



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

0424-13

| Part 1: Tax Deed Application Information | | | |
|---|---|-------------------------|--------------|
| Applicant Name Applicant Address | LORI DENES LD 401K PLAN & TRUST 325 N NASH ST GLEN ELDER, KS 67446 | Application date | Aug 18, 2023 |
| Property description | GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 N BLUE ANGEL PKWY (OFF) 09-3973-834 S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 WAL (Full legal attached.) | Certificate # | 2017 / 4931 |
| | | 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) |
| # 2017/4931 | 06/01/2017 | 378.29 | 413.75 | 792.04 |
| →Part 2: Total* | | | | 792.04 |

| 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) |
| # 2023/4437 | 06/01/2023 | 511.26 | 6.25 | 25.56 | 543.07 |
| # 2022/4340 | 06/01/2022 | 361.78 | 6.25 | 18.09 | 386.12 |
| # 2021/4009 | 06/01/2021 | 373.54 | 6.25 | 145.68 | 525.47 |
| # 2020/5081 | 06/01/2020 | 500.22 | 6.25 | 112.55 | 619.02 |
| # 2019/4745 | 06/01/2019 | 377.44 | 6.25 | 288.74 | 672.43 |
| # 2018/4951 | 06/01/2018 | 390.12 | 6.25 | 362.81 | 759.18 |
| Part 3: Total* | | | | | 3,505.29 |

| 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) | 4,297.33 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 0.00 |
| 4. Property information report fee | 200.00 |
| 5. Tax deed application fee | 175.00 |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 0.00 |
| 7. Total Paid (Lines 1-6) | 4,672.33 |

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 Escambia, Florida
 Signature, Tax Collector or Designee Date August 29th, 2023

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

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|--|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here _____ Date of sale <u>04/03/2024</u> Signature, Clerk of Court or Designee | |

INSTRUCTIONS

~~\$13.45~~ \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300555

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LORI DENES
LD 401K PLAN & TRUST
325 N NASH ST
GLEN ELDER, KS 67446,

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 |
|----------------|-----------------|------------|---|
| 09-3973-834 | 2017/4931 | 06-01-2017 | S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK |

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
LORI DENES
LD 401K PLAN & TRUST
325 N NASH ST
GLEN ELDER, KS 67446

08-18-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

| General Information | | Assessments | | | | |
|--|---|--|-------------|--------------|--------------|----------------|
| Parcel ID: | 182S311101000002 | Year | Land | Imprv | Total | Cap Val |
| Account: | 093973834 | 2023 | \$41,904 | \$0 | \$41,904 | \$25,087 |
| Owners: | GGH 17 LLC | 2022 | \$41,904 | \$0 | \$41,904 | \$22,807 |
| Mail: | 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 | 2021 | \$20,734 | \$0 | \$20,734 | \$20,734 |
| Situs: | N BLUE ANGEL PKWY (OFF) 32506 | Disclaimer | | | | |
| Use Code: | VACANT RESIDENTIAL 🔑 | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | Report Storm Damage | | | | |
| Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2023 Certified Roll Exemptions |
|--|-------------|-------------|--------------|-------------|--------------------------------------|---|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None |
| 10/02/2008 | 6385 | 677 | \$4,900 | QC | | Legal Description 🔑 S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4... |
| 06/2007 | 6168 | 461 | \$4,800 | TD | | |
| 03/1999 | 4392 | 569 | \$24,300 | WD | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features None |

Section
Map Id:
18-2S-31

Approx. Acreage:
8.6642

Zoned: 🔑
MDR
MDR

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

[Launch Interactive Map](#)

Buildings

Images

None

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

Last Updated: 09/08/2023 (tc 11193)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LD 401K PLAN & TRUST** holder of **Tax Certificate No. 04931**, 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:

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093973834 (0424-13)

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

GGH 17 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd day of April 2024**.

Dated this 8th day of September 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-3973-834 CERTIFICATE #: 2017-4931

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 29, 2003 to and including December 29, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 10, 2024

Tax Account #: **09-3973-834**

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

By Virtue of Warranty Deed recorded 5/23/2007 in OR 6150/1687

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. **NONE**

4. Taxes:

Taxes for the year(s) 2016-2022 are delinquent.

Tax Account #: 09-3973-834

Assessed Value: \$25,087.00

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 3, 2024

TAX ACCOUNT #: 09-3973-834

CERTIFICATE #: 2017-4931

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

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

Certified and delivered to Escambia County Tax Collector, this 10th day of January, 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

January 10, 2024

Tax Account #:09-3973-834

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3973-834(0424-13)

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.

RECORD AND RETURN TO:

Name: LEOPOLD KORN LEOPOLD & SNYDER, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: Karen S. Leopold, Esquire
LEOPOLD KORN LEOPOLD & SNYDER, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

Folio No.: 1828311101000002

[Prepared without title search]

[Space above line reserved for recording office use]

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed the 2nd day of October, 2008, by VICTORIA V, LLC, a Delaware limited liability company, whose post office address is P.O. Box 25183, Miami, FL 33102, to GGH 17, LLC, a Florida limited liability company, whose post office address is 18305 Biscayne Boulevard, Ste. 400, Aventura, FL 33160, Grantee,

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all of the right, title, interest, claim and demand which Grantor 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:

South 760 feet of NE 1/4 of NE 1/4 Less West 660 feet and Less Beg at SE corner of NE 1/4 of NE 1/4 of Section 18 West along South Line of NE 1/4 of NE 1/4 of Section 18 for 480 feet to Adkinsons Fence recorded in Official Records Book 638, at Page 176 deflect RT 135 degrees 37 minutes 30 seconds along fence LI 560 feet to point on East line of Section 18 South along East line of Section 18 for 392 feet to Point of Beginning recorded in Official Records Book 4392, at Page 569 less Official Records Book 3143, at Page 787 Struck

Section 18, Township 2 South, Range 31 West

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

VICTORIA V, LLC, a Delaware limited liability company

[Signature]
Print name: Shannon Munoz

By: [Signature]
Jonathan Politano, as attorney-in-fact

[Signature]
Print name: ANN-MARIE Bowen

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of October, 2008, by Jonathan Politano, as attorney-in-fact for VICTORIA V, LLC, a Delaware limited liability company, who is personally known to me.

[Signature]
Notary Public
[Signature]
Print name of notary public

My commission expires:



STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04931 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

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

WITNESS my official seal this 15th day of February 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LD 401K PLAN & TRUST holder of Tax Certificate No. 04931, 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:

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093973834 (0424-13)

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

GGH 17 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 2nd day of February 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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

GGH 17 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 30th day of January 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

GGH 17 LLC [0424-13]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

9171 9690 0935 0128 1000 54

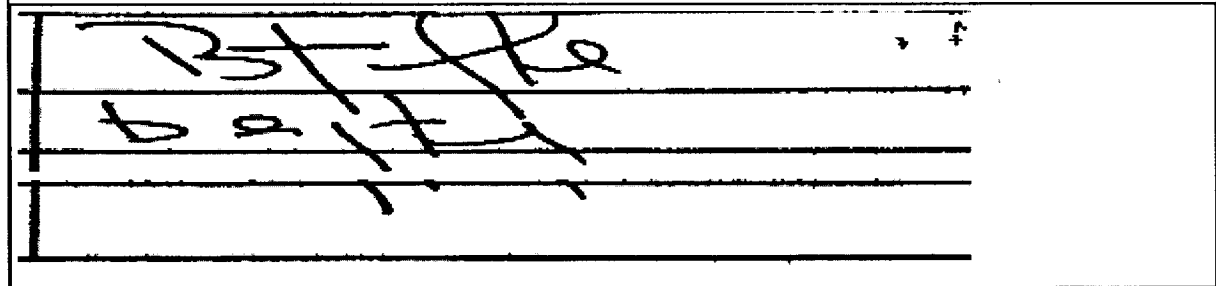
✓ delivered

Home > Tracking > Status History

Status History ?

| Tracking Number Information | | | |
|-----------------------------|------------------------|---------------|-------------------|
| Meter: | 31219251 | Mailing Date: | 02/23/24 10:41 AM |
| Tracking Number: | 9171969009350128100054 | Sender: | OR |
| Current Status: | OK : Delivered | Recipient: | |
| Class of Mail | FC | Zip Code: | 33160 |
| Service: | ERR | City: | MIAMI |
| Value | \$0.640 | State: | FL |

Proof of Delivery



| Status Details | | Status |
|----------------------------|------------------|--------|
| ▼ Status Date | | |
| Mon, 02/26/24, 11:48:00 AM | OK : Delivered | |
| Mon, 02/26/24, 09:09:00 AM | Out for Delivery | |
| Mon, 02/26/24, 08:58:00 AM | Arrival at Unit | |



Miami-Dade Police Department

Court Services Section

Stephanie V. Daniels
Director



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

Case Number
04931 Escambia County

RETURN OF SERVICE

TAX NOTICE

| | | | |
|-----------------|----------------------------|--------|------------|
| 3/6/24 10:42 am | Served - Posted Tax Notice | SERVED | GGH 17 LLC |
|-----------------|----------------------------|--------|------------|

02/27/2024 Came this day into hand of the Sheriff

03/06/2024 10:42 AM - SERVED THE TAX NOTICE UPON GGH 17 LLC BY POSTING A COPY AT 18305 BISCAYNE BLVD, STE 400, AVENTURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 GLORIA HENRY #60041, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.


GLORIA HENRY, CSS1, #60041

Escambia County Clerk of Court
Florida Clerk of Courts
P.O. Box 333
Pensacola, FL 32591

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 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LD 401K PLAN & TRUST holder of Tax Certificate No. 04931, 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:

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093973834 (0424-13)

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

GGH 17 LLC

SERVED

DATE

TIME

BY

BADGE #

MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
GOVERNMENTAL SERVICES BUREAU
COURT SERVICES SECTION
MIAMI-D. DE COUNTY, FLORIDA

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 3rd day of April 2024.

Dated this 30th day of January 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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: 093973834 Certificate Number: 004931 of 2017**

**Payor: GULF GROUP HOLDINGS 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160
Date 3/25/2024**

| | | | |
|-----------------------|------------|-----------------------|------------|
| Clerk's Check # | 1121000447 | Clerk's Total | \$510.72 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$5,239.26 |
| | | Postage | \$17.25 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$5,784.23 |

**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>**

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 9038, Page 1391, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04931, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 093973834 (0424-13)

DESCRIPTION OF PROPERTY:

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: GGH 17 LLC

Dated this 25th day of March 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LD 401K PLAN & TRUST holder of Tax Certificate No. 04931, 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:

S 760 FT OF NE 1/4 OF NE 1/4 LESS W 660 FT AND LESS BEG AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 18 W ALG S LI OF NE 1/4 OF NE 1/4 OF SEC 18 FOR 480 MORE OR LESS FT TO ADKINSONS FENCE IN OR 638 P 176 DEFLECT RT 135 DEG 37 MIN 30 SEC ALG FENCE LI 560 FT TO PT ON E LI OF SEC 18 S ALG E LI OF SEC 18 FOR 392 FT TO POB OR 6385 P 677 LESS OR 3143 P 787 STRUCK

SECTION 18, TOWNSHIP 2 S, RANGE 31 W
TAX ACCOUNT NUMBER 093973834 (0424-13)

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

GGH 17 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 22nd day of February 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

4WR3/6-3/27TD

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-04931 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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
MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates
, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024