

20-061

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900384

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 1306**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **03-1763-225**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
MAHALLATI GOLNAR
6027 SONGBIRD DR
PENSACOLA, FL 32503
LT 8 BLK B ROBIN'S RIDGE PB 15 P 6 OR 4476 P 411 OR 5592 P 77

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/1306	03-1763-225	06/01/2017	2,110.39	105.52	2,215.91

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/1339	03-1763-225	06/01/2018	2,108.76	6.25	105.44	2,220.45

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	4,436.36
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,029.70
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	6,841.06

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-1763-225 2017

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900384

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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
03-1763-225	2017/1306	06-01-2017	LT 8 BLK B ROBIN'S RIDGE PB 15 P 6 OR 4476 P 411 OR 5592 P 77

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information
Reference: 281S303400008002
Account: 031763225
Owners: MAHALLATI GOLNAR
Mail: 6027 SONGBIRD DR
 PENSACOLA, FL 32503
Situs: 6027 SONGBIRD DR 32503
Use Code: SINGLE FAMILY RESID
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
2018	\$23,750	\$107,872	\$131,622	\$131,622
2017	\$23,750	\$99,738	\$123,488	\$123,488
2016	\$23,750	\$97,752	\$121,502	\$121,502

[Disclaimer](#)

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2005	5592	77	\$100	QC	View Instr
09/1999	4476	411	\$97,200	WD	View Instr
04/1999	4401	1431	\$100	CT	View Instr
06/1994	3600	304	\$94,000	WD	View Instr

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

2018 Certified Roll Exemptions
 None

Legal Description
 LT 8 BLK B ROBIN'S RIDGE PB 15 P 6 OR 4476 P 411 OR 5592 P 77

Extra Features
 None

Parcel Information [Launch Interactive Map](#)

Section Map Id: 28-1S-30
Approx. Acreage: 0.1894
Zoned: HDR
Evacuation & Flood Information
[Open Report](#)

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

Buildings

Address: 6027 SONGBIRD DR, Year Built: 1994, Effective Year: 1994

Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE	
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HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-7
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



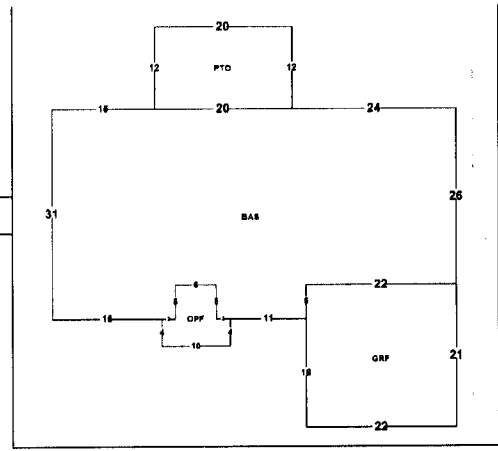
Areas - 2461 Total SF

BASE AREA - 1689

GARAGE FIN - 462

OPEN PORCH FIN - 70

PATIO - 240



Images



4/9/15

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

Last Updated:05/14/2019 (tc.4925)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 01306**, issued the **1st day of June, A.D., 2017** 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 8 BLK B ROBIN'S RIDGE PB 15 P 6 OR 4476 P 411 OR 5592 P 77

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031763225 (20-061)

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

GOLNAR MAHALLATI

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 February, which is the **3rd day of February 2020**.

Dated this 21st day of May 2019.

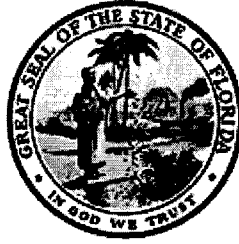
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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



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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 031763225 Certificate Number: 001306 of 2017

Payor: BRANDON CASEY 6027 SONGBIRD DR PENSACOLA, FL 32503 **Date 05/31/2019**

Clerk's Check #	175967	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$7,873.47
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,487.52

7103.94

\$7120.94

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 # 2017 TD 001306

Redeemed Date 05/31/2019

Name BRANDON CASEY 6027 SONGBIRD DR PENSACOLA, FL 32503

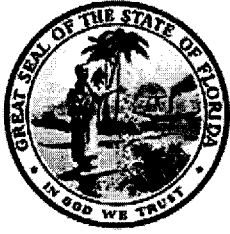
Clerk's Total = TAXDEED	\$537.05	7103.94
Due Tax Collector = TAXDEED	\$7,873.47	
Postage = TD2	\$68.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 031763225 Certificate Number: 001306 of 2017

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/03/2020"/>	Redemption Date <input type="text" value="05/31/2019"/>
Months	10	1
Tax Collector	<input type="text" value="\$6,841.06"/>	<input type="text" value="\$6,841.06"/>
Tax Collector Interest	\$1,026.16	\$102.62
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,873.47	<input type="text" value="\$6,949.93"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$70.05	<input type="text" value="\$7.01"/>
Total Clerk	\$537.05	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,527.52	\$7,440.94
	Repayment Overpayment Refund Amount	\$1,086.58
Book/Page	<input type="text"/>	<input type="text"/>

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 1474, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01306, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 031763225 (20-061)

DESCRIPTION OF PROPERTY:

LT 8 BLK B ROBIN'S RIDGE PB 15 P 6 OR 4476 P 411 OR 5592 P 77

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: GOLNAR MAHALLATI

Dated this 31st day of May 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-061
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15510

November 7, 2019

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 11-07-1999, through 11-07-2019, and said search reveals the following:

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

Golnar Mahallati

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

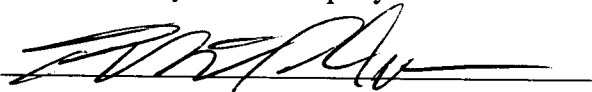
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 7, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15510

November 7, 2019

Lot 8, Block B, Robin's Ridge, as per plat thereof, recorded in Plat Book 15, Page 6, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15510

November 7, 2019

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

1. That certain mortgage executed by Golnar Mahallati in favor of Gulf Winds Federal Credit Union dated 10/15/2014 and recorded 10/22/2014 in Official Records Book 7246, page 239 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
2. All Taxes Paid. The assessed value is \$138,504.00. Tax ID 03-1763-225.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-3-2020

TAX ACCOUNT NO.: 03-1763-225

CERTIFICATE NO.: 2017-1306

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

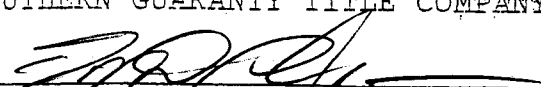
X Homestead for 2019 tax year.

Golnar Mahallati
6027 Songbird Dr.
Pensacola, FL 32503

Gulf Winds Federal Credit Union
220 E. Nine Mile Rd.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 12th day of November, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

This instrument prepared by:
And after recording return to;

Prestige Title, Inc.
4300 Bayou Blvd. Ste 26
Pensacola, FL 32503

Parcel ID # 28-1S-30-3400-008-002
File #: 02-05-18P

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this February 23, 2005 by Majid Mahallati, a divorced and unremarried man, whose post office address is 7840 Le Jeune Drive, Pensacola, FL 32514 first part, to Golnar Mahallati, a divorced and unremarried woman whose post office address is 6027 Songbird Drive, Pensacola, FL 32503 second party:

(Wherever used herein the terms "first part" and "second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first part, for and in consideration of the sum **\$10.00**, in hand paid by the said second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Escambia, State of Florida**, to-wit:

Lot 8, Block B, ROBIN'S RIDGE, a subdivision of a portion of Section 28, Township 1 South, Range 30 West, ESCAMBIA County, Florida, according to the Plat thereof as recorded in Plat Book 15, Page 6, of the Public Records of said County.

This deed is being recorded in fulfillment of that certain Final Judgment of Dissolution of Marriage recorded in O.R. Book 5478 Page 1813

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Stephanie Wells
witness: **Stephanie Wells**

Rachael S. Downs
witness: **Rachael S. Downs**

Majid Mahallati 2-23-05
Majid Mahallati

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this February 23, 2005 by Majid Mahallati, an unmarried man, who is personally known to me or who produced drivers license as identification and who did/did not take an oath.

Rachael S. Downs
Notary Public

My Commission Expires:

[seal]

RACHAEL S. DOWNS
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 29, 2008
Commission No. DD294772

This Instrument Prepared By:

Clear Title of Northwest
Florida, LLC

After Recording Return To:

GULF WINDS FEDERAL CREDIT UNION
220 E NINE MILE ROAD
PENSACOLA, FLORIDA 32534
Loan Number: 11568

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated OCTOBER 15, 2014, together with all Riders to this document.
(B) "Borrower" is GOLNAR MAHALLATI a single woman

Borrower is the mortgagor under this Security Instrument.

- (C) "Lender" is GULF WINDS FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION organized
and existing under the laws of FLORIDA
Lender's address is 220 E NINE MILE ROAD, PENSACOLA, FLORIDA 32534

Lender is the mortgagee under this Security Instrument.

- (D) "Note" means the promissory note signed by Borrower and dated OCTOBER 15, 2014
The Note states that Borrower owes Lender THIRTY THOUSAND AND 00/100
Dollars (U.S. \$ 30,000.00)

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2019

- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

