



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0324-06

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	May 23, 2023
Property description	GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 309 GULF BEACH HWY 08-3043-000 LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA (Full legal attached.)	Certificate #	2016 / 4265
		Date certificate issued	06/01/2016

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2016/4265	06/01/2016	318.90	329.26	648.16
→ Part 2: Total*				648.16

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/3648	06/01/2022	313.47	6.25	52.51	372.23
# 2021/3408	06/01/2021	319.98	6.25	115.19	441.42
# 2020/4362	06/01/2020	331.59	6.25	169.11	506.95
# 2019/4019	06/01/2019	312.11	6.25	224.72	543.08
# 2018/4225	06/01/2018	317.95	6.25	286.16	610.36
# 2017/4176	06/01/2017	322.60	6.25	256.47	585.32
Part 3: Total*					3,059.36

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,707.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	200.97
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,283.49

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida

Date July 21st, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2024</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA 221

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300482

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
08-3043-000	2016/4265	06-01-2016	LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA 221

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, property information 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
BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

05-23-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	5125307061010013	Year	Land	Imprv	Total	Cap Val
Account:	083043000	2022	\$10,906	\$0	\$10,906	\$10,906
Owners:	GGH 17 LLC	2021	\$17,571	\$0	\$17,571	\$17,571
Mail:	18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	2020	\$17,571	\$0	\$17,571	\$17,571
Situs:	309 GULF BEACH HWY 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
10/06/2008	6389	884	\$2,900	TD		Legal Description	
07/1999	4436	1379	\$100	CJ		LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30	
01/1973	753	155	\$3,330	WD		LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA 221	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map			
Section					
Map Id:	CA221				
Approx. Acreage:	0.1419				
Zoned:	MDR				
Evacuation & Flood Information	Open Report				
View Florida Department of Environmental Protection (DEP) Data					

Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last updated: 07/24/2023 (cc.3523)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 04265**, issued the **1st day of June, A.D., 2016** 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 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W
OR 6389 P 884 CA 221**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083043000 (0324-06)

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

GGH 17 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** Wednesday in the month of March, which is the **6th day of March 2024**.

Dated this 24th day of July 2023.

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

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-3043-000 CERTIFICATE #: 2016-4265

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 2, 2003 to and including December 2, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 28, 2023

Tax Account #: **08-3043-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GGH 17 LLC**

By Virtue of Tax Deed recorded 10/22/2008 in OR 6389/884

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. Code Enforcement Order in favor of Escambia County recorded 2/26/2004 OR 5352/76

b. Nuisance Abatement Lien in favor of Escambia County recorded 3/26/2012 OR 6835/1915

c. Judgment in favor of Escambia County recorded 7/8/2004 OR 5450/124

4. Taxes:

Taxes for the year(s) 2015-2022 are delinquent.

Tax Account #: 08-3043-000

Assessed Value: \$11,996.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAR 6, 2024

TAX ACCOUNT #: 08-3043-000

CERTIFICATE #: 2016-4265

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ENVIRONMENTAL CODE
ENFORCEMENT DIVISION
1190 WEST LEONARD STREET
PENSACOLA, FL 32501

ENVIRONMENTAL ENFORCEMENT DIVISION
ESCAMBIA COUNTY CENTRAL
OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA, FL 32505

ESCAMBIA COUNTY CLERK OF COURT
JUVENILE DIVISION
1800 WEST ST MARY
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 28th day of December, 2023.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 28, 2023

Tax Account #:08-3043-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W
OR 6389 P 884 CA 221**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3043-000(0324-06)

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 08-366
Property Identification No. 512S307061010013
Tax Account No. 083043000

TAX DEED

State of Florida
County of Escambia

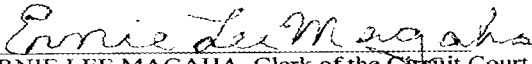
The following Tax Sale Certificate Numbered 04339 issued on June 1, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 6th day of October 2008, offered for sale as required by law for cash to the highest bidder and was sold to: **GGH 17 LLC, 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

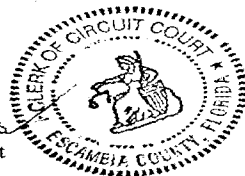
Now, on this 6th day of October 2008, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,887.18) TWO THOUSAND EIGHT HUNDRED EIGHTY SEVEN AND 18/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

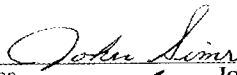
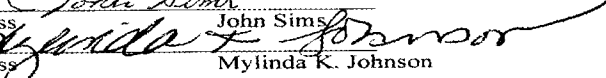
**LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 OR 4436 P 1379 LESS OR 3034 P
224 ST RD 292 R/W CA 221**

**** Property previously assessed to: JOHN COLEMAN, CHRIS COLEMAN**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W


ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

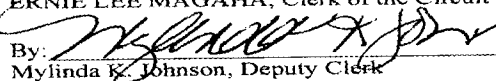


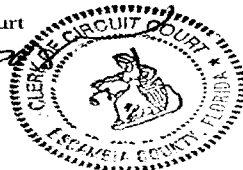

witness John Sims

witness Mylinda K. Johnson

State of Florida
County of Escambia

On this 6th day of October 2008, before me Mylinda K. Johnson personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court
By: 
Mylinda K. Johnson, Deputy Clerk



\$15.00 DUE

\$15.00 DUE THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT
SPECIAL MASTER OR BK 5352 PG0076
IN AND FOR THE Escambia County, Florida
COUNTY OF ESCAMBIA, STATE OF FLORIDA INSTRUMENT 2004-210121

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 03-07-0264

Location: 309 Gulf Beach Highway

John Coleman & Chris Coleman
1230 Patton Dr
Pensacola, FL

O R D E R


This CAUSE having come before the Office of Environmental Code Enforcement Special Master on the Petition of the Environmental Code Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Master having considered the evidence before it, and the appropriate sections of the Escambia County Code of Ordinances, the Special Master makes the following findings of fact and conclusions of law:

✓ A violation of the following ordinance(s) has occurred:
overgrowth § 30-203(e)
A violation of the ordinance(s) as set forth in the Petition has not occurred.

THEREFORE, The Special Master being otherwise fully advised in the premises; it is hereby

ORDERED that: John & Chris Coleman
shall have until March 9, 2004 to correct the violation and to bring the violation into compliance.

Certified to be a true copy of
the original on file in this office
I, VERNE LEE MAGAHA,
Clerk of the Circuit Court,
Escambia County, Florida
Verne Lee Magaha
2-26-04



OR BK 5352 PG0077
Escambia County, Florida
INSTRUMENT 2004-210121

Correction shall include: cutting and removal of all
overgrowth. This is a repeat violation which
was previously abated by the County resulting
in a lien on this property in June of 2000

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 45 per day, commencing March 10 2004. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

✓ If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the your property.

✓ Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against _____ These costs will be suspended and will not be assessed against you if you fully cure the violation within the time provided above.

_____ presents a serious threat to the public health, safety and welfare.

_____ is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

OR BK 5352 PG0078
Escambia County, Florida
INSTRUMENT 2004-210121

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.


RCD Feb 26, 2004 02:53 pm
Escambia County, Florida

You have the right to appeal orders of the Special Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-210121

DONE AND ORDERED at Escambia County, Florida on this
the 24th day of February, 2004.


Special Master
Office of Environmental Code Enforcement

Recorded in Public Records 03/26/2012 at 04:10 PM OR Book 6835 Page 1915,
Instrument #2012023099, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850)595-1820

CE111005066

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by GGH 17 LLC located at 309 Gulf Beach Hwy. and more particularly described as:

PR# 512S307061010013

LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD
292 R/W OR 6389 P 884 CA 221

A field investigation by the Office of Environmental Enforcement was conducted on February 1, 2012 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$260.00
Administrative costs	<u>\$250.00</u>
Total	\$510.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

BK: 6835 PG: 1916 Last Page

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 20th day of March 2012 by Cheryl Lively, as Designee for the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix
Print Name Susan Hendrix

Witness Aurey Washington
Print Name Aurey Washington

ESCAMBIA COUNTY, FLORIDA

Cheryl Lively
Cheryl Lively, Designee for
Charles R. "Randy" Oliver
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 20th day of MARCH, 2012, by Cheryl Lively, Designee for Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. She ☒ is personally known to me, or ☐ has produced current _____ as identification.

ANGELA CRAWLEY
Notary Public-State of Florida
Comm. Exp. July 28, 2015
Comm. No. EE 118706

Angela Crawley
Signature of Notary Public

Angela Crawley
Printed Name of Notary Public

(Notary Seal)

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04265 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ESCAMBIA COUNTY
1800 ST MARY AVE
PENSACOLA FL 32501

WITNESS my official seal this 18th day of January 2024.



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 March 6, 2024, 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 **BUFFALO BILL LLC** holder of **Tax Certificate No. 04265**, issued the **1st** day of **June, A.D., 2016** 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 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W
OR 6389 P 884 CA 221**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083043000 (0324-06)

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

GGH 17 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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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

By:
Emily Hogg
Deputy Clerk

WARNING

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Post Property:

309 GULF BEACH HWY 32507



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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

0324-06

Document Number: ECSO24CIV002602NON

Agency Number: 24-003002

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04265 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GGH 17 LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:49 AM and served same at 8:05 AM on 1/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERT PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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309 GULF BEACH HWY 32507



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

By:
Emily Hogg
Deputy Clerk

FILED
JAN 15 2024
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



Miami-Dade Police Department

Court Services Section

Stephanie V. Daniels
Director



ESCAMBIA COUNTY CLERK OF COURTS COUNTY & COMPTROLLER TAX DEEDS vs.
GGH 17 LLC

Case Number
04265 Escambia County

RETURN OF SERVICE

TAX NOTICE

1/29/24 5:30 pm	Served - Posted Tax Notice	SERVED	GGH 17 LLC
-----------------	----------------------------	--------	------------

01/25/2024 Came this day into hand of the Sheriff

01/29/2024 05:30 PM - SERVED THE TAX NOTICE UPON GGH 17 LLC BY POSTING A COPY AT 18305 BISCAYNE BLVD, STE 400, AVENTURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 TASHENA ALLEN #9326, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

Tashena Allen

TASHENA ALLEN, CSS1, #9326

ESCAMBIA COUNTY CLERK OF COURTS COUNTY & COMPTRO
221 PALAFOX PLACE
STE 110
PALAFOX PLACE, FL PENSACOLA

WARNING

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SERVED
DATE 1/24/24
TIME 5:30 PM
BY T. Allen
PAGE # 9326
MIAMI DADE POLICE DEPARTMENT
OFFICE OF THE
MIAMI DADE SHERIFF
GENERAL SERVICES BUREAU
COURT SERVICES SECTION
MIAMI DADE COUNTY, FLORIDA

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Personal Services:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

GGH 17 LLC [0324-06]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

9171 9690 0935 0128 0675 00

✓ delivered

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0324-06]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0675 17

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0324-06]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0675 24

ESCAMBIA COUNTY [0324-06]
1800 ST MARY AVE
PENSACOLA FL 32501

My Services

Profile Print Guide Export

Equipment

Reports

Tracking

Supplies

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	01/23/24 09:30 AM
Tracking Number:	9171969009350128067500	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33160
Service:	ERR	City:	MIAMI
Value	\$0.640	State:	FL

Proof of Delivery

19306 BISCAYNE BLVD

RAJESH K

6/2/2024

Status Details

Status Date	Status
Fri, 01/26/24, 10:50:00 AM	OK : Delivered
Thu, 01/25/24, 07:59:00 PM	Processed (processing scan)
Thu, 01/25/24, 01:53:00 PM	Processed (processing scan)



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2023

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
08-3043-000	06		5125307061010013

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PROPERTY ADDRESS:
309 GULF BEACH HWY

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

16/4265

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	11,996	0	11,996	79.37
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	18,177	0	18,177	35.66
BY STATE LAW	3.1820	18,177	0	18,177	57.84
WATER MANAGEMENT	0.0234	11,996	0	11,996	0.28
SHERIFF	0.6850	11,996	0	11,996	8.22
M.S.T.U. LIBRARY	0.3590	11,996	0	11,996	4.31
ESCAMBIA CHILDRENS TRUST	0.4365	11,996	0	11,996	5.24

TOTAL MILLAGE 13.2644

AD VALOREM TAXES \$190.92

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
NON-AD VALOREM ASSESSMENTS			\$15.03

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$205.95

If Paid By Please Pay	Feb 29, 2024 \$203.89	Mar 31, 2024 \$205.95			
--------------------------	--------------------------	--------------------------	--	--	--

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 29, 2024 203.89
AMOUNT IF PAID BY	Mar 31, 2024 205.95
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
08-3043-000
PROPERTY ADDRESS
309 GULF BEACH HWY

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

1 083043000 2023 4



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 TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 04265

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

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 and Santa Rosa Counties, 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.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2024.02.22 12:09:37 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:10:53 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

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WARRINGTON PB 1 P 30 LESS OR 3034
P 224 ST RD 292 R/W OR 6389 P 884 CA
221 SECTION 51, TOWNSHIP 2 S,
RANGE 30 W

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ernment Complex, 221 Palafox Place Ste
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595-3793.

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

oaw-4w-02-01-08-15-22-2024

PAYED

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
High Bid Tax Deed Sale**

Cert # 004265 of 2016 Date 3/6/2024

Name JULIE TRINH

Cash Summary

Cash Deposit	\$950.00
Total Check	\$18,225.50
Grand Total	\$19,175.50

Purchase Price (high bid amount)	\$19,000.00	Total Check	\$18,225.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$133.00	Adv Doc. Stamps	\$133.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$5,684.81	Postage	\$22.20
		Researcher Copies	\$0.00
- postage	\$22.20		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$5,662.61	Registry of Court	\$5,662.61
Purchase Price (high bid)	\$19,000.00		
-Registry of Court	\$5,662.61	Overbid Amount	\$13,315.19
-advance recording (for mail certificate)	\$18.50		
-postage	\$22.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$13,315.19		

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk

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
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 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 004265

Sold Date 3/6/2024

Name JULIE TRINH

RegistryOfCourtT = TAXDEED	\$5,662.61
overbidamount = TAXDEED	\$13,315.19
PostageT = TD2	\$22.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$133.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2016	0101	CASE FILED 06/01/2016 CASE NUMBER 2016 TD 004265	
7/24/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023055508	
7/24/2023	TD83	TAX COLLECTOR CERTIFICATION	
7/24/2023	TD84	PA'S INFO	
7/24/2023	TD84	NOTICE OF TDA	
1/11/2024	TD82	PROPERTY INFORMATION REPORT	
1/19/2024	CheckVoided	CHECK (CHECKID 132143) VOIDED: MIAMI-DADE COUNTY SHERIFF ATTN: CIVIL DIVISION 601 NW 1ST CT 9TH FLOOR MIAMI, FL 33136	
1/19/2024	CheckMailed	CHECK PRINTED: CHECK # 900036525 - - REGISTRY CHECK	
1/24/2024	TD81	CERTIFICATE OF MAILING	
2/1/2024	TD84	SHERIFF'S RETURN OF SERVICE	
2/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900036562 - - REGISTRY CHECK	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/5/2024	CheckVoided	CHECK (CHECKID 132549) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	

2/5/2024	CheckMailed	CHECK PRINTED: CHECK # 900036625 - - REGISTRY CHECK	
2/21/2024	TD84	CERT TRACKING INFO	
2/26/2024	TD84	2023 TAX BILL	
2/29/2024	TD84	PROOF OF PUBLICATION	
3/1/2024	CheckVoided	CHECK (CHECKID 132992) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
3/1/2024	CheckMailed	CHECK PRINTED: CHECK # 900036740 - - REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
7/24/2023 12:30:41 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
7/24/2023 12:30:42 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
7/24/2023 12:30:41 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
7/24/2023 12:30:43 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
7/24/2023 12:31:38 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
7/24/2023 12:32:22 PM	2023055508	BUFFALO BILL LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/1/2024 10:12:27 AM	Check (outgoing)	101870876	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900036740 CLEARED ON 3/1/2024
2/5/2024 7:42:45 AM	Check (outgoing)	101864195	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036625 CLEARED ON 2/5/2024
1/19/2024 9:34:39 AM	Check (outgoing)	101859704	MIAMI-DADE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900036525 CLEARED ON 1/19/2024
7/24/2023 12:32:22 PM	Deposit	101812439	BUFFALO BILL LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			13,920.00		-13,600.00	

Auction Results Report

** Doc stamps for tax sale.

Edit Name on Title



nt due at 11:00 AM CT on the

Sale Date	Case ID
<input checked="" type="checkbox"/> 03/06/2024	2016 TD 004265
<input checked="" type="checkbox"/> 03/06/2024	2016 TD 004060
<input checked="" type="checkbox"/> 03/06/2024	2016 TD 003556
<input checked="" type="checkbox"/> 03/06/2024	2016 TD 003213
<input checked="" type="checkbox"/> 03/06/2024	2016 TD 002663

Name on Title

Custom Fields

Style

Case Number: 2016 TD 004265

Result Date: 03/06/2024

Title Information:

Name:

Julie T Trinh

Address1:

5684 Grande Lagoon Dr

Address2:

City:

Pensacola

State:

FL ▼

Zip:

32507

Cancel

Update

EA Fee	POPR Fee	Doc ** Stamps	Total Due
\$0.00	\$0.00	\$133.00	\$18,225.50
\$0.00	\$0.00	\$177.10	\$24,254.60
\$0.00	\$0.00	\$217.70	\$29,805.20
\$0.00	\$0.00	\$116.90	\$16,024.40
\$0.00	\$0.00	\$98.70	\$13,536.20

79609

Julie Trinh

\$19,000.00

Deposit

\$950.00

Tax Certificate #	2016 TD 004265
Account #	083043000
Property Owner	GGH 17 LLC
Property Address	309 Gulf Beach Hwy 32507
SOLD TO:	
\$ Julie Trinh \$19,000.00	
	Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 161.50 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 217.23 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 5,450.41 ✓
Refund High Bidder unused sheriff fees	\$ 40.00 ✓
Additional taxes 2023	\$ 205.95 ✓
Postage final notices	\$ —
NUIS ABATE	\$ 1344.90
CODE ENF LIEN	\$ 5153.06
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$ 13,097.96
	\$
	\$
	\$
	\$
	\$
	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Determine government liens of record/ amounts due
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Lien Information:

✓ CODE ENF.	Due \$ 1344.90
✓ 4584/176	Paid \$ 1344.90
✓ 5352/76	Due \$ 131,199.00
✓ 0835/1915	Paid \$ 5153.06
✓ 0835/1915 (X)	Due \$ 503.38
✓ C3 - LIEN	Paid \$ 0
✓ (NOT SURE	Due \$
✓ IF SAME	Paid \$
✓ PERSON?)	Due \$
5450/124	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Notes: (X) NOT ENOUGH
SURPLUS TO PAY
NUIS. ABATEMENT LIEN
(A) 0835/1915
& 503.38 due
(By 3-31-2024)

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Monday, March 11, 2024 10:03 AM
To: COC TaxDeeds; Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Chinnia M. Moore; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine Williams; Tara D. Cannon; Terrance D. Davis
Cc: 'ptrinhfl@yahoo.com'
Subject: 309 Gulf Beach Hwy / Tax Deed case 2016 TD 04265

Hi Chinnia,

The property at 309 Gulf Beach Hwy sold at Tax Deed auction. We will apply Tax Deed surplus funds as follows.
Sold to: Julie Trinh, 5684 Grande Lagoon Dr, Pensacola FL 32507

Total surplus funds available \$13,097.96

Nuisance Abatement lien @ 4584/176, Total due \$7,344.90, Paid in full

Code Enforcement lien @ 5352/76 (CE03-07-0264) Total due \$131,799.00, we will apply \$5,753.06 (\$675.00 court cost, \$39.00 recording fees, \$5,039.06 towards daily fines)

Julie Trinh will be filing an application for relief on this case, I copied her in this email.

Nuisance Abatement lien @ 6835/1915, Total amount due and good through 3/31/2024 is \$503.38. We do not have enough surplus to pay this lien.

If you have any questions, please feel free to contact me.

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

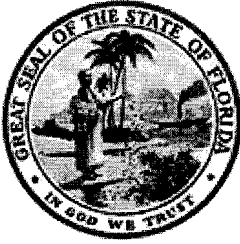
Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.



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

NUISANCE ABATEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien 07/21/2000



**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

\$6.00 ▲
\$10.50
\$15.00
\$18.50 ▼

2000CL154454

Official Records Book: 4584 Page: 176

[View Image](#)

Foreclosure ☐

Original Principal \$2,991.76

Date Of Payoff

3/6/2024



[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$2,991.76	8629	\$4,318.64	\$10.50	\$10.00	\$7.00	\$7.00	\$7,344.90

NOTICE OF LIEN

309 Gulf Beach Hwy

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: John Coleman and Chris Coleman
309 Gulf Beach Highway

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 42-121 of the Escambia County Code of Ordinances (Ord. No. 97-36) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney's fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on June 8, 2000 on property located at 309 Gulf Beach Highway, Pensacola, Florida, and more particularly described in the Official Records of Escambia County, Florida in OR Book 4436 at page 1379 as follows:


Lot 10, Block 13, First Addition to New Warrington, According to the Map or Plat Thereof as Recorded in Plat Book 1, Page 30, Public Records of Escambia County, Florida.

Escambia County has expended Two Thousand, Nine Hundred, Ninety-one and 76/100 Dollars (\$2,991.76) for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fees, includes removing an unsafe structure, removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney's fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

This Notice of Lien has been approved by the Board of County Commissioners and the sum referenced herein shall be a lien against the real property from and after the 20th day of July, 2000 until paid.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: 
D. M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

(SEAL)

BCC Approved: July 20, 2000

RCD Jul 21, 2000 04:12 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-754454

Fax Memorandum

Escambia County
Office of Environmental Enforcement
6708 Plantation Road
Pensacola, 32504
Phone: 850.471.6160
Fax: 850.484.5096
Sandra Slay, Division Manager



To: Clerk's Office
Official Records
Attn: Brenda Robinson

Fax #: 595-4827

From: Charlotte Rhodes *CR*

Re: 309 Gulf Beach Hwy

Date: October 1, 2008

Notice of Lien Book 4584 Page 176 payout in the amount of \$2,991.76



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

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 5352 Page: 76 [View Image](#)

Start Date 3/10/2004



Court Cost 675.00

Recording Fees 15

Copies 0.00

Certified Abatement Costs 0.00

Fine Per Day \$45.00

Date Of Payoff 3/1/2012



2004 CL 210121
CE03-07-0264
309 GULF BEACH HWY

Notes:

[Submit](#)

[Reset](#)

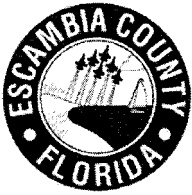
[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$45.00	2913	\$131,085.00	\$675.00	\$15.00	\$10.00	\$7.00	\$7.00	\$0.00	\$131,799.00

Copies Must Be > Zero

675.00 - COURT COST
39.00 - RECORDING
5039.00 - TOWARDS
DAILY FINES

pd.
5153.00



Escambia County, Florida
Natural Resources Management Department
Environmental Enforcement Division



Affidavit of Compliance

BEFORE ME, the undersigned authority, personally appeared Ann Spurlock #684, who, being first duly sworn, deposes and states as follows:

My name is Ann Spurlock #684. I am over the age of 18 years and make this affidavit based on my personal knowledge. Additionally, I am competent to testify to the matters stated in this Affidavit.

I am an Environmental Enforcement Officer for Escambia County, Florida. On 9/16/2021, I inspected the property located at 309 GULF BEACH HWY. Property reference #512S307061010013 case number CE03070264 and all corrective actions required by the Special Magistrate's Order of Feb 24, 2004 Book 5352 Page 76 have been completed as of this date 3/1/2012.

h d Spurlock #684

By:
Individually known
Ann Spurlock #684

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ____ day of _____ 20____, by Ann Spurlock #684 who is personally known to me, or has produced current _____ as identification.

(Notary Seal)

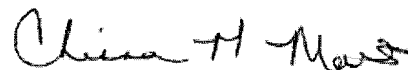
Signature of Notary Public

Printed Name if Notary Public

Cost associated with Special Magistrate's Order:

Itemized Cost

Daily Fines	\$131085.00	\$45.00 Per Day From: <u>03/10/2004</u> To: <u>03/01/2012</u>
Court Cost	\$675.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Total:	\$131760.00	



by Clerk to the Magistrate

The foregoing instrument was acknowledged before me this ____ day of _____ 20____, by
Chinnia Moore who is personally known to me, or has produced current _____
as identification.

Signature of Notary Public

Printed Name if Notary Public

(Notary Seal)

\$15.00 DUE

\$15.00 DUE THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT

SPECIAL MASTER

OR BK 5352 PG0076

IN AND FOR THE

Escambia County, Florida
INSTRUMENT 2004-210121

COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 03-07-0264

Location: 309 Gulf Beach Highway

John Coleman & Chris Coleman
1230 Patton Dr
Pensacola, FL

O R D E R

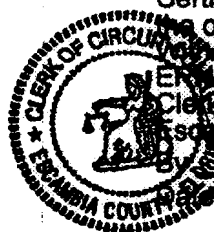
This CAUSE having come before the Office of Environmental Code Enforcement Special Master on the Petition of the Environmental Code Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Master having considered the evidence before it, and the appropriate sections of the Escambia County Code of Ordinances, the Special Master makes the following findings of fact and conclusions of law:

✓ A violation of the following ordinance(s) has occurred:
overgrowth § 30-203(e)
A violation of the ordinance(s) as set forth in the
Petition has not occurred.

THEREFORE, The Special Master being otherwise fully advised in the premises; it is hereby

ORDERED that: John & Chris Coleman
shall have until March 9, 2004 to correct the violation
and to bring the violation into compliance.

Certified to be a true copy of
the original on file in this office
I, VERNE LEE MAGAHA,
Clerk of the Circuit Court
Escambia County, Florida
2-26-04



Correction shall include: cutting and removal of all
overgrowth. This is a repeat violation which
was previously abated by the County resulting
in a lien on this property in June of 2000

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 45 per day, commencing March 10 2004. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

✓ If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the your property.

✓ Costs in the amount of \$675.00 are hereby awarded in favor of Escambia County as the prevailing party against
These costs will be suspended and will not be assessed against you if you fully cure the violation within the time provided above.

_____ presents a serious threat to the public health, safety and welfare.

_____ is irreparable or irreversible in nature and, as such, under Florida Statutes 162.09(2)(a), the fine shall not exceed \$5,000.00

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Master and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

RCD Feb 26, 2004 02:53 pm
Escambia County, Florida

You have the right to appeal orders of the Special Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

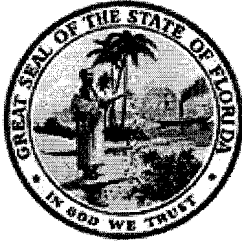
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-210121

DONE AND ORDERED at Escambia County, Florida on this
the 24th day of February, 2004.


Special Master
Office of Environmental Code Enforcement

2012 CL 023099



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien 3/26/2012



**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

\$6.00 ▲
\$10.50
\$15.00
\$18.50 ▼

Official Records Book: 6835 Page: 1915

[View Image](#)

Foreclosure ☐

Original Principal \$260.00

Date Of Payoff

3/31/2024



Interest Rate

6 percent ▲
8 percent ▼

[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$260.00	4358	\$200.88	\$18.50	\$10.00	\$7.00	\$7.00	\$503.38

Approved

2012 CL 023099



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Date Of Lien 3/26/2012



Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Recording Fee

\$6.00 ▲
\$10.50
\$15.00
\$18.50 ▼

Official Records Book: 6835 Page: 1915

[View Image](#)

Foreclosure ☐

Original Principal \$260.00

Date Of Payoff

3/6/2024



Interest Rate

6 percent ▲
8 percent ▼

[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$260.00	4333	\$199.74	\$18.50	\$10.00	\$7.00	\$7.00	\$502.24

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850)595-1820

CE111005066

**NOTICE OF LIEN
(Nuisance Abatement)**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by GGH 17 LLC located at 309 Gulf Beach Hwy. and more particularly described as:

PR# 512S307061010013

LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD
292 R/W OR 6389 P 884 CA 221

A field investigation by the Office of Environmental Enforcement was conducted on February 1, 2012 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$260.00
Administrative costs	<u>\$250.00</u>
Total	\$510.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

6835 / 1915 -
OWNER
GGH17, LLC

309 Gulf Beach
Hwy

mortgage lien is foreclosed or as collection
other methods authorized by law.

C 2012 by Cheryl
authorized by the Escambia County Board

ESCAMBIA COUNTY, FLORIDA

Cheryl Lively
Cheryl Lively, Designee for
Charles R. "Randy" Oliver
County Administrator
Palafox Place, Suite 420
Pensacola, FL 32502

August 3, 12 pay-off
thru

- Will call back this
afternoon

d before me this 20th day of
e for Charles R. "Randy" Oliver, as
on behalf of the Board of County
me, or () has produced current

Angela Crawley
Notary Public

Angela Crawley

Printed Name of Notary Public

(Notary Seal)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024018710 3/12/2024 12:29 PM
OFF REC BK: 9116 PG: 742 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04265 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GGH 17 LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ESCAMBIA COUNTY
1800 ST MARY AVE
PENSACOLA FL 32501

WITNESS my official seal this 18th day of January 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 TAX DEED SALE

DATE - 03-06-2024 - TAX CERTIFICATE #'S 04265

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

FEBRUARY 1, 8, 15, 22, 2024

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 and Santa Rosa Counties, 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.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2024.02.22 12:09:37 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:10:53 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That BUF-FALO BILL LLC holder of Tax Certificate No. 04265, issued the 1st day of June, A.D., 2016 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 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA 221 SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083043000 (0324-06)

The assessment of the said property under the said certificate issued was in the name of GGH 17 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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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-02-01-08-15-22-2024

Tax deed file number 0324-06

Parcel ID number 512S307061010013

TAX DEED

Escambia County, Florida

for official use only

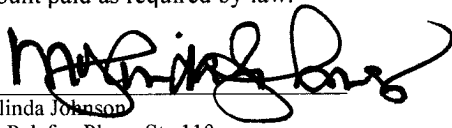
Tax Certificate numbered 04265 issued on June 1, 2016 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of March 2024, the land was offered for sale. It was sold to **Julie T Trinh**, 5684 Grande Lagoon Dr Pensacola FL 32507, who was the highest bidder and has paid the sum of the bid as required by law.

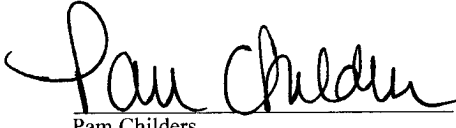
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: LT 10 BLK 13 1ST ADDN TO NEW WARRINGTON PB 1 P 30 LESS OR 3034 P 224 ST RD 292 R/W OR 6389 P 884 CA 221 SECTION 51, TOWNSHIP 2 S, RANGE 30 W

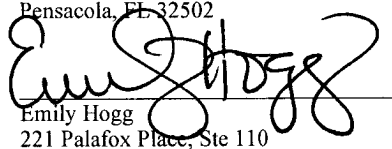
**** Property previously assessed to: GGH 17 LLC**

On 6th day of March 2024, in Escambia County, Florida, for the sum of (\$19,000.00) NINETEEN THOUSAND AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

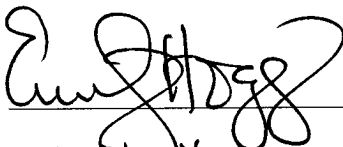

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 6th day of March, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



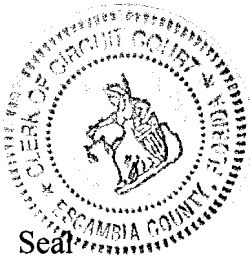
Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Case No. 2000 CL 754454

CANCELLATION OF LIEN

The lien dated 7/20/2000, and created pursuant to Escambia County Ordinance No. 97-36 and Chapter 79-455, Laws of Florida, against property described in said Lien recorded in Official Records Book 4584, Page 176, of the public records of Escambia County, Florida, and owned by John and Chris Coleman, 309 Gulf Beach Highway, Pensacola FL 32507, in the amount of \$2,991.76, is hereby cancelled, such lien having been satisfied by payment in full, this 18th day of March, 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

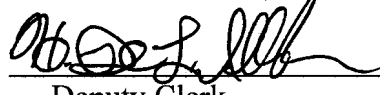
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned Deputy Clerk, personally appeared Mylinda Johnson who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of March, 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court
Escambia County, FL