONEY MORTGAGE

Chris M. Offenburger, a married man, as his separate and non-homestead property, whose post office address is 6024 Chandler Circle Pensacola, Florida 32507 hereinafter called MORTGAGOR, in consideration of the principal sum specified in the promissory note hereinafter described, received from **Jimmy B. Cato and Virginia S. Cato, Trustees, as tenants in common under the Cato Family Trust dated February 28, 1994** whose post office address is 8279 Old Ebenezer Road, Laurel Hill, FL 32567 hereinafter called MORTGAGEE, hereby on this January 08, 2010, mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Lot 15, Block 74, Beach Haven Tract, being a part of Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

AND the said Mortgagor, hereby covenants with Mortgagee, Mortgagee's heirs and assigns, that Mortgagors are well seized of said property, and have a good right to convey the same; that it is free from any lien or encumbrance in law or equity, and that the said Mortgagor shall and will warrant, and by these presents forever defend, the said premises unto the said Mortgagee, Mortgagee's heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be and is a mortgage to secure the payment of ONE promissory note of even date hereof for the sum of **Seventeen Thousand dollars and no cents**, (\$17,000.00), with interest thereon from the date hereof at the rate of Five and one-half percent, per cent (5.5 %) made by the said Mortgagor and payable to the order of the said Mortgagee in the manner following:

Payable in 179 equal and consecutive monthly installments of \$138.90 each, with one (1) final installment in the amount of \$140.02, for a total of 180 consecutive monthly installments. The first installment will be due and payable on or before February 11, 2010 and a like installment will be due and payable on or before the same day of each succeeding month thereafter, until said principal and interest have been paid in full. A \$5.00 a day late charge will apply if payment is made after the 11th day of each month. NO PREPAYMENT PENALTY.

(Whenever used herein the terms "mortgagor" and "mortgagee" shall include the singular and plural wherever the context so requires.)

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assignments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the mortgagee may pay them without waiving the option to foreclose and such payments, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage
3. To commit, permit or suffer no waste, impairment or deterioration of the mortgaged property.
4. To pay all expenses reasonably incurred by the mortgagee because of failure to the mortgagor to comply with the agreements in that note or this mortgage, including a reasonable attorney's fee. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall also be secured by this mortgage.
5. If any payment provided for in that note is not paid when it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due at the option of the mortgagee and the mortgagee may foreclose this mortgage in the manner provided by law and have the mortgaged property sold to satisfy or apply to the indebtedness hereby secured

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Prepared by:
Debbie T. Adams
Okaloosa Title & Abstract Company, Inc.
402 North Main Street
Crestview, Florida 32536

File Number: 09-1984

Warranty Deed

THIS WARRANTY DEED made this January 11, 2010 A.D. By **Jimmy B. Cato and wife, Virginia S. Cato, Individually and as Trustees, as tenants in common of the The Cato Family Trust dated February 28, 1998**, whose post office address is: 8279 Old Ebenezer Road, Laurel Hill, FL 32567, hereinafter called the grantor, to **Chris M. Offenburger**, whose post office address is: 6024 Chandler Circle, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 15, Block 74, Beach Haven Tract, being a part of Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West and Section 54, Township 2 South, Range 30 West, according to plat recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida.

Parcel ID Number: 352S311000015074

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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie T. Adams
Witness Printed Name **DEBBIE T. ADAMS**

Jimmy B. Cato INDIVIDUALLY AND AS TRUSTEE
Jimmy B. Cato, Individually and as Trustee (Seal)

Roberta Cannon Youngblood
Witness Printed Name Roberta Cannon Youngblood

Virginia S. Cato INDIVIDUALLY AND AS TRUSTEE
Virginia S. Cato, Individually and as Trustee (Seal)

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me this 11th day of January, 2010, by Jimmy B. Cato and Virginia S. Cato as Trustees of the The Cato Family Trust dated February 28, 1998, who is/are personally known to me or who has produced _____ as identification.

Debbie T. Adams
Notary Public
Print Name: **DEBBIE T. ADAMS**

My Commission Expires: **DEBBIE T. ADAMS**
Commission DD 788202
Expires May 24, 2012
Bonded thru TROY Felt Insurance 800-365-7019

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

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.: 10-0604-000

CERTIFICATE NO.: 2015-5912

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.

Chris M. Offenburger
6024 Chandler Circle
Pensacola, FL 32507

Unknown Tenants
915 Bremen Ave.
Pensacola, FL 32507

Jimmy B. Cato & Virginia S. Cato
as Trustees of the Cato Family
Trust dated 2-28-1994
8279 Old Ebenezer Rd.
Laurel Hill, FL 32567
Certified and delivered to Escambia County Tax Collector,
this 8th 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.: 13675

June 8, 2017

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

1. That certain mortgage executed by Chris M. Offenburger in favor of Jimmy B. Cato and Virginia S. Cato, Trustees of the Cato Family Trust dated 02/28/1994 dated 01/11/2010 and recorded 01/14/2010 in Official Records Book 6550, page 629 of the public records of Escambia County, Florida, in the original amount of \$17,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$25,038.00. Tax ID 10-0604-000.

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.: 13675

June 8, 2017

**Lot 15, Block 74, Beach Haven Tract, as per plat thereof, recorded in Deed Book 46, Page 51, of the
Public Records of Escambia County, Florida**

17-408

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.: 13675

June 8, 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 06-07-1997, through 06-07-2017, and said search reveals the following:

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

Chris M. Offenburger

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

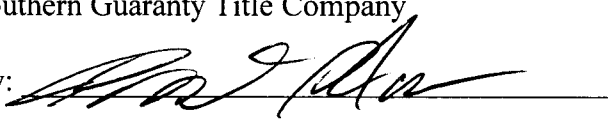
4. Taxes:

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 8, 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. 05912**, 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:

LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100604000 (17-408)

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

CHRIS M OFFENBURGER

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.

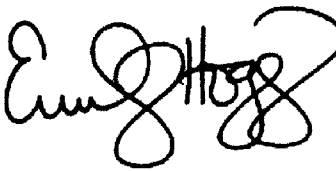
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

CHRIS M OFFENBURGER
6024 CHANDLER CIR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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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:

915 BREMEN AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 20th day of July 2017.

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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 # 05912 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:

CHRIS M OFFENBURGER 6024 CHANDLER CIR PENSACOLA, FL 32507

CHRIS M OFFENBURGER C/O TENANTS 915 BREMEN AVE PENSACOLA FL 32507
--

JIMMY B CATO & VIRGINIA S CATO AS TRUSTEES OF THE CATO FAMILY TRUST DATED 2-28-1994 8279 OLD EBENEZER RD LAUREL HILL FL 32567

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

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. 05912**, 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:

LT 15 BLK 74 BEACH HAVEN PLAT DB 46 P 51 OR 6550 P 628 SEC 54/35 T2S R30/31W

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100604000 (17-408)

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

CHRIS M OFFENBURGER

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:

915 BREMEN AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2017 JUL 20 1:45

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-408

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV036990NON

Agency Number: 17-010315

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05912 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRIS M OFFENBURGER

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 8:50 AM on 7/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 923
E. HARRIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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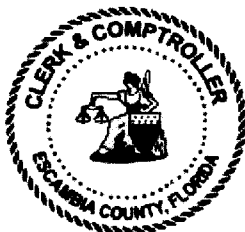
Dated this 20th day of July 2017.

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:

CHRIS M OFFENBURGER
6024 CHANDLER CIR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

JUL 20 2 1:47

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.

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Personal Services:

CHRIS M OFFENBURGER
6024 CHANDLER CIR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-408

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV037001NON

Agency Number: 17-010369

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05912 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRIS M OFFENBURGER

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 CHRIS M OFFENBURGER , Writ was returned to court UNEXECUTED on 7/31/2017 for the following reason:

NO SUCH ADDRESS AS 6024 CHANDLER CIRCLE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K Gallagher 927
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
FLORIDA COUNTY, FL

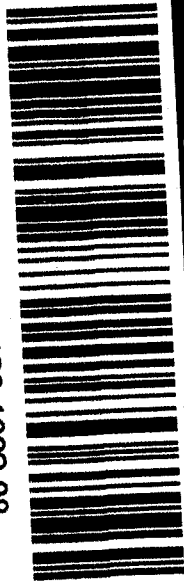
2017 AUG 15 A 9:30
OFFICIAL RECORDS

3250258333
322 DE 1 0968/12/17
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*2087-07507-20-45

CHRIS M OFFENBURGER [17-408]
C/O TENANTS
915 BREMEN AVE
PENSACOLA FL 32507

UN
32502583

CERTIFIED MAIL™



9171 9690 0935 0129 1062 08

NEOPOST

FIRST-CLASS MAIL

07/20/2017

US POSTAGE \$005.26



ZIP 32502
041M11272965

*Notified
7/24/17*

CHRIS M OFFENBURGER [17-408]
6024 CHANDLER CIR
PENSACOLA, FL 32507

9171 9690 0935 0129 1062 39

7.24.17
DELIVERED ✓

CHRIS M OFFENBURGER [17-408]
C/O TENANTS
915 BREMEN AVE
PENSACOLA FL 32507

9171 9690 0935 0129 1062 08

8.15.17 RETURNED:
UNCLAIMED

JIMMY B CATO & VIRGINIA S CATO
AS TRUSTEES OF THE CATO FAMILY
TRUST DATED 2-28-1994 [17-408]
8279 OLD EBENEZER RD
LAUREL HILL FL 32567

9171 9690 0935 0129 1062 15

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 005912

Redeemed Date 08/23/2017

Name CHRIS M OFFENBURGER 6024 CHANDLER CIR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$2,124.70
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$3.00

• 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
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JUVENILE
MENTAL HEALTH
MIS
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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: 100604000 Certificate Number: 005912 of 2015**

**Payor: CHRIS M OFFENBURGER 6024 CHANDLER CIR PENSACOLA, FL 32507 Date
08/23/2017**

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$2,124.70
		Postage	\$15.78
		Researcher Copies	\$3.00
		Total Received	\$2,627.23

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



Pam Childers

Clerk of the Circuit Court 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.

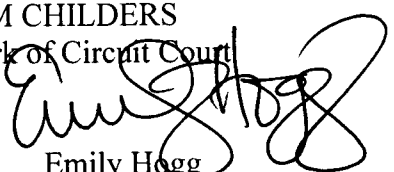
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 004784	\$450.00	\$27.00	\$477.00
2015 TD 005912	\$450.00	\$27.00	\$477.00
2015 TD 003536	\$450.00	\$27.00	\$477.00

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

CHRIS OFFENBURGER
6024 CHANDLER CIR
PENSACOLA FL 32507

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 005912

\$76.31

TOTAL \$76.31

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 # 05912

in the CIRCUIT Court
 was published in said newspaper in the issues of

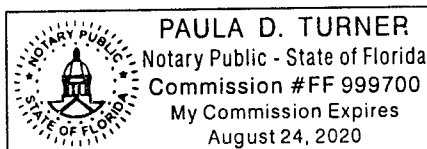
AUGUST 3, 10, 17 & 24, 2017

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. 05912, 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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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