

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900114

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
15-0980-000	2017/8496	06-01-2017	LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-17-2019
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900114

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 8496**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **15-0980-000**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
AHL DAVID
1260 VIRECENT RD
CANTONMENT, FL 32533
LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P
1366 CA 115

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

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/8496	15-0980-000	06/01/2017	470.48	114.97	585.45

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/8653	15-0980-000	06/01/2018	474.83	6.25	23.74	504.82

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

Total Amount Paid

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

1,090.27
0.00
438.12
200.00
175.00

1,903.39

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

Total Amount Paid

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

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **6th January 2020**

By

Shirley Rich, CPCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-0980-000 2017



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

 Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information	
Reference:	000S009060023093
Account:	150980000
Owners:	AHL DAVID
Mail:	1260 VIRECENT RD CANTONMENT, FL 32533
Situs:	1606 W DESOTO ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$5,039	\$17,293	\$22,332	\$22,332
2017	\$5,039	\$15,797	\$20,836	\$20,836
2016	\$5,039	\$15,297	\$20,336	\$20,336

[Disclaimer](#)

Tax Estimator

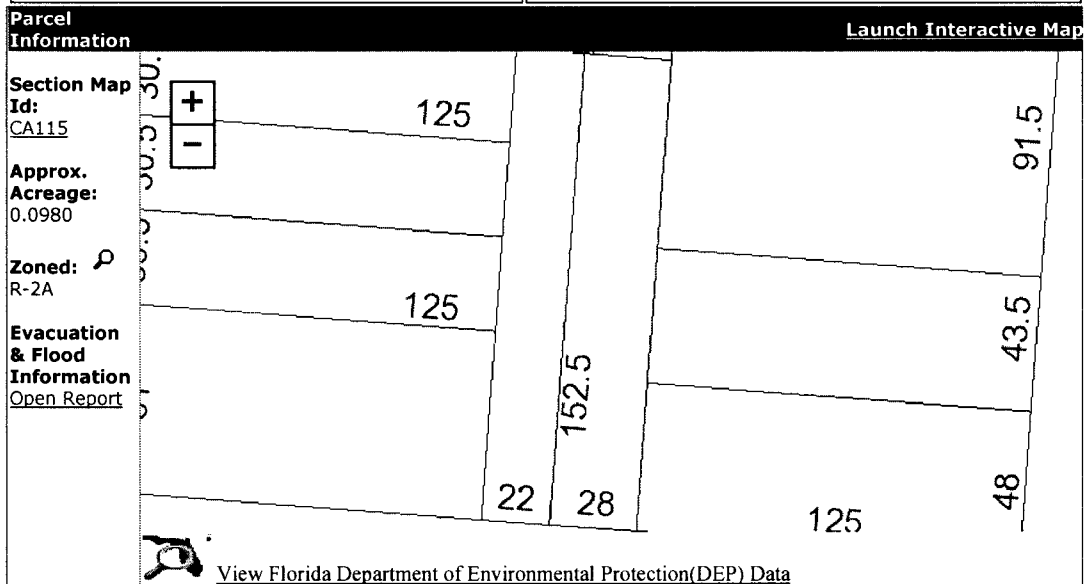
> [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/17/2010	6661	1366	\$12,500	WD	View Instr
06/1999	4425	185	\$100	WD	View Instr
05/1983	1763	684	\$9,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2018 Certified Roll Exemptions
None

Legal Description
LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

Extra Features
None



Buildings

Address: 1606 W DESOTO ST, Year Built: 1926, Effective Year: 1926

Structural Elements

DECOR/MTL WORK-BELOW AVERAGE

DWELLING UNITS: 1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-VINYL/CORK


FOUNDATION-WOOD/NO SUB FLR

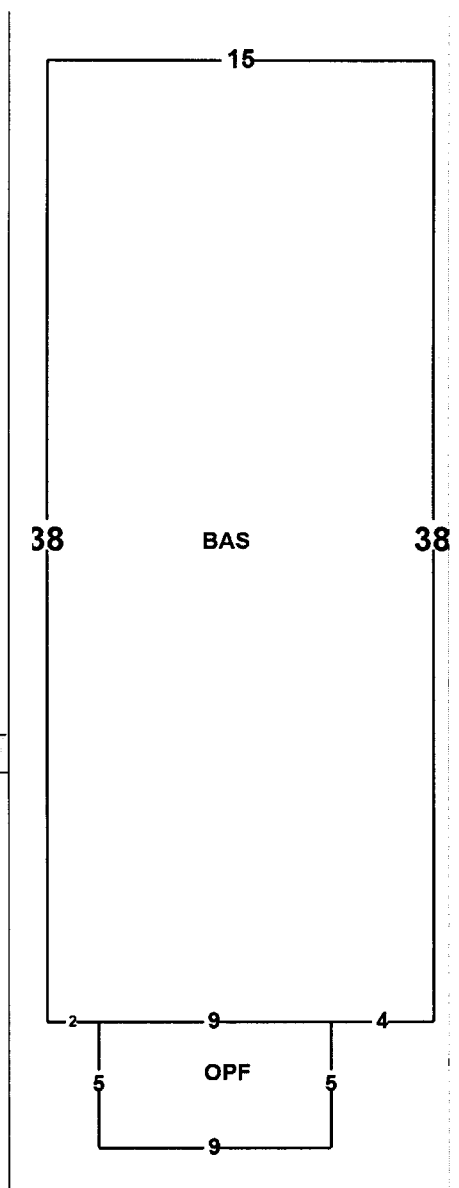
HEAT/AIR-ON HEATERS

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES: 3

NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 615 Total SF
BASE AREA - 570
OPEN PORCH FIN - 45



Images



4/19/16

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

Last Updated: 05/13/2019 (tc.4697)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of January, which is the **6th day of January 2020**.

Dated this 23rd day of May 2019.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA
vs.

Case No.: CE 16-07-02514
Location: 6941 Otto Avenue
PR# 271S303101013033

Ahl, David
1260 Virecent Rd
Cantonment, FL 32533

ORDER

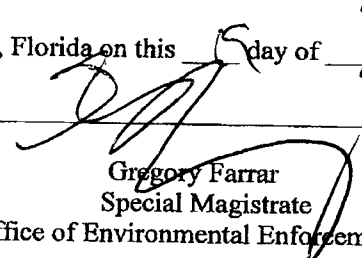
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of February 28, 2017; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, and 30-203 (o), (p), (r), and (s). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated February 28, 2017.

Itemized Cost

a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00

Total: \$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 5 day of Feb, 2017.


Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

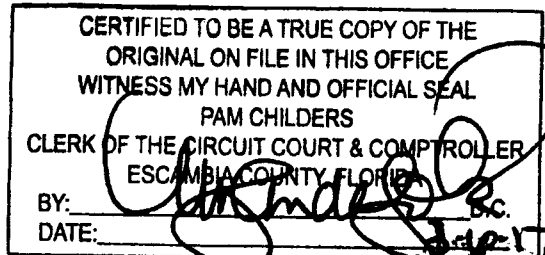
**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#16-07-02514
LOCATION: 6941 Otto Ave
PR# 271S303101013033**

**Ahl, David
1260 Virecent Rd
Cantonment, FL 32533
RESPONDENT**



ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☒ 42-196 (d) Overgrowth _____

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-06-02562
Location: 6941 Otto Avenue
PR# 271S30-3101-013

David G Ahl
1260 Virecent Road
Cantonment, FL 32533

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 13, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (o), (p), (r), (t), (u). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 13, 2012.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 20 day of October, 2012.



Special Magistrate
Office of Environmental Enforcement

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#11-06-02562
LOCATION: 6941 Otto Avenue
PR# 271S30-3101-013**

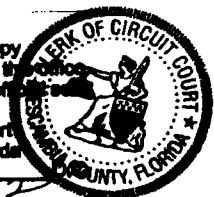
**David Ahl
1260 Virecent Road
Cantonment, Florida 32533**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
David Ahl, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☐ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☐ 42-196 (d) Overgrowth

Certified to be a true copy
Of the original on file in the office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY ERNIE LEE MAGAHA
DATE 3/19/12



STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 22 day of May, 2018, by RANDAL ROHN TRACHY and TERRI T. DAVIDSON as Trustees of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999, who (X) is personally known to me or () who has produced _____ as identification.



Kathleen K. Demaria
Printed Name Kathleen K. Demaria
Notary Public

This Instrument Prepared By:
Kathleen K. DeMaria, Esquire
Kathleen K. DeMaria, P.A.
510 East Zaragoza Street
Pensacola, FL 32502

ASSIGNMENT OF NOTE AND MORTGAGE

The undersigned owner of a mortgage, (and of the indebtedness secured thereby) RANDAL ROHN TRACHY and TERRI T. DAVIDSON as Trustees of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999, which note and mortgage was originally made by DAVID AHL to HARRY O. TRACHY, JR. for \$17,500.00 on the 17th day of November, 2010, and recorded in Official Records Book 6661 at Page 1365 of the public records of Escambia County, Florida, and was subsequently assigned to the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999 and recorded in Official Records Book 7858 at Page 422 of the public records of Escambia County, Florida, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby assign and transfer the note and mortgage to OLIVER PROPERTIES, LLC., a Florida Limited Liability Company whose post office address is 520 Fairpoint Dr., Gulf Breeze, FL 32561.

Polina Mazumina
Witness

Randal Rohn Trachy
RANDAL ROHN TRACHY as Trustee of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999

Kathleen K. DeMaria
Witness

Polina Mazumina
Witness

Terri T. Davidson
TERRI T. DAVIDSON as Trustee of the HARRY OLIVER TRACHY REVOCABLE TRUST DATED June 8, 1999

Kathleen K. DeMaria
Witness

10
61.25
35.00

Prepared by: CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503
FILE #67-101038

(Space Above This Line For Recording Date)

State of Florida

MORTGAGE

Executed by **DAVID AHL, A MARRIED MAN**, whose address is 1260 Virencent Rd Cantonment, FL 32533
("Borrower"), hereinafter referred to as ("mortgagor") to Harry O. Trachy, Jr., whose address is 4063 Oak Pointe Drive Gulf Breeze,
FL 32563 hereinafter referred to as ("Lender").

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note
of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto
the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Escambia County, Florida, viz:**

**SOUTH 1/2 OF LOT 19, ALL OF LOT 20, BLOCK 128, WEST KING TRACT, OR 1487, PAGE 648, CA 115, OF THE
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

To Have and to Hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents,
issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasible seized of said land in fee simple; that the
mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances
to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of
all encumbrances except for ad valorem taxes for the year 2010 and subsequent years; easements, restrictions and reservations of
record, if any.

Provided Always that if said mortgagor shall pay unto said mortgagee the certain promissory note in the amount of **\$17,500.00** as
provided in said Note.

Principal and interest payments beginning on December 17, 2010 and continuing on that same day each month thereafter
until, November 17, 2025, which is called the maturity date, at which time all unpaid principal and interest will be due and payable in
full.

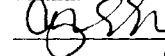
And shall perform, comply with and abide by each and every agreements, stipulations, conditions and covenants thereof, and of this
mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money
provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and
encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the
improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full
insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said
mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to
receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs charges,
and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the
mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or
either; to perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants set forth in said
note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other
sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or
affecting the option to foreclose or any right hereunder, and all such payments shall bear interest from date thereof at the highest
lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid with 15 days next after the same becomes due, or if each and every the
agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with
and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or
thereafter, at the option of the mortgagee, become and be due and payable anything in said note or herein to the contrary
notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any
rights or options under said note or this mortgage accrued or thereafter accruing.

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

Witnesses:


CYNTHIA E. ELLIS

Witness Printed Name

Chelsea D. Ahl

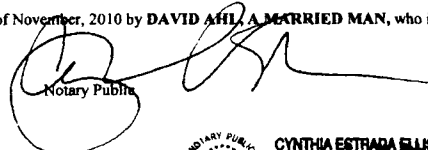
Witness Printed Name Chelsea D. Ahl


DAVID AHL

(Seal)
-Borrower

STATE OF FLORIDA,
Escambia County ss:

The foregoing instrument was acknowledged before me this 17th day of November, 2010 by **DAVID AHL, A MARRIED MAN**, who is personally known
to me or who has produced driver's license as identification.


Notary Public



CYNTHIA ESTRADA ELLIS
MY COMMISSION # BO 766571
EXPIRES: March 21, 2012
Bonded Thru Budget Notary Service

10 + 87.50
Prepared by:
CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503
File Number: 67-101039

Warranty Deed

Made this November 17, 2010 A.D. By **HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES OF THAT CERTAIN TRUST KNOWN AS THE HARRY OLIVER TRACHY REVOCABLE TRUST AGREEMENT DATED 6/8/99**, whose post office address is 4063 Oak Pointe Dr, Gulf Breeze, FL 32563, hereinafter called the grantor, to **DAVID AHL, A MARRIED MAN**, whose post office address is: 1260 VIRECENT RD, CANTONMENT FL 32533, hereinafter called the grantee:

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

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

LOT 23 AND THE EAST 3 FEET OF LOT 24, BLOCK 93, WEST KING TRACT, OR 1763, PAGE 684, CA 115, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-0S0-00-9060-023-093

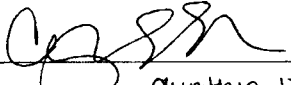
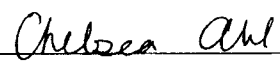
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.




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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

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

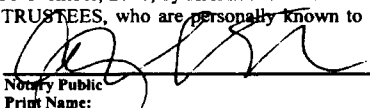
Signed, sealed and delivered in our presence:


Witness Printed Name Cynthia E. Ellis

Witness Printed Name Chelsea D. Ahl

 (Seal)
HARRY O. TRACHY, JR.,

HARRY OLIVER TRACHY, AS TRUSTEE
 (Seal)
PATRICIA PATTERSON TRACHY, AS TRUSTEE

State of FL
County of

The foregoing instrument was acknowledged before me this 17th day of November, 2010, by HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES, who are personally known to me or who produced driver's license as identification.


Notify Public
Print Name:

My Commission Expires:



CYNTHIA ESTRADA ELLIS
MY COMMISSION # 00766571
EXPIRES: March 21, 2012
Bonded Thru Budget Notary Services

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2020

TAX ACCOUNT NO.: 15-0980-000

CERTIFICATE NO.: 2017-8496

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

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for _____ tax year.

David Ahl
525 W. Detroit Blvd. and 1260 Virecent Rd.
Pensacola, FL 32534 Cantonment, FL 32533
and
1606 W. DeSoto St.
Pensacola, FL 32501

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Oliver Properties, LLC
Attn: Randal Trachy
520 Fairpoint Dr.
Gulf Breeze, FL 32561

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2019.

~~SOUTHERN GUARANTY TITLE COMPANY~~

by: Richard S. Combs, President

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15379

September 19, 2019

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

1. Mortgage executed by David Ahl to Harry O. Trachy, dated 11/17/2010 and recorded in Official Record Book 6661 on page 1365 of the public records of Escambia County, Florida. given to secure the original principal sum of \$17,500.00. Assignment to Oliver Porperties, LLC recorded in OR Book 7907, page 1307.
2. Code Enforcement Lien filed by Escambia County in OR Book 6833, page 895, as amended in OR Book 6929, page 1210; and OR Book 7675, page 1172, as amended in OR Book 77867, page 1127.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$23,747.00. Tax ID 15-0980-000.

PLEASE NOTE THE FOLLOWING:

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

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15379

September 19, 2019

Lot 23 and the East 3 feet of Lot 24, Block 93, Block 93, West King Tract, OR 1763, page 684, CA 115, of the Public Records of Escambia County, Florida

20-011

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15379

September 19, 2019

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-19-1999, through 09-19-2019, and said search reveals the following:

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

David Ahl

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

September 19, 2019

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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th day of January 2020**.

Dated this 8th day of November 2019.

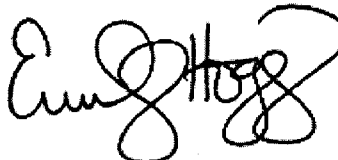
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

DAVID AHL
1260 VIRECENT RD
CANTONMENT, FL 32533

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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th day of January 2020**.

Dated this 8th day of November 2019.

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

Post Property:

1606 W DESOTO ST 32501



**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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the 1st day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th day of January 2020**.

Dated this 8th day of November 2019.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 08496 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DAVID AHL 1260 VIRECENT RD CANTONMENT, FL 32533	DAVID AHL 525 W DETROIT BLVD PENSACOLA FL 32534
DAVID AHL 1606 W DESOTO ST PENSACOLA FL 32501	OLIVER PROPERTIES LLC ATTN RANDAL TRACHY 520 FAIRPOINT DR GULF BREEZE FL 32561
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 21th day of November 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-0980-000	16		0005009060023093

PROPERTY ADDRESS:

1606 W DESOTO ST

EXEMPTIONS:

AHL DAVID
525 W DETROIT BLVD
PENSACOLA, FL 32534

PRIOR YEAR(S) TAXES OUTSTANDING

20-011

17/8496

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	23,747	0	23,747	157.12
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	23,747	0	23,747	49.84
BY STATE LAW	3.9440	23,747	0	23,747	93.66
PENSACOLA	4.2895	23,747	0	23,747	101.86
WATER MANAGEMENT	0.0327	23,747	0	23,747	0.78
M.S.T.U. LIBRARY	0.3590	23,747	0	23,747	8.53
TOTAL MILLAGE	17.3407			AD VALOREM TAXES	\$411.79

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115	SW STORMWATER(CITY OF PENSACOLA)	31.79
	NON-AD VALOREM ASSESSMENTS	\$31.79

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$443.58

If Paid By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$425.84	\$430.27	\$434.71	\$439.14	\$443.58

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

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

AMOUNT IF PAID BY	Nov 30, 2019
	425.84
AMOUNT IF PAID BY	Dec 31, 2019
	430.27
AMOUNT IF PAID BY	Jan 31, 2020
	434.71
AMOUNT IF PAID BY	Feb 29, 2020
	439.14
AMOUNT IF PAID BY	Mar 31, 2020
	443.58

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
15-0980-000
PROPERTY ADDRESS
1606 W DESOTO ST

AHL DAVID
525 W DETROIT BLVD
PENSACOLA, FL 32534

1 150980000 2019 4

CW

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

20-011

Document Number: ECSO19CIV051490NON

Agency Number: 20-001554

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08496 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID AHL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/15/2019 at 9:19 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DAVID AHL , Writ was returned to court UNEXECUTED on 11/16/2019 for the following reason:

1260 VIRECENT ROAD, CANTONMENT IS A VACANT LOT.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 282

R. ROSWOLD, DS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th** day of **January 2020**.

Dated this 8th day of November 2019.

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

Personal Services:

DAVID AHL
1260 VIRECENT RD
CANTONMENT, FL 32533

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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of January, which is the **6th day of January 2020**.

Dated this 8th day of November 2019.

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

Personal Services:

DAVID AHL
1260 VIRECENT RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

20-011

Document Number: ECSO19CIV051491NON

Agency Number: 20-001555

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08496 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID AHL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/15/2019 at 9:19 AM and served same at 3:30 PM on 11/19/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V. Bell 918

V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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 January 6, 2020, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 08496**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

DAVID AHL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th day of January 2020**.

Dated this 8th day of November 2019.

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

Post Property:

1606 W DESOTO ST 32501



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

By:
Emily Hogg
Deputy Clerk

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

2019 NOV 18 10 3 22

CLE

CERTIFIED MAIL™



9171 9690 0935 0128 2829 58

NEOPOST

11/14/2019

US POSTAGE \$005.60



ZIP 32502

041M11272965

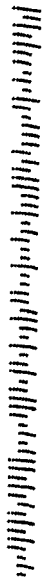
322 MEE L 31810011/14/19
FORWARD TIME EXP RTN TO SENDER

323 W DETROIT BLVD
PENSACOLA FL 32534-3607

RETURN TO SENDER

DAVID AHL [20-011]
1260 VIRECENT RD
CANTONMENT, FL 32533

3253308233 8306



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

CERTIFIED MAIL™



9171 9690 0935 0128 2829 72

NEOPCST

11/14/2019

US POSTAGE \$005 60



ZIP 32502

041M11272965

Handwritten: ~~CAUTION~~

DAVID AHL [20-011]
1606 W DESOTO ST
PENSACOLA FL 32501

DATE

303

FE 1

0011/17/13

NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD

BC 3250258335

*2107-04201-14-14

U

325025833

3250136409 CC

DAVID AHL [20-011]
1260 VIRECENT RD
CANTONMENT, FL 32533

9171 9690 0935 0128 2829 58

DAVID AHL [20-011]
525 W DETROIT BLVD
PENSACOLA FL 32534

9171 9690 0935 0128 2829 65

DAVID AHL [20-011]
1606 W DESOTO ST
PENSACOLA FL 32501

9171 9690 0935 0128 2829 72

OLIVER PROPERTIES LLC [20-011]
ATTN RANDAL TRACHY
520 FAIRPOINT DR
GULF BREEZE FL 32561

9171 9690 0935 0128 2829 89

ESCAMBIA COUNTY / COUNTY
ATTORNEY [20-011]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2829 96

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [20-011]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2828 97

*Contact -
owner*



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED

SALE DATE - 01-06-2020 - TAX CERTIFICATE #'S 08496

in the CIRCUIT Court
was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2019

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia 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 in the said newspaper.

Digitally signed by Michael P Driver
Date: 2019.12.26 10:42:54 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2019

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01427E00000164CE01489100009579, cn=Heather Tuttle
Date: 2019.12.26 11:07:15 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 08496, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150980000 (20-011)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 6th day of January 2020.

Dated this 14th day of November 2019.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2019




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 150980000 Certificate Number: 008496 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/06/2020"/>	Redemption Date <input type="text" value="01/02/2020"/> 
Months	9	9
Tax Collector	<input type="text" value="\$1,903.39"/>	<input type="text" value="\$1,903.39"/>
Tax Collector Interest	\$256.96	\$256.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,166.60	<input type="text" value="\$2,166.60"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$63.05	\$63.05
Total Clerk	\$530.05	<input type="text" value="\$530.05"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$33.60"/>	<input type="text" value="\$33.60"/>
Researcher Copies	<input type="text" value="\$8.00"/>	<input type="text" value="\$8.00"/>
Total Redemption Amount	\$2,755.25	\$2,755.25
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8100"/>	<input type="text" value="926"/>

Notes

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

Case # 2017 TD 008496

Redeemed Date 01/02/2020

Name DAVID AHL 525 W DETROIT BLVD PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$530.05 \$2656.65
Due Tax Collector = TAXDEED	\$2,166.60
Postage = TD2	\$33.60
ResearcherCopies = TD6	\$8.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

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

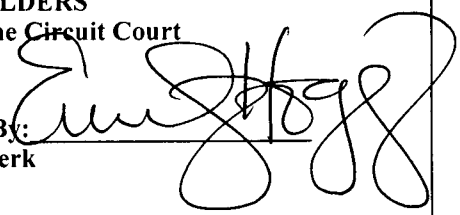
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 150980000 Certificate Number: 008496 of 2017**

Payor: DAVID AHL 525 W DETROIT BLVD PENSACOLA, FL 32534 Date 01/02/2020

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$2,165.60
		Postage	\$33.60
		Researcher Copies	\$8.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,755.25

\$2715.25

**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 8100, Page 926, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08496, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **150980000 (20-011)**

DESCRIPTION OF PROPERTY:

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: DAVID AHL

Dated this 2nd day of January 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

2011 DEC 17 A 9:02

CERTIFIED MAIL™



9171 9690 0935 0128 2829 65

LN/C32
Ans 11/16/19

DAVID AHL [20-011]
525 W DETROIT BLVD
PENSACOLA FL 337

RETURN TO SENDER
UNABLE TO FORWARD

32502-5888
32504-3607 OK

32502-5888 32504-3607 32504-3607



US POSTAGE \$005.60