

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200460

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

HENRY DINH

3347 W. WALNUT ST. # 133 GARLAND, TX 75042

GARLAND, TX 75042,

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
10-1754-186	2016/5558	06-01-2016	CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28

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.

HENRY DINH

3347 W. WALNUT ST. # 133 GARLAND, TX 75042

GARLAND, TX 75042

06-21-2022

Application Date

Applicant's signature

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>03/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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.



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

0323-33

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HENRY DINH 3347 W. WALNUT ST. # 133 GARLAND, TX 75042 GARLAND, TX 75042	Application date	Jun 21, 2022
Property description	CYPRESS LAND DEVELOPMENT CO LTD C/O PAUL S KRAWITZ 3111 OWEN BELL LN PENSACOLA, FL 32507-9207 3500 BLK BAUER RD 10-1754-186 CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28	Certificate #	2016 / 5558
		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)
# 2016/5558	06/01/2016	109.05	34.35	143.40
→ Part 2: Total*				143.40

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)
# 2018/5562	06/01/2018	53.65	6.25	39.43	99.33
# 2017/5540	06/01/2017	65.05	6.25	59.52	130.82
Part 3: Total*					230.15

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)	373.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	748.55

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: <u>Jennifer N. Cassidy</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>June 21st, 2022</u>

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

+ \$6.25

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 06/23/2022 (tc.5734)



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

Parcel ID:

113S312300030003

Account:

101754186

Owners:

CYPRESS LAND DEVELOPMENT CO LTD

Mail:

C/O PAUL S KRAWITZ
3111 OWEN BELL LN
PENSACOLA, FL 32507-9207

Situs:

3500 BLK BAUER RD 32506

Use Code:

VACANT RESIDENTIAL

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
2021	\$1	\$0	\$1	\$1
2020	\$1	\$0	\$1	\$1
2019	\$1	\$0	\$1	\$1

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data						2021 Certified Roll Exemptions	
Sale Date Book Page Value Type Official Records (New Window)						None	
None						Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28	
						Extra Features	
						None	

Parcel Information

Section Map Id: 11-3S-31

Approx. Acreage: 6.3692

Zoned: Con

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Images

None

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HENRY DINH** holder of **Tax Certificate No. 05558**, 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:

CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28

SECTION 11, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101754186 (0323-33)

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

CYPRESS LAND DEVELOPMENT CO LTD

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** Monday in the month of March, which is the **6th day of March 2023**.

Dated this 10th day of August 2022.

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

CURVE TABLE		C-2000 BEANS		INCHES
ANGLE	CHORD	ANGLE	CHORD	ANGLE
1	1.0000	1	1.0000	1.0000
2	1.0000	2	1.0000	1.0000
3	1.0000	3	1.0000	1.0000
4	1.0000	4	1.0000	1.0000
5	1.0000	5	1.0000	1.0000
6	1.0000	6	1.0000	1.0000
7	1.0000	7	1.0000	1.0000
8	1.0000	8	1.0000	1.0000
9	1.0000	9	1.0000	1.0000
10	1.0000	10	1.0000	1.0000
11	1.0000	11	1.0000	1.0000
12	1.0000	12	1.0000	1.0000
13	1.0000	13	1.0000	1.0000
14	1.0000	14	1.0000	1.0000
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19	1.0000	19	1.0000	1.0000
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22	1.0000	22	1.0000	1.0000
23	1.0000	23	1.0000	1.0000
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29	1.0000	29	1.0000	1.0000
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57	1.0000	57	1.0000	1.0000
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92	1.0000	92	1.0000	1.0000
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LUG TABLE		BEARING	CHORD
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FIELD STAKE MEASUREMENTS

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LEGAL DESCRIPTION:

A SUBDIVISION OF A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA

OWNER & DEVELOPER: JULY 2000

PREPARED BY: SCOTT LEE LAND SURVEYING, INC.

ENGINEER'S CERTIFICATE:

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner and developer, and that the same is in accordance with the requirements of the Florida Statutes, Chapter 461, Part I, and the rules and regulations of the Board of Professional Engineers, State of Florida.

DATE: _____

SCOTT LEE LAND SURVEYING, INC.

REGISTERED PROFESSIONAL ENGINEER

FLORIDA LICENSE NO. _____

OFFICE: _____

PHONE: _____

FAX: _____

EMAIL: _____

WEBSITE: _____

ATTORNEY'S CERTIFICATE:

I, the undersigned, being a duly licensed Attorney at Law in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner and developer, and that the same is in accordance with the requirements of the Florida Statutes, Chapter 461, Part I, and the rules and regulations of the Board of Professional Engineers, State of Florida.

DATE: _____

SCOTT LEE LAND SURVEYING, INC.

REGISTERED PROFESSIONAL ENGINEER

FLORIDA LICENSE NO. _____

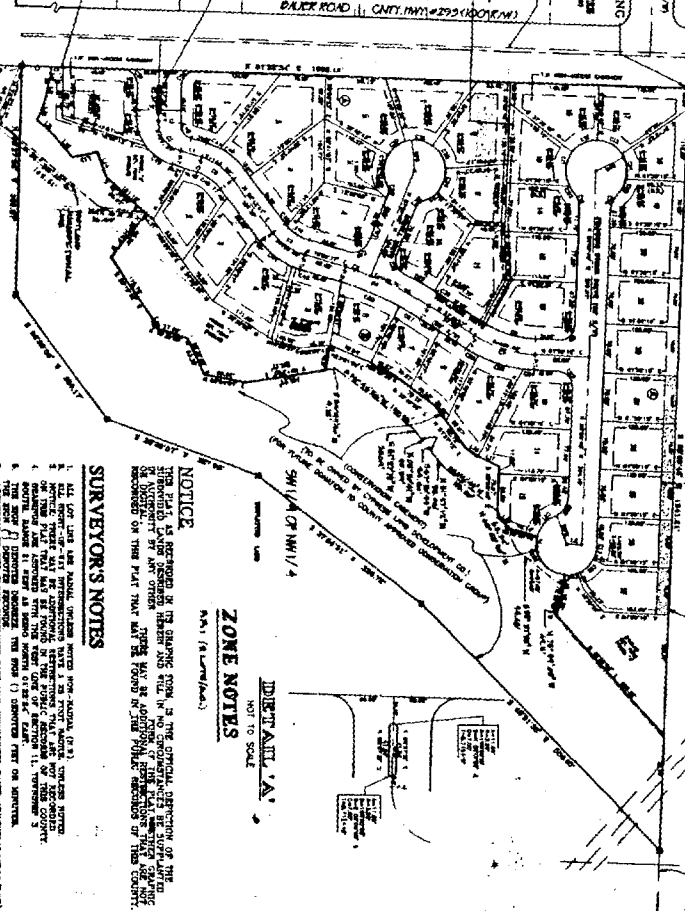
OFFICE: _____

PHONE: _____

FAX: _____

EMAIL: _____

WEBSITE: _____



BK: 6703 PG: 575 Last Page

BK: 6700 PG: 1643 Last Page

JUDGMENT SUBTOTAL

\$ 120,401.07

Attorneys' Fees

\$ 2,874.50

JUDGMENT TOTAL

\$123,275.57

with interest continuing to accrue after December 7, 2010 at the per diem rate of \$58.29 until the date of this judgment, plus interest at the rate of six (6.00%) percent per year pursuant to §55.03, Florida Statutes, from the date of this judgment until paid, plus any further sums in connection herewith, for all of which let execution issue.

DONE AND ORDERED In Chambers at Escambia County, Florida, this 11th day ofApril

, 2011.


CIRCUIT JUDGE3/16/11
Confirmed Copies to:

Matthew C. Hoffman
Carver, Darden, Koretzky,
Tessier, Finn, Blossman & Areaux, LLC
801 West Romana Street, Suite A
Pensacola, FL 35202

Joel M. Cohen, Esq.
308 S. Jefferson Street
Pensacola, Florida 32502

Stacey E. Krawitz
5036 Chandelle Drive
Pensacola, FL 32507



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGANA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

y: mcawale D.C.

BK: 6703 PG: 574

BK: 6700 PG: 1642

this Final Judgment is in satisfaction of all counts in the complaint.

2. That the equities of this cause are with the Plaintiff and against the Defendants.

3. The Court finds that \$255.00 per hour, \$175.00 per hour, and \$165.00 per hour is an appropriate and reasonable hourly rate to be charged by Plaintiff's attorneys in this action, that 14.6 hours is an appropriate and reasonable amount of time to be expended by attorneys in connection with this action, and 4.6 hours for paralegal time at \$85.00 per hour and \$65.00 per hour is an appropriate and reasonable hourly rate and reasonable amount of time to be expended by the paralegals in connection with this action, and that no enhancement or reduction of the fee is appropriate. Accordingly, attorneys' fees in the amount indicated below are awarded to Plaintiff.

AS TO COUNT 2 (Suit on the Note):

4. That Plaintiff recover from Defendants, P. Krawitz and S. Krawitz, jointly and severally, the following amounts due under the promissory note and mortgage sued upon:

Principal	\$ 276,580.09
Interest through April 14, 2011	\$ 14,492.55
Interest from 4/14/2010 through 12/7/2010	\$ 34,471.65
Late Charges	\$ 868.12
Funds Advanced for 2006-2009 Property Taxes	\$ 18,355.69
Annual Fee	\$ 50.00
Subtotal	\$ 344,818.10
Less: Partial Payment from Sale of Property	- \$ 226,599.11
Subtotal	\$ 118,218.99
FORECLOSURE COSTS:	
Clerk's Filing Fee	\$ 1,946.00
Service of Process fees	\$ 100.00
Title Search Costs	\$ 125.00
Postage and Express Mail	\$ 11.08

Recorded in Public Records 03/28/2011 at 08:45 AM OR Book 6703 Page 573,
Instrument #2011019712, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 03/18/2011 at 02:02 PM OR Book 6700 Page 1641,
Instrument #2011017997, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

GULF COAST COMMUNITY BANK,

Plaintiff,

v.

CASE NO.: 2010 CA 001230

**PAUL S. KRAWITZ, a/k/a PAUL KRAWITZ,
STACEY E. KRAWITZ, a/k/a STACEY
KRAWITZ, and CHANDELLE SUBDIVISION
HOMEOWNERS' ASSOCIATION, INC., a
Florida non-profit corporation,**

Defendants.

FINAL JUDGMENT IN FAVOR OF GULF COAST COMMUNITY BANK

THIS CAUSE came for hearing upon the Amended and Restated Motion for Summary Judgment filed by GULF COAST COMMUNITY BANK ("Plaintiff"), whose municipal address is 40 N. Palafox Street, Pensacola, Florida 32502. The Defendants, PAUL S. KRAWITZ, a/k/a PAUL KRAWITZ (hereinafter "P. Krawitz"), whose address is 5296 Balfour Place, Pensacola, Florida 32507; STACEY E. KRAWITZ, a/k/a STACEY KRAWITZ (hereinafter "S. Krawitz"), whose address is 5036 Chandelle Drive, Pensacola, Florida 32507 (hereinafter P. Krawitz and S. Krawitz are collectively, individually and interchangeably referred to as "Defendants"), have been properly served, and proper notice of said hearing has been provided to all defendants herein. This Court being fully advised and having considered the arguments, pleadings, applicable law and evidence before the Court finds that Plaintiff has sustained the allegations of the Complaint against the Defendants; and Plaintiff is entitled to the relief prayed for, and that the Court has jurisdiction to grant same. It is, therefore,

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the parties in this cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, and there are no material issues of fact or law and

Case: 2010 CA 001230

00097541499

Dkt: CA1036 Pg#:

3

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 MAR 11 P 3:13

CIRCUIT COURT DIVISION
FILED & RECORDED

OR BK 4527 PG0030
Escambia County, Florida
INSTRUMENT 00-708894

Exhibit "A"

Commence at the northwest corner of the south half of the Northwest Quarter of Section 11, Township 3 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 00 minutes 45 seconds East along the north line of the south half of the Northwest Quarter of Section 11 for 56.44 feet to the east right of way line of Bauer Road (Escambia County Highway No. 293 – 100 foot right of way) and the Point of Beginning; thence continue South 88 degrees 00 minutes 45 seconds East along said north line for 1241.21 feet; thence South 45 degrees 50 minutes 52 seconds West for 559.36 feet; thence South 37 degrees 54 minutes 51 seconds West for 335.72 feet; thence South 20 degrees 26 minutes 57 seconds West for 257.96 feet; thence South 52 degrees 38 minutes 06 seconds West for 250.17 feet; thence North 88 degrees 37 minutes 26 seconds West for 369.97 feet to the east right of way line of Bauer Road; thence North 01 degree 22 minutes 34 seconds East along said right of way line for 1082.44 feet to the Point of Beginning.

Containing 19.5 acres, more or less.

RCD Feb 23, 2000 10:02 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-708894

OR BK 4527 P60029
Escambia County, Florida
INSTRUMENT 00-708894

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22 day of February, 2000, by Paul S. Krawitz who is personally known to me or who have produced _____ as identification.

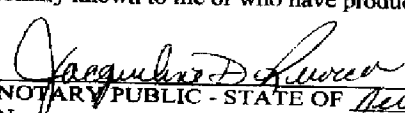

NOTARY PUBLIC - STATE OF _____

Name:

My Commission Expires:

STATE OF New Jersey
COUNTY OF Camden

The foregoing instrument was acknowledged before me this 18th day of February, 2000, by Steven M. Eisner who is personally known to me or who have produced _____ as identification.


NOTARY PUBLIC - STATE OF New Jersey

Name:

My Commission Expires:

JACQUELINE D. RUSSO
A Notary Public of New Jersey
My Commission Expires Dec. 5, 2001

OR BK 4527 PG 028
Escambia County, Florida
INSTRUMENT 00-708894

15.00
~~40.00~~ Recording Fee
Stamps
TOTAL

DEED DOC STAMPS PD e ESC CO \$ 490.00
02/23/00 EMITE LEE MAGANA, CLERK
By: Salee Hinds

PREPARED BY:
MONICA/CHARLES L. HOFFMAN, JR.
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 SOUTH PALAFOX PLACE
SEVILLE TOWER - NINTH FLOOR
PENSACOLA, FLORIDA 32501
SFD&M FILE NO.: Z2-24821

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Paul S. Krawitz and Steven M. Eisner, whose address is 5040 Chandelle Drive, Pensacola, Florida 32507, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant to Cypress Land Development Company, L.L.C., a Florida limited liability company, whose address is 5040 Chandelle Drive, Pensacola, Florida 32507, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This property described on Exhibit "A" is vacant and is not the Grantor's homestead property.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

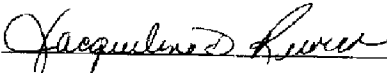
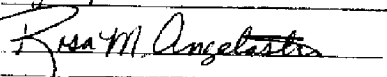
IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 15th day of February, 2000.

Signed, sealed and delivered
in the presence of:


Charles L. Hoffman, Jr.

Monica S. Cone


Paul S. Krawitz


Jacqueline D. Lewis

Rosa M. Angelastro


Steven M. Eisner

PROPERTY INFORMATION REPORT

December 26, 2022

Tax Account #:10-1754-186

**LEGAL DESCRIPTION
EXHIBIT "A"**

CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28

SECTION 11, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1754-186(0323-33)

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:	<u>MAR 6, 2023</u>
TAX ACCOUNT #:	<u>10-1754-186</u>
CERTIFICATE #:	<u>2016-5558</u>

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2021</u> tax year.

CYPRESS LAND DEVELOPMENT COMPANY, L.L.C.
CYPRESS LAND DEVELOPMENT CO LTD.
PAUL S. KRAWITZ
3111 OWEN BELL LN
PENSACOLA, FL 32507-9207

GULF COAST COMMUNITY BANK
40 N PALAFOX ST
PENSACOLA, FL 32502

PAUL S. KRAWITZ
5040 CHANDELLE DR
PENSACOLA, FL 32507

CYPRESS LAND DEVELOPMENT COMPANY, L.L.C.
PO BOX 34300
PENSACOLA, FL 32507

PAUL S. KRAWITZ
5115 CHANDELLE DR
PENSACOLA, FL 32507

PAUL S. KRAWITZ
5036 CHANDELLE DR
PENSACOLA, FL 32507

CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
5455 A1A SOUTH
SUITE 3
SAINT AUGUSTINE, FL 32080

Certified and delivered to Escambia County Tax Collector, this 26th day of December, 2022.
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
CONTINUATION PAGE

December 26, 2022

Tax Account #: **10-1754-186**

1. The Grantee(s) of the last deed(s) of record is/are: **CYPRESS LAND DEVELOPMENT COMPANY, L.L.C.**

By Virtue of Warranty Deed recorded 2/23/2000 in OR 4527/28

ABSTRACTOR'S NOTE: CYPRESS LAND DEVELOPMENT COMPANY, L.L.C. WAS DISSOLVED BY THE STATE OF FLORIDA 9/14/2007 FOR FAILURE TO FILE AN ANNUAL REPORT.

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. Judgment in favor of Gulf Coast Community Bank recorded 3/28/2011 OR 6703/573

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 10-1754-186

Assessed Value: \$1.00

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): **CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.**

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.



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 #: 10-1754-186 CERTIFICATE #: 2016-5558

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 5, 2002 to and including December 5, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: December 26, 2022

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, 2023, 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 **HENRY DINH** holder of **Tax Certificate No. 05558**, 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:

CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28

SECTION 11, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101754186 (0323-33)

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

CYPRESS LAND DEVELOPMENT CO LTD

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** Monday in the month of March, which is the **6th day** of **March 2023**.

Dated this 13th day of January 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.

Personal Services:

**CYPRESS LAND DEVELOPMENT CO
LTD**

**C/O PAUL S KRAWITZ
3111 OWEN BELL LN
PENSACOLA, FL 32507-9207**

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



By:
Emily Hogg
Deputy Clerk

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Post Property:

3500 BLK BAUER RD 32506



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

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05558 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CYPRESS LAND DEVELOPMENT CO LTD
C/O PAUL S KRAWITZ
3111 OWEN BELL LN
PENSACOLA, FL 32507-9207

CYPRESS LAND DEVELOPMENT COMPANY, L.L.C.
PO BOX 34300
PENSACOLA, FL 32507

PAUL S. KRAWITZ CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
5036 CHANDELLE DR 5455 AIA SOUTH SUTTE 3
PENSACOLA, FL 32507 SAINT AUGUSTINE, FL 32080

GULF COAST COMMUNITY BANK PAUL S. KRAWITZ
40 N PALAFOX ST 5040 CHANDELLE DR
PENSACOLA, FL 32502 PENSACOLA, FL 32507

PAUL S. KRAWITZ
5115 CHANDELLE DR
PENSACOLA, FL 32507

WITNESS my official seal this 19th day of January 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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TAX ACCOUNT NUMBER 101754186 (0323-33)

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Dated this 13th day of January 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.

Post Property:

3500 BLK BAUER RD 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Pending

NON-ENFORCEABLE RETURN OF SERVICE

0323-33

Document Number: ECSO23CIV002590NON

Agency Number: 23-002878

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05558 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CYRESS LAND DEVELOPEMENT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/20/2023 at 9:40 AM and served same at 9:37 AM on 1/25/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

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Personal Services:

**CYPRESS LAND DEVELOPMENT CO
LTD**

**C/O PAUL S KRAWITZ
3111 OWEN BELL LN
PENSACOLA, FL 32507-9207**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

ending

NON-ENFORCEABLE RETURN OF SERVICE

0323-33

Document Number: ECSO23CIV002568NON

Agency Number: 23-002965

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05558 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CYPRESS LAND DEVELOPMENT CO LTD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/20/2023 at 9:45 AM and served same on CYPRESS LAND DEVELOPMENT CO LTD , in ESCAMBIA COUNTY, FLORIDA, at 3:39 PM on 1/27/2023 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to PAUL KRAWITZ, as OWNER, pursuant to directions from attorney or plaintiff.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 927

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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

CERTIFIED MAIL™



9171 9690 0935 0128 2170 11

PENSACOLA FL 325

23 JAN 2003 PM 1



Quodient

FIRST CLASS MAIL
IMI

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01232003Z P 0200Z
01232003Z P 0200Z

US POSTAGE

PAUL S. KRAWITZ [0323-33]
5115 CHANDELLE DR
PENSACOLA, FL 32507

2023 MAR -2 A 10 59

2/12/24

PAUL S. KRAWITZ [0323-33]
5115 CHANDELLE DR
PENSACOLA, FL 32507

223 DE 1 0002/26/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC SC 32502559355 *2632-05417-23-40
325025555
92507-01351E

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafax Place, Suite 110

Pensacola, FL 32502

FL 32502

3 PM

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CERTIFIED MAIL



FL 32502

3 PM

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FIRST-CLASS MAIL

IMI

\$006.85

01/23/2023 ZIP 32502

043M31219251

US POSTAGE

CYPRESS LAND DEVELOPMENT

COMPANY, L.L.C. [0323-33]

PO BOX 34300

PENSACOLA, FL 32507

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0001/27/23

RETURN TO SENDER

NO SUCH STREET

UNABLE TO FORWARD

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BC: 3250258335

*2638-03859-23-36

32502-3859-23

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

FILED
CLERK & COMPTROLLER
PAM CHILDERS
2023 FEB -6
PENSACOLA COUNTY, FL

CERTIFIED MAIL



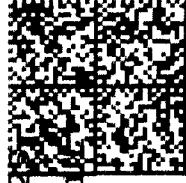
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FIRST-CLASS MAIL
IMI

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FL 32502

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PAUL S. KRAWITZ [0323-33]
5036 CHANDELLE DR
PENSACOLA, FL 32507

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RETURN TO SENDER
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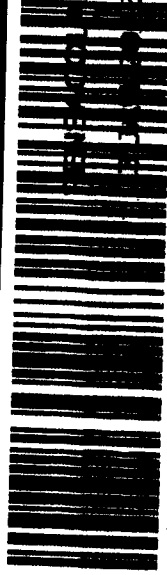
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*2638-01584-23-35

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

CERTIFIED MAIL™



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FL 32502
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RECEIVED
JAN 24 2023

FAM CHILDERS
CLERK & COMPTROLLER
FILED
JAN 23 14 11:17
PENSACOLA COUNTY, FL
PAUSE S. KRAWITZ [0323-33]
5040 CHANDELLE DR
PENSACOLA, FL 32507

NIXIE 322 FE 1 0002/11/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335 *2638-02427-23-37
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3250258335

US POSTAGE

CYPRESS LAND DEVELOPMENT CO

LTD [0323-33]

C/O PAUL S KRAWITZ

3111 OWEN BELL LN

PENSACOLA, FL 32507

9171 9690 0935 0128 2170 73

CYPRESS LAND DEVELOPMENT

COMPANY, L.L.C. [0323-33]

PO BOX 34300

PENSACOLA, FL 32507

9171 9690 0935 0128 2170 66

PAUL S. KRAWITZ [0323-33]

5036 CHANDELLE DR

PENSACOLA, FL 32507

9171 9690 0935 0128 2170 59

CYPRESS CREEK HOMEOWNERS

ASSOCIATION, INC. [0323-33]

5455 AIA SOUTH SUTTE 3

SAINT AUGUSTINE, FL 32080

9171 9690 0935 0128 2170 42

GULF COAST COMMUNITY BANK

[0323-33]

40 N PALAFOX ST

PENSACOLA, FL 32502

9171 9690 0935 0128 2170 35

PAUL S. KRAWITZ [0323-33]

5040 CHANDELLE DR

PENSACOLA, FL 32507

9171 9690 0935 0128 2170 28

PAUL S. KRAWITZ [0323-33]

5115 CHANDELLE DR

PENSACOLA, FL 32507

9171 9690 0935 0128 2170 11

Pending

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 03-06-2023 – TAX CERTIFICATE #05558 – HENRY DINH

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 2, 9, 16, 23, 2023

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: 2023.02.23 10:19:20 -06'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of FEBRUARY
A.D., 2023



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2023.02.23 10:25:35 -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**

NOTICE IS HEREBY GIVEN, That HENRY DINH holder of Tax Certificate No. 05558, 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:

CONSERVATION ESMT CYPRESS CREEK PB 16 P 90 OR 4527 P 28 SECTION 11, TOWNSHIP 3 S, RANGE 31 W TAX ACCOUNT NUMBER 101754186 (0323-33)

The assessment of the said property under the said certificate issued was in the name of CYPRESS LAND DEVELOPMENT CO LTD

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 Monday in the month of March, which is the 6th day of March 2023.

Dated this 19th day of January 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-02-09-16-23-2023

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL™



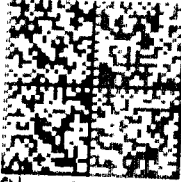
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quadrant

FIRST-CLASS MAIL
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2023 MAR 29 A 10:32

SCAMER CO

PAM CHILDERS
CLERK OF CIRCUIT COURT
FL 32502

NIXIE

CYPRESS LAND DEVELOPMENT CO
LTD [0323-33]

C/O PAUL S KRAWITZ

3111 OWEN BELL LN

PENSACOLA, FL 32507

322 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

*2087-03681-23-40

32502583335
32507-32071