

20-329

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900656

Date of Tax Deed Application
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 1333**, 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: **03-2188-585**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
KHULLAR HELENE M &
BAENA PABLO &
1404 RIDGEWOOD DR
LILLIAN, AL 36549
UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN
COMMON ELEMENTS OR 4653 P 1526

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
2017/1333	03-2188-585	06/01/2017	943.06	47.15	990.21

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
2019/1352	03-2188-585	06/01/2019	1,116.60	6.25	55.83	1,178.68

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,168.89
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	2,543.89

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, if applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By *Jennifer N. Cassidy*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-2188-585 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900656

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
03-2188-585	2017/1333	06-01-2017	UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-29-2019
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:	301S307300008002
Account:	032188585
Owners:	KHULLAR HELENE M & BAENA PABLO & BAENA JUANITA
Mail:	1404 RIDGEWOOD DR LILLIAN, AL 36549
Situs:	501 E BURGESS RD B8 32504
Use Code:	CONDO-RES UNIT
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	
2019		\$0	\$64,870	\$64,870	\$58,685
2018		\$0	\$71,856	\$71,856	\$53,350
2017		\$0	\$48,500	\$48,500	\$48,500

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data					Official Records (New Window)
Sale Date	Book Page	Value	Type		
01/2001	4653 1526	\$51,300	WD		View Instr
03/1985	2040 553	\$53,900	WD		View Instr

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

2019 Certified Roll Exemptions
None

Legal Description
UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526

Extra Features
None

Parcel Information

Launch Interactive Map

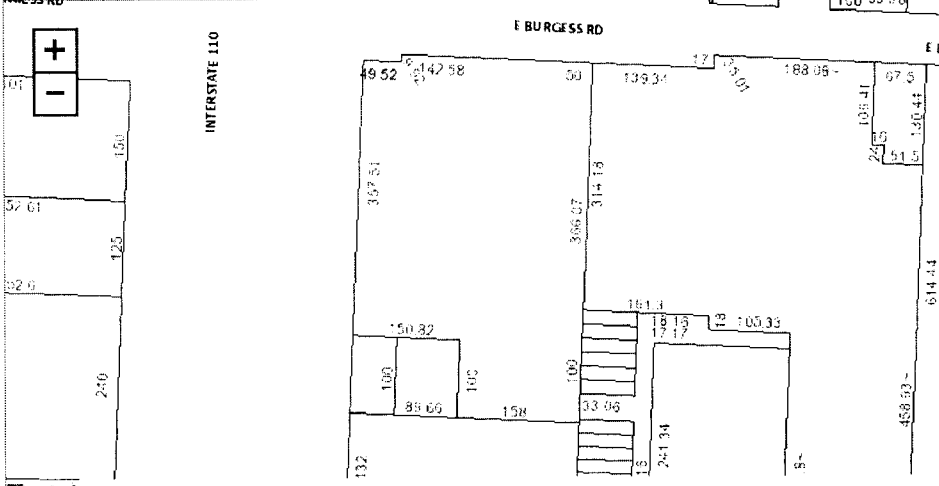
Section Map Id:

30-1S-30-2

Approx. Acreage:
2.8336

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)




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

Buildings

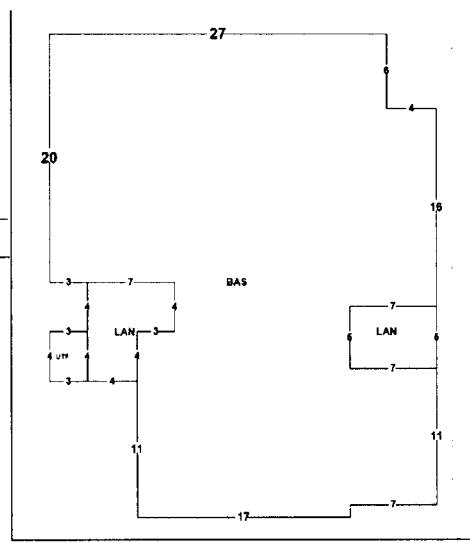
Address: 501 E BURGESS RD B8, Year Built: 1985, Effective Year: 1985

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1089 Total SF**

BASE AREA - 998
LANAI - 79
UTILITY FIN - 12

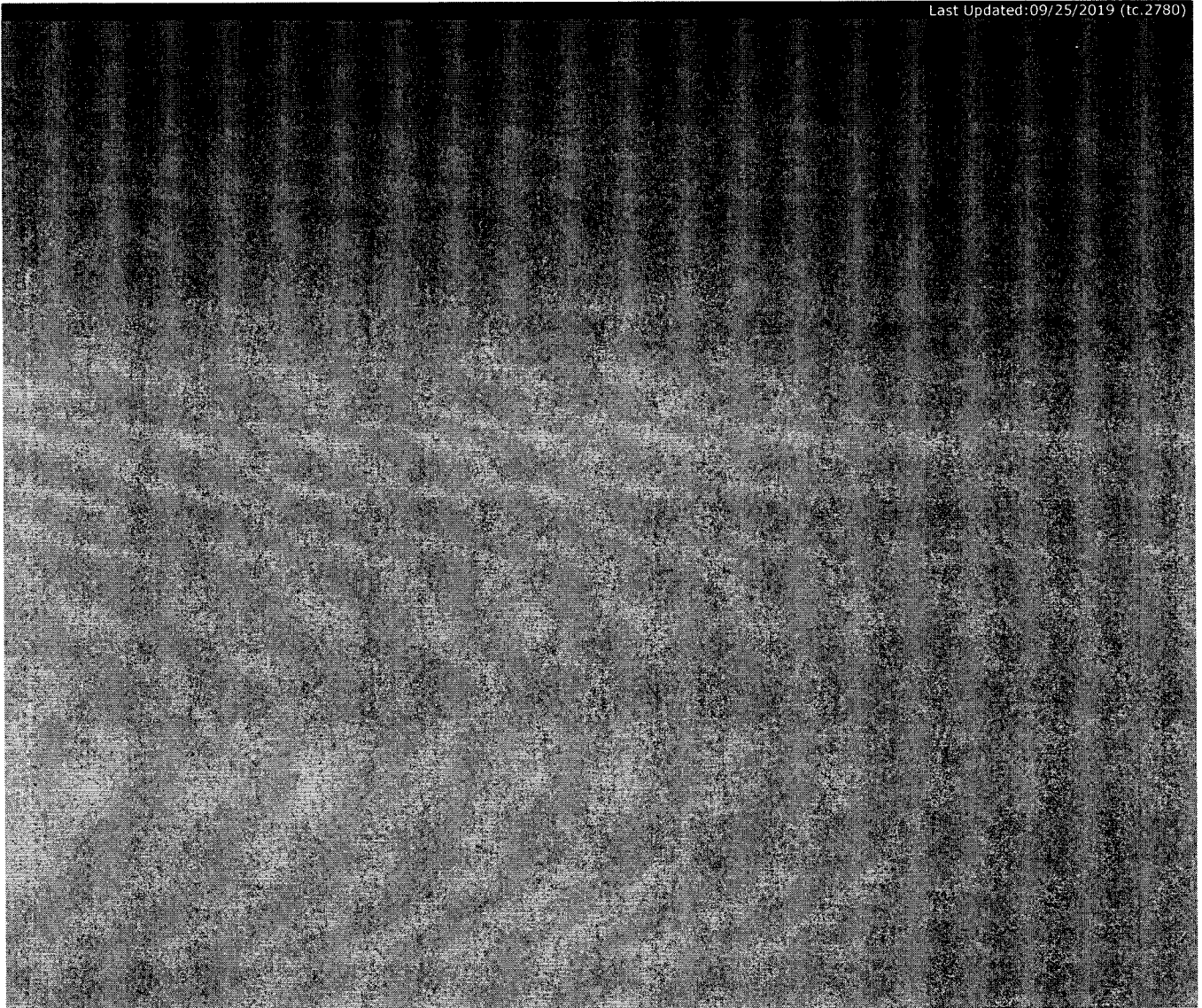


Images

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:09/25/2019 (tc.2780)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 01333**, 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:

UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032188585 (20-329)

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

HELENE M KHULLAR and PABLO BAENA and JUANITA BAENA

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 July, which is the **6th day of July 2020**.

Dated this 30th day of September 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

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

20.329

PROPERTY INFORMATION REPORT

File No.: 15843

April 3, 2020

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 04-03-2000, through 04-03-2020, and said search reveals the following:

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

Helene M.Khullar, and Pablo Baena and Juinita Baena, husband and wife

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: 

April 3, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15843

April 3, 2020

Unit B-8 Riverwalk Condo Phase II also 1/72 intrest in common elements OR 4653, page 1526, Escambia County, Florida.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15843

April 3, 2020

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

1. Subject to interest of Riverwalk Condominium Association of Pensacola .
2. Taxes for the year 2016-2019 delinquent. The assessed value is \$64,870.00. Tax ID 03-2188-585.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: July 6, 2020

TAX ACCOUNT NO.: 03-2188-585

CERTIFICATE NO.: 2017-1333

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

YES NO

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

 X Notify Escambia County, 190 Governmental Center, 32502

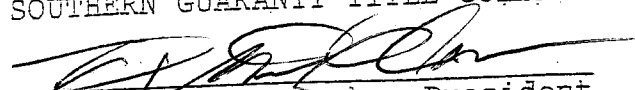
 X Homestead for tax year.

Helene M. Khullar
Pablo Baena
Junita Baena
1404 Ridgewood Dr.
Lilian, AL 36549
and
501 E. Burgess Rd. #B8
Pensacola, FL 32504

Riverwalk Condo Assoc. of Pensacola
4400 Bayou Blvd., Ste 35
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 7th day of April, 2020.

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.

DEED DOC STAMPS PD @ ESC CO \$ 359.10
01/26/01 ERNIE LEE MAGAHA, CLERK
By: *Ernie Lee Magaha*

6.02
359.10

This instrument prepared by:
Name: Ann Parsons an employee of
Reliable Land Title Corporation
Address: 15 West La Rua Street
Pensacola, Florida 32501
Return to: Reliable Land Title Corporation
FILE NO. 01-01-043PA
Address: 15 West La Rua Street
Pensacola, Florida 32501
Property Appraisers Parcel Identification Number(s): 03-2188-
585
Grantee(s) S.S #'s:

THIS WARRANTY DEED Made the 26th day of January, 2001 by Kenneth Gardner, a married man whose post office address is , 3102 E. Mallory St., Apt B, Pensacola, FL 32503, hereinafter called the grantor, to Pablo Baena and Juanita Baena, husband and wife and Helene M. Khullar, as joint tenants with right of survivorship whose post office address is 501 E. Burgess Road, #B-8, Pensacola, FL 32504 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

Unit B-8, Building B, Phase 2, Riverwalk, a Condominium, according to Declaration of Condominium dated the 19th day of February, 1985, and recorded on the 21st day of March, 1985, under Comptroller's File for Record No. 356288 and in Official Record Book 2037, at pages 571 through 707 and as amended by Supplemental Declaration of Condominium to add subsequent Phase 2 dated the 20th day of February, 1985, and recorded on the 21st day of March 1985, under Comptroller's File for Record No. 356289 and in Official Record Book 2037, at pages 708 through 729 of the public records of Escambia County, Florida, together with all its appurtenances, including without limitation, its undivided interest in the common elements, according to the Declaration.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR WHO RESIDES AT 3102 E. MALLORY ST., PENSACOLA, FL 32503.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2001. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Signature of Witness

Philip C. Miller

Printed Name of Witness

E. Ann Parsons

Signature of Witness

E. ANN PARSONS

Printed Name of Witness

Kenneth Gardner
Kenneth Gardner

RCD Jan 26, 2001 04:29 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-808382

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of January, 2001 by Kenneth Gardner, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

E. Ann Parsons

Notary Public
My Commission Expires:



[seal]

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 032188585 Certificate Number: 001333 of 2017**

Payor: GITA GRAVES 96 COUNTY CLUB DR W DESTIN FL 32541 Date 05/11/2020

Clerk's Check #	1002826935	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,969.88
		Postage	\$40.25
		Researcher Copies	\$1.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,572.19

**PAM CHILDERS
 Clerk of the Circuit Court**

Received 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
 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

Case # 2017 TD 001333

Redeemed Date 05/11/2020

Name GITA GRAVES 96 COUNTY CLUB DR W DESTIN FL 32541

Clerk's Total = TAXDEED	\$544.06
Due Tax Collector = TAXDEED	\$2,969.88
Postage = TD2	\$40.25
ResearcherCopies = TD6	\$1.00
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: 032188585 Certificate Number: 001333 of 2017

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2020"/>	Redemption Date <input type="text" value="05/11/2020"/>
Months	11	9
Tax Collector	<input type="text" value="\$2,543.89"/>	<input type="text" value="\$2,543.89"/>
Tax Collector Interest	\$419.74	\$343.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,969.88	<input type="text" value="\$2,893.57"/> 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	\$77.06	\$63.05
Total Clerk	\$544.06	<input type="text" value="\$530.05"/> 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="\$40.25"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$3,572.19	\$3,441.62
	Repayment Overpayment Refund Amount	<input type="text" value="\$130.57 + 120 + 200 = \$450.57"/>
Book/Page	<input type="text" value="8174"/>	<input type="text" value="910"/>

redemer

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 8174, Page 910, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01333, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 032188585 (20-329)

DESCRIPTION OF PROPERTY:

**UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P
1526**

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: HELENE M KHULLAR and PABLO BAENA and JUANITA BAENA

Dated this 11th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk