



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

0425-96

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PAREKH GEETANJALI P. 754 BOLDER CREEK DR PENSACOLA, FL 32514	Application date	May 30, 2024
Property description	ELLA III LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 400 RUE DE ROCHEBLAVE BLK BEHIND 08-1573-000 E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON (Full legal attached.)	Certificate #	2017 / 4070
		Date certificate issued	06/01/2017

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)
# 2017/4070	06/01/2017	201.42	186.82	388.24
→Part 2: Total*				388.24

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)
# 2023/3614	06/01/2023	204.66	6.25	33.77	244.68
# 2022/3567	06/01/2022	192.36	6.25	69.25	267.86
# 2021/3320	06/01/2021	210.47	6.25	101.03	317.75
# 2020/4258	06/01/2020	232.08	6.25	135.77	374.10
# 2019/3920	06/01/2019	195.55	6.25	119.77	321.57
# 2018/4132	06/01/2018	198.81	6.25	164.02	369.08
Part 3: Total*					1,895.04

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)	2,283.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	187.44
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)	2,845.72

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date June 21st, 2024

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

+4.25

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>04/02/2025</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.

E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400890

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
PAREKH GEETANJALI P.
754 BOLDER CREEK DR
PENSACOLA, FL 32514,

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
08-1573-000	2017/4070	06-01-2017	E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211

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
PAREKH GEETANJALI P.
754 BOLDER CREEK DR
PENSACOLA, FL 32514

05-30-2024
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 →

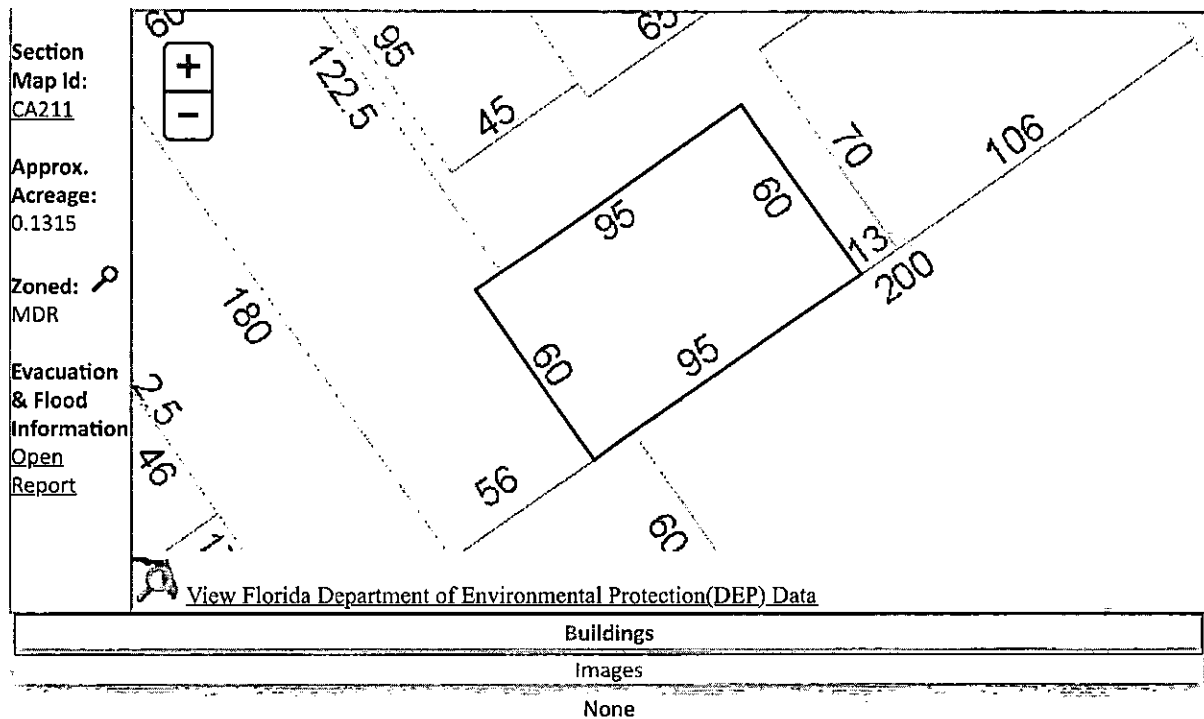
[Printer-Friendly Version](#)

General Information						Assessments				
Parcel ID:	512S306040002002					Year	Land	Imprv	Total	Cap Val
Account:	081573000					2023	\$10,024	\$0	\$10,024	\$10,024
Owners:	ELLA III LLC					2022	\$9,600	\$0	\$9,600	\$9,600
Mail:	18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160					2021	\$9,600	\$0	\$9,600	\$9,600
Situs:	400 RUE DE ROCHEBLAVE BLK BEHIND 32507					Disclaimer				
Use Code:	VACANT RESIDENTIAL					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										

Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
11/23/2009	6533	960	\$1,200	TD		Legal Description				
12/06/2007	6297	992	\$100	WD		E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182				
09/24/2007	6258	800	\$100	WD		7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY				
10/1999	4485	1545	\$1,900	TD		81...				
02/1991	2972	871	\$61,000	WD		Extra Features				
07/1990	2882	143	\$4,500	WD		None				
02/1990	2816	794	\$100	QC						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

Parcel Information

[Launch Interactive Map](#)



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:06/24/2024 (tc.4644)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 04070**, 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:

E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081573000 (0425-96)

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

ELLA III 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 April, which is the **2nd** day of April 2025.

Dated this 24th day of June 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



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 #: 08-1573-000 CERTIFICATE #: 2017-4070

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 12, 2004 to and including December 12, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **08-1573-000**

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

By Virtue of Tax Deed recorded 11/25/2009 in OR 6533/960

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. MSBU Lien in favor of Escambia County recorded 10/5/1998 – OR 4317/541

b. MSBU Lien in favor of Escambia County recorded 8/13/1999 – OR 4452/1998

4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.

Tax Account #: 08-1573-000

Assessed Value: \$10,024.00

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: APR 2, 2025

TAX ACCOUNT #: 08-1573-000

CERTIFICATE #: 2017-4070

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>2024</u> tax year.

ELLA III LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

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 17, 2024

Tax Account #:08-1573-000

LEGAL DESCRIPTION EXHIBIT "A"

**E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF
MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON
PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1573-000 (0425-96)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

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

Tax Deed File No. 09-412
Property Identification No. 512S306040002002
Tax Account No. 081573000

TAX DEED

State of Florida
County of Escambia

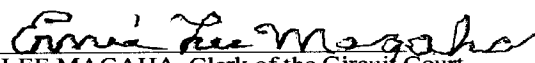
The following Tax Sale Certificate Numbered 03256 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by 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 2nd day of November 2009, offered for sale as required by law for cash to the highest bidder and was sold to: **ELLA III LLC, PO BOX 100736 ATLANTA GEORGIA 30384-0736**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 2nd day of November 2009, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,133.74) ONE THOUSAND ONE HUNDRED THIRTY THREE AND 74/100 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:

E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6258 P 800 OR 6297 P 992 CA 211

**** Property previously assessed to: STANLEY B LEVIN**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W


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


witness Heather Sullivan

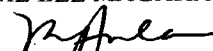
witness Maryline Avila

State of Florida
County of Escambia

On this 23rd day of Nov. 2009 before me Maryline Avila 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: 
Maryline Avila, Deputy Clerk



OR BK 4317 PG0541
Escambia County, Florida
INSTRUMENT 98-532740

RCD Oct 05, 1998 04:22 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532740

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: PARKER DAVID L & BETTY R
403 RUEDE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$18.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

E 14 FT OF LT 11 S/D OF
LT 3 AND
BEG ON WLY LI 182 7/10 FT S
OF NW COR OF LT 2 OF MARY
JACKSON PLAN ELY 81 FT NLY
60 FT WLY 81 FT SLY 60 FT
PROP.NO. 51 2S 30 6040 002 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$18.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

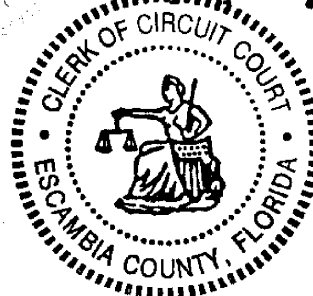
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Guergonne B. Donnelly
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McGee
Deputy Finance Director



OR BK 4452 PG1998
Escambia County, Florida
INSTRUMENT 99-644797

RCD Aug 13, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-644797

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PARKER DAVID L & BETTY RUTH
403 RUE DE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

E 14 FT OF LT 11 S/D OF
LT 3 AND ALSO
BEG ON WLY LI 182 7/10 FT S
OF NW COR OF LT 2 OF MARY
JACKSON PLAN ELY 81 FT NLY
60 FT WLY 81 FT SLY 60 FT
PROP.NO. 51 2S 30 6040 002 002

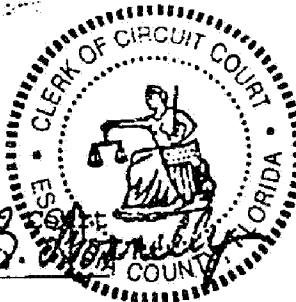
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

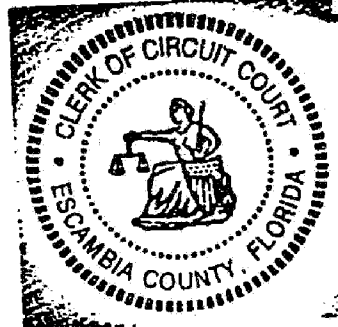
Ernie Lee Magaha
Clerk of the Circuit Court

by *Guaranne B. Hornsby*
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04070 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ELLA III LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
---	--

WITNESS my official seal this 13th day of February 2025.



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 April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 04070**, 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:

E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081573000 (0425-96)

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

ELLA III 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 April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 04070**, 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:

E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081573000 (0425-96)

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

ELLA III 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 April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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:

ELLA III LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ELLA III LLC [0425-96]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0425-96]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0708 69

2/25/25 DELIVERED

✓

My Services

[Profile](#) [Print](#) [Guide](#) [Export](#)

Equipment

Reports

Tracking

Supplies

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

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	02/21/25 12:21 PM
Tracking Number:	9171969009350128070869	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33160
Service:	ERR	City:	MIAMI
Value	\$0.690	State:	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Tue, 02/25/25, 12:34:00 PM	OK : Delivered
Tue, 02/25/25, 12:43:00 AM	Processed (processing scan)
Mon, 02/24/25, 07:38:00 PM	Processed (processing scan)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ELLA III LLC

Filing Information

Document Number L13000043562
FEI/EIN Number 80-0912187
Date Filed 03/22/2013
State FL
Status ACTIVE

Principal Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Mailing Address

18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Registered Agent Name & Address

POLITANO, JONATHAN R
18305 BISCAYNE BLVD
SUITE 400
AVENTURA, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

POLITANO, JONATHAN R
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	03/13/2024
2025	02/17/2025

Document Images

<u>02/17/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- Florida Limited Liability</u>	View image in PDF format



Miami-Dade Sheriff's Office

Court Services Bureau

Rosie Cordero-Stutz
Sheriff



ESCAMBIA COUNTY CLERK OF COURTS COUNTY & COMPTROLLER TAX DEEDS vs.
ELLA III LLC

Case Number
081573000

RETURN OF SERVICE

TAX NOTICE

3/5/25 12:33 pm	Served - Posted Tax Notice	SERVED	ELLA III LLC
-----------------	----------------------------	--------	--------------

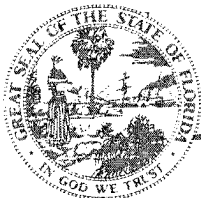
03/03/2025 Came this day into hand of the Sheriff

03/05/2025 12:33 PM - SERVED THE TAX NOTICE UPON ELLA III 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 TYLER VINCENT #60407, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

ESCAMBIA COUNTY CLERK OF COURTS
COUNTY & COMPTROLLER
TAX DEEDS
2025 MAR 11 PM 9:13
18305 BISCAYNE BLVD, AVENTURA, FL


TYLER VINCENT, CSS1, #60407

CLERK OF THE CIRCUIT COURT AND COMPTROLLER, ESCAME
TAX DEEDS
221 PALAFOX PLACE
SUITE 110
PENSACOLA, FL 32502



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

February 21, 2025

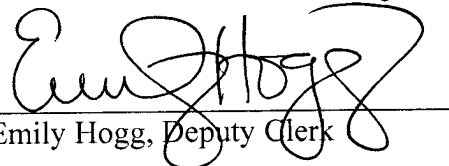
Miami-DadeCounty Sheriff
Attn: Civil Division
601 NW 1st Ct 9th Floor
Miami FL 33136

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our April 2, 2025 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than March 10, 2025 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Emily Hogg, Deputy Clerk

/eh

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 April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

SERVED
DATE 3/5/25
TIME 12:33
BY J. V. Vint
BADGE # 120407
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
COURT SERVICES BUREAU
MIAMI-DADE COUNTY, FLORIDA

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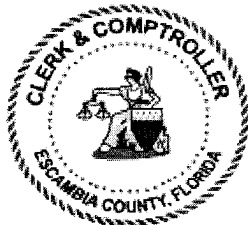
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Personal Services:

ELLA III LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7772
Order Date: 2/20/2025
Number Issues: 4
Pub Count: 1
First Issue: 2/26/2025
Last Issue: 3/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2017 TD 04070 GEETANJALI P PAREKH – ELLA III LLC

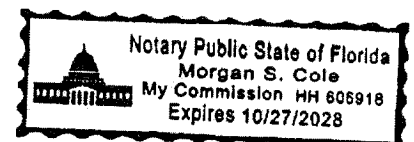
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2024

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
08-1573-000	06		5125306040002002

ELLA III LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PROPERTY ADDRESS:
400 RUE DE ROCHEBLAVE BLK BEHIND

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

17/4070

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	10,024	0	10,024	66.32
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	10,024	0	10,024	17.56
BY STATE LAW	3.0950	10,024	0	10,024	31.02
WATER MANAGEMENT	0.0218	10,024	0	10,024	0.22
SHERIFF	0.6850	10,024	0	10,024	6.87
M.S.T.U. LIBRARY	0.3590	10,024	0	10,024	3.60
ESCAMBIA CHILDRENS TRUST	0.4043	10,024	0	10,024	4.05

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$129.64

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF L 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 \$144.67

If Paid By Please Pay	Mar 31, 2025 \$144.67	Apr 30, 2025 \$149.01	May 30, 2025 \$184.01
--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

2024 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

ACCOUNT NUMBER
08-1573-000
PROPERTY ADDRESS
00 RUE DE ROCHEBLAVE BLK BEHIND

ELLA III LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

AMOUNT IF PAID BY	Mar 31, 2025 144.67
AMOUNT IF PAID BY	Apr 30, 2025 149.01
AMOUNT IF PAID BY	May 30, 2025 184.01
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 081573000 2024 4

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 # 004070 of 2017 Date 4/2/2025
 Name MERSADEZ ROBINSON**

Cash Summary

Cash Deposit	\$205.00
Total Check	\$3,966.20
Grand Total	\$4,171.20

Purchase Price (high bid amount)	\$4,100.00	Total Check	\$3,966.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$28.70	Adv Doc. Stamps	\$28.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,009.96	Postage	\$8.20
		Researcher Copies	\$0.00
- postage	\$8.20		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,001.76	Registry of Court	\$4,001.76
Purchase Price (high bid)	\$4,100.00		
-Registry of Court	\$4,001.76	Overbid Amount	\$90.04
-advance recording (for mail certificate)	\$18.50		
-postage	\$8.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$90.04		

PAM CHILDERS
 Clerk of the Circuit Court

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>

The seal of the State of Florida is a circular emblem. It features a central illustration of a woman in traditional dress standing next to a palm tree, with a landscape in the background. The words "GREAT SEAL OF THE STATE OF FLORIDA" are inscribed around the top inner edge, and "IN GOD WE TRUST" is at the bottom.

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

FEEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/24/2024 11:06:21 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/24/2024 11:06:22 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
6/24/2024 11:06:21 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/24/2024 11:06:22 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/24/2024 11:07:25 AM	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
6/24/2024 11:09:28 AM	2024045521	PHIL M PAREKH	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/28/2025 10:33:43 AM	Check (outgoing)	101973612	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038376 CLEARED ON 2/28/2025
2/21/2025 10:14:33 AM	Check (outgoing)	101972786	MIAMI- DADE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900038361 CLEARED ON 2/21/2025
6/24/2024 11:09:28 AM	Deposit	101905492	PHIL M PAREKH		320.00	Deposit
Deposited			Used		Balance	
320.00			8,440.00		-8,120.00	

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc Stamp	Total Due	Certificate Number	Name On Title	Title Address	
04/02/2025	2017 TD 00407	512S30	Edit Name on Title								0.00	\$28.70	\$3,966.20	04070	Mersadez Robins	21 OLD KATONAH
04/02/2025	2017 TD 00370	352S30	Name on Title Custom Fields Style								0.00	\$77.70	\$10,665.20	03708	Ty Jayden	5410 ponte verde
04/02/2025	2017 TD 00097	221S30									0.00	\$133.00	\$18,225.50	00975	Guyer Capital, LLC	5437 Berryhill Roa

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2017 TD 004070

Result Date: 04/02/2025

Title Information:

Name: Mersadez RobinsonMarquis Coleman

Address1: 21 OLD KATONAH DR

Address2:

City: KATONAH

State: NY

Zip: 10536

Cancel

Update

?

Page 1 of 1

View 1 - 3 of 3

TOTALS: Items Count: 3 Balance: \$32,490.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$239.40 Total Due: \$32,856.90

81041

Mersadez Robinson

\$4,100.00

Deposit
\$205.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04070 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ELLA III LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
---	--

WITNESS my official seal this 13th day of February 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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4WR2/26-3/19TD

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Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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2017 TD 04070 GEETANJALI P PAREKH - ELLA III LLC

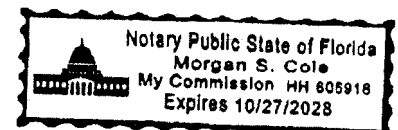
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025024159 4/7/2025 9:59 AM
OFF REC BK: 9298 PG: 272 Doc Type: TXD
Recording \$10.00 Deed Stamps \$28.70

Tax deed file number 0425-96

Parcel ID number 512S306040002002

TAX DEED

Escambia County, Florida

for official use only

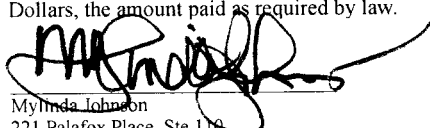
Tax Certificate numbered 04070 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 2nd day of April 2025, the land was offered for sale. It was sold to **Mersadez Robinson and Marquis Coleman**, 21 OLD KATONAH DR KATONAH NY 10536, who was the highest bidder and has paid the sum of the bid as required by law.

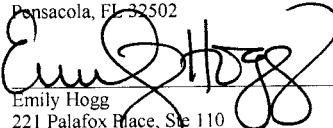
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

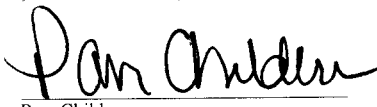
Description of lands: E 14 FT OF LT 11 S/D OF LT 3 AND ALSO BEG ON WLY LI 182 7/10 FT S OF NW COR OF LT 2 OF MARY JACKSON PLAN ELY 81 FT NLY 60 FT WLY 81 FT SLY 60 FT TO POB MARY JACKSON PLAN PLAT DB 0 P 455 OR 6533 P 960 CA 211 SECTION 51, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: ELLA III LLC**

On 2nd day of April 2025, in Escambia County, Florida, for the sum of (\$4,100.00) FOUR THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


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

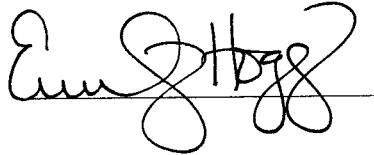

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



On this 2nd day of April, 2025, 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
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #

Account #

Property Owner

Property Address

SOLD TO:

2017 TD 004070

081573000

Ella III LLC

400 Rue De Rocheblave Blk Behind 32507
(Land locked)

Mersader Robinson \$4,100.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 57.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 12.70 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 3,846.50 ✓	\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓	\$
Additional taxes 2024	\$ 149.01 ✓	\$ 77.34
Postage final notices	\$	\$
	\$ 11.34	\$ 0
	\$	\$
	\$	\$

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

Lien Information:

MSBM	4312/541	Due \$	48.72
MSBM	4452/1998	Paid \$	48.72
		Due \$	39.01
		Paid \$	28.62
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	

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
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:



OR BK 4317 P60541
Escambia County, Florida
INSTRUMENT 98-532740

RCD Oct 05, 1998 04:22 pm
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532740

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PARKER DAVID L & BETTY R
403 RUEDE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$18.72

x30 / 48.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

E 14 FT OF LT 11 S/D OF
LT 3 AND
BEG ON WLY LI 182 7/10 FT S
OF NW COR OF LT 2 OF MARY
JACKSON PLAN ELY 81 FT NLY
60 FT WLY 81 FT SLY 60 FT
PROP.NO. 51 28 30 6040 002 002

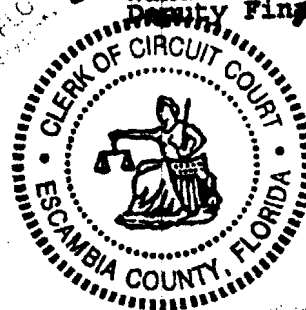
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$18.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

Ernie Lee Magaha
Clerk of the Circuit Court
Deanne B. Donnelly
Deputy Clerk



OR BK 4452 PG 1998
Escambia County, Florida
INSTRUMENT 99-644797

RCD Aug 13, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-644797

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PARKER DAVID L & BETTY RUTH
403 RUE DE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$9.01 + 30/

39.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

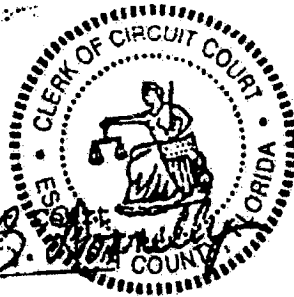
E 14 FT OF LT 11 S/D OF
LT 3 AND ALSO
BEG ON WLY LI 182 7/10 FT S
OF NW COR OF LT 2 OF MARY
JACKSON PLAN ELY 61 FT NLY
60 FT WLY 81 FT SLY 60 FT
PROP.NO. 51 2S 30 6040 002 002

This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

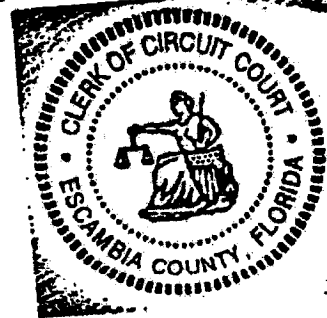
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by *[Signature]*
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
[Signature]
Wanda M. McBrearty
Deputy Finance Director



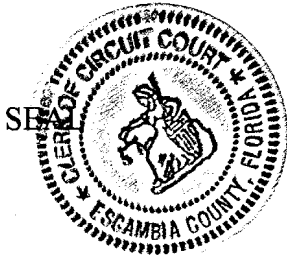
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025027849 4/21/2025 11:28 AM
OFF REC BK: 9304 PG: 1749 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 512S306040002002

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against DAVID L PARKER and BETTY R PARKER, recorded in Official Records Book 4317 at Page 541, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



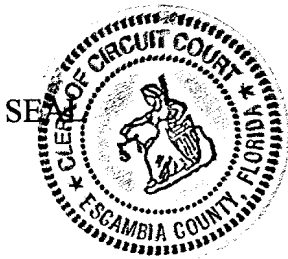
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

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 he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21ST day of APRIL, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

\$.39- Fee
+ 10.00 Recording
10.39 TO release

OR BK 4452 P81998
Escambia County, Florida
INSTRUMENT 99-644797

RCD Aug 13, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-644797

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PARKER DAVID L & BETTY RUTH
403 RUE DE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$9.01 + 30/

39.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

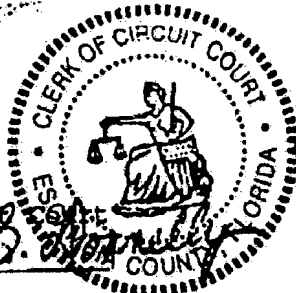
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JACKSON PLAN ELY 81 FT NLY
60 FT WLY 81 FT SLY 60 FT
PROP.NO. 51 2S 30 6040 002 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

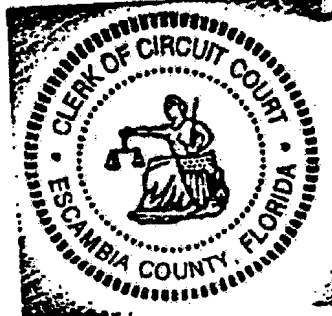
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by *Wanda M. McBrearty*
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBrearty
Wanda M. McBrearty
Deputy Finance Director



partial
pmt.
28.62

OR BK 4317 P60541
Escambia County, Florida
INSTRUMENT 98-532740

RCD Oct 05, 1998 04:22 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532740

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: PARKER DAVID L & BETTY R
403 RUEDE ROCHEBLAVE
PENSACOLA FL 32507

ACCT.NO. 08 1573 000 000

AMOUNT \$18.72

+30 / 48.72

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Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

Ernie Lee Magaha
Clerk of the Circuit Court
B. Donnelly
Deputy Clerk

