

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000523

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
13-3054-000	2018/8130	06-01-2018	LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

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
BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

04-27-2020
Application Date

Applicant's signature

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. 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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>07/06/2021</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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0721-34
513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	Apr 27, 2020		
Property description	GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66	Certificate #	2018 / 8130		
		Date certificate issued	06/01/2018		
		Deed application number	2000523		
		Account number	13-3054-000		
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)	
# 2018/8130	06/01/2018	590.75	29.54	620.29	
→ Part 2: Total*				620.29	
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)
# 2019/7703	06/01/2019	610.14	6.25	30.51	646.90
Part 3: Total*					646.90
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)					1,267.19
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					535.84
4. Property information report fee and Deed Application Recording and Release Fees					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)					2,178.03
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 County, Florida		
Signature, Tax Collector or Designee			Date May 18th, 2020		

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#) [Account](#) [Reference](#) [→](#)
[Printer Friendly Version](#)

General Information

Reference: 000S009020018036
Account: 133054000
Owners: GGH 17 LLC
Mail: 18305 BISCAYNE BLVD STE 400
 AVENTURA, FL 33160
Situs: 1109 DR MARTIN LUTHER KING JR
 32503
Use Code: VACANT RESIDENTIAL [🔍](#)
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
2019	\$30,000	\$0	\$30,000	\$30,000
2018	\$30,000	\$0	\$30,000	\$30,000
2017	\$28,500	\$0	\$28,500	\$28,500

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/06/2008	6389	890	\$5,500	TD	View Instr
05/1991	3008	711	\$100	CJ	View Instr
01/1985	2014	40	\$100	QC	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
 CA066

Approx. Acreage:
 0.3445

Zoned: [🔍](#)
 R-1AA

Evacuation & Flood Information
[Open Report](#)



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

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 08130**, issued the **1st** day of **June, A.D., 2018** 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:

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133054000 (0721-34)

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** Tuesday in the month of July, which is the **6th day of July 2021**.

Dated this 7th day of July 2020.

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

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>07/06/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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.



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

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	Apr 27, 2020		
Property description	GGH 17 LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1109 DR MARTIN LUTHER KING JR 13-3054-000 LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66	Certificate #	2018 / 8130		
		Date certificate issued	06/01/2018		
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)	
# 2018/8130	06/01/2018	590.75	29.54	620.29	
→ Part 2: Total*				620.29	
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)
# 2019/7703	06/01/2019	610.14	6.25	30.51	646.90
Part 3: Total*					646.90
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)				1,267.19	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				535.84	
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)				2,178.03	
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 27th, 2020		

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

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 8327, Page 797, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08130, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **133054000 (0721-34)**

DESCRIPTION OF PROPERTY:

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: GGH 17 LLC

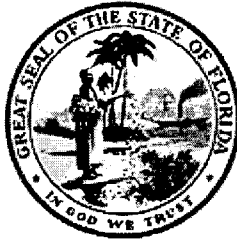
Dated this 23rd day of April 2021.



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**

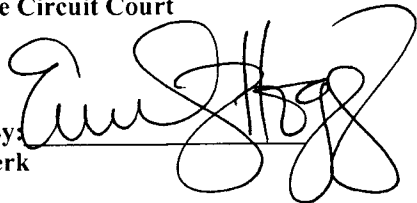
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 133054000 Certificate Number: 008130 of 2018**

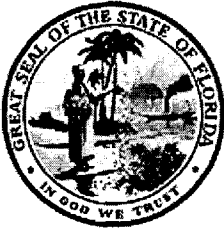
**Payor: SCHULTZ LAW GROUP 2779 GULF BREEZE PARKWAY GULF BREEZE FL 32563 Date
04/23/2021**

Clerk's Check #	290231	Clerk's Total	\$572.08
Tax Collector Check #	1	Tax Collector's Total	\$2,674.34
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,363.42

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 133054000 Certificate Number: 008130 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2021"/>	Redemption Date <input type="text" value="04/23/2021"/> 
Months	15	12
Tax Collector	<input type="text" value="\$2,178.03"/>	<input type="text" value="\$2,178.03"/>
Tax Collector Interest	\$490.06	\$392.05
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,674.34	<u>\$2,576.33</u> 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	\$105.08	\$84.06
Total Clerk	\$572.08	<u>\$551.06</u> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,363.42	\$3,144.39
	Repayment Overpayment Refund Amount	$219.03 + 120 + 200 = \underline{\$539.03}$
Book/Page	<input type="text" value="8327"/>	<input type="text" value="797"/>

Redeemer

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 # 2018 TD 008130
 Redeemed Date 04/23/2021**

Name SCHULTZ LAW GROUP 2779 GULF BREEZE PARKWAY GULF BREEZE FL 32563

Clerk's Total = TAXDEED	\$572.08
Due Tax Collector = TAXDEED	\$2,674.34
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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

BK: 7812 PG: 1727 Last Page

Larua Street, Pensacola, FL 32501, is avoided pursuant to 11
U.S.C. Section 522(f).

DONE and ORDERED on November 14, 2017.

I HEREBY CERTIFY that this is a true and correct
copy of the original on file in the office of the
Clerk, United States Bankruptcy Court for the
Northern District of Florida.

TRACI ABRAMS, Clerk, Bankruptcy Court

By Carolyn Romine
Deputy Clerk



KAREN K. SPECIE
U.S. BANKRUPTCY JUDGE

Attorney, Karin A. Garvin, Esq., is directed to serve a copy of this order on
interested parties and file a proof of service within three (3) days of entry of
the order.

Ordered prepared by Karin A. Garvin, P.L.

Recorded in Public Records 11/21/2017 11:44 AM OR Book 7812 Page 1726,
Instrument #2017091393, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF FLORIDA
PENSACOLA DIVISION**

IN RE:

CASE NO. 17-30700-KKS

GERALD CHERNEKOFF

DEBTOR

CHAPTER 7

**ORDER GRANTING DEBTOR'S MOTION TO AVOID JUDICIAL
LIEN OF SUNTRUST BANK ON RESIDENTIAL REAL ESTATE**

(Doc. 20)

This matter came before the Court on the Debtor's Motion to Avoid Judicial Lien of Suntrust Bank on Residential Real Estate (Doc. 20). The Court, considering Debtor's motion and the absence of any objections to the relief requested in Debtor's motion by any party in interest, deems the objection to be uncontested.

IT IS ORDERED:

1. Debtor's Motion to Avoid Judicial Lien of Suntrust Bank on Residential Real Estate (Doc. 20) is **GRANTED**.
2. The Judgment Lien held by Suntrust Bank pursuant to the Final Judgment obtained in Case No: 2016 CA 001596 in the Circuit Court for Escambia County, Florida and a certified copy recorded in Book 7684, Page 1310 on March 24, 2011 which encumbers Debtor's homestead property located at 1018 East

Form 668 (Y)(c)
(Rev. February 2004)

16999

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:

SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number

357566919

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer ERIN CURRIER

Residence 911 N 12TH AVE
PENSACOLA, FL 32503

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015		12/19/2016	01/18/2027	35121.53
1040	12/31/2016		09/18/2017	10/18/2027	4446.19
1040	12/31/2017		11/19/2018	12/19/2028	4168.94
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 43736.66

This notice was prepared and signed at BALTIMORE, MD, on this,

the 07th day of May, 2019.

Signature



for S. MCGUIGAN

Title
ACS SBSE

(800) 829-3903

23-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

This instrument
was prepared by
Amy Lovoy
Finance Director
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr Martin Luther King Jr Dr

LTS 17 TO 20 BLK 36 EAST KING TRACT
Parcel Identification Number 000S009020018036
Real Estate Account Number 133054000

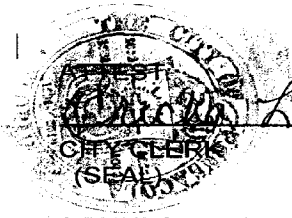
in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 28th day of July 2020. Said lien shall be equal in dignity to all
other special assessments for benefits against property within the City.

DATED this 25th day of October, 2020

THE CITY OF PENSACOLA
a municipal corporation



BY:
KEITH WILKINS
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of
November, 2020, by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal
corporation, on behalf of said municipal corporation who is personally known to me.



NOTARY PUBLIC



Susan Southard
Notary Public
State of Florida
Comm# HH014208
Expires 6/24/2024

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr Martin Luther King Jr Dr

LTS 17 TO 20 BLK 36 EAST KING TRACT
Parcel Identification Number 000S009020018036
Real Estate Account Number 133054000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 5th day of August 2019. Said lien shall be equal in dignity to
all other special assessments for benefits against property within the City.

DATED this 17th day of October, 2019

THE CITY OF PENSACOLA
a municipal corporation


BY:
CHRISTOPHER L. HOLLEY
CITY ADMINISTRATOR

ATTEST:

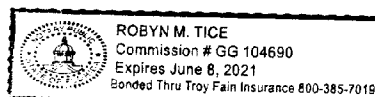

CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21ST day of
October, 2019, by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation who is personally known to me.


NOTARY PUBLIC



Revised 1/24/2018

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

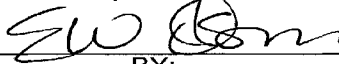
GGH 17 LLC
1109 Dr Martin Luther King Jr

Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 19th day of October, 2015. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of January, 2016

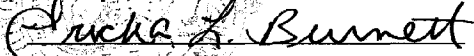
THE CITY OF PENSACOLA
a municipal corporation



BY:

ERIC W. OLSON
CITY ADMINISTRATOR

ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of
January, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~
not take an oath.




NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr Martin Luther King Jr

Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 5th day of August, 2015. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 20th day of October, 2015

THE CITY OF PENSACOLA
a municipal corporation

EW Olson

BY:

ERIC W. OLSON
CITY ADMINISTRATOR

ATTEST:

Chuck L. Burnett

CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of October, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did not take an oath.



Betty A. Allen
NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

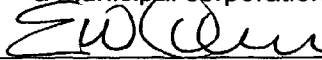
GGH 17 LLC
1109 Dr Martin Luther King Jr

Lots 17-20 Block 36 East King Tract

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 4th day of May, 2015. Said lien shall be equal in dignity
to all other special assessments for benefits against property within the City.

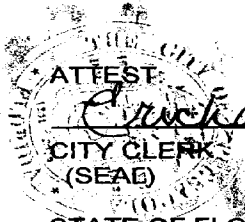
DATED this 28th day of July, 2015

THE CITY OF PENSACOLA
a municipal corporation



BY:

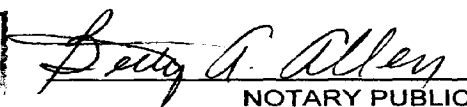
ERIC W. OLSON
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of July, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.


NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

GGH 17 LLC
1109 Dr Martin Luther King Jr

Lts 17-20 Blk 36 East King Tract

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 3rd day of December, 2013. Said lien shall be equal
in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of February, 2014.

THE CITY OF PENSACOLA
a municipal corporation

Colleen M. Castille
BY

COLLEEN M. CASTILLE
CITY ADMINISTRATOR

ATTEST

Buckie A. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of
February, 2014, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~ did
not take an oath.



Betty A. Allen
NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

GGH 17 LLC
1109 Dr Martin Luther King Jr

Lts 17-20 Blk 36 East King Tract

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 5th day of August, 2013. Said lien shall be equal
in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of October, 2013.

THE CITY OF PENSACOLA
a municipal corporation

Colleen M. Castille
BY:

COLLEEN M. CASTILLE
CITY ADMINISTRATOR

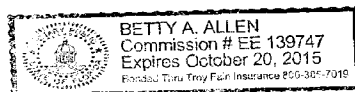
ATTEST:

Archie L. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of October, 2013, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~ did not take an oath.



Betty A. Allen
NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr. Martin Luther King Jr. Drive

Lots 17-20, Block 36, EKT

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 22nd day of December, 2011. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 22nd day of December, 2011.

THE CITY OF PENSACOLA
a municipal corporation

BY:
WILLIAM H. REYNOLDS
CITY ADMINISTRATOR

ATTEST:

Brucka R. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of
January, 2012 by William H. Reynolds, City Administrator of the City of Pensacola, a
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and
did/did not take an oath.



Betty A. Allen
NOTARY PUBLIC

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr. Martin Luther King Jr. Drive

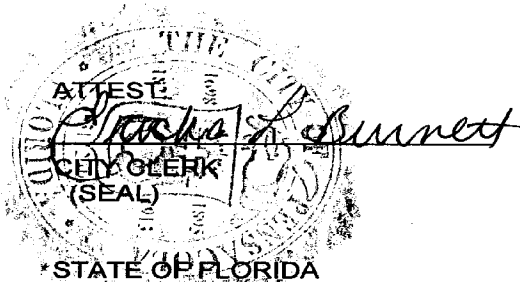
Lots 17-20, Block 36, EKT

in the total amount of \$236.60 (Two Hundred Thirty-Six & 60/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 21st day of September, 2011. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 21st day of September, 2011.

THE CITY OF PENSACOLA
a municipal corporation

BY
WILLIAM H. REYNOLDS
CITY ADMINISTRATOR



*STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of
SEPTEMBER, 2011, by William H. Reynolds, City Administrator of the City of Pensacola, a
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and
~~did~~/did not take an oath.

Robyn M. Tice
NOTARY PUBLIC



This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr. Martin Luther King Jr. Drive

Lots 17-20, Block 36, EKT

in the total amount of \$142.53 (One Hundred Forty-Two & 53/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 11th day of January, 2011. Said lien shall be equal
in dignity to all other special assessments for benefits against property within the City.

DATED this 11th day of January, 2011.

THE CITY OF PENSACOLA
a municipal corporation

BY: 

ASHTON J. HAYWARD
MAYOR

ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of JANUARY, 2011, by Ashton J. Hayward, Mayor of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.


NOTARY PUBLIC



This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr. Martin Luther King Jr. Drive

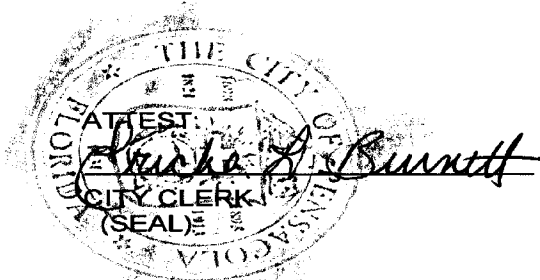
Lots 17-20, Block 36, EKT

in the total amount of \$154.00 (One Hundred Fifty-Four & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 2nd day of September, 2010. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 2nd day of September, 2010.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 10th day of SEPTEMBER, 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

Robyn M. Tice
NOTARY PUBLIC



This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

GGH 17 LLC
1109 Dr. Martin Luther King Jr. Drive

Lots 17-20, Block 36, EKT

in the total amount of \$163.64 (One Hundred Sixty-Three & 64/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 18th day of December, 2009. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 18th day of December, 2009.

THE CITY OF PENSACOLA
a municipal corporation


ALVIN G. COBY
CITY MANAGER

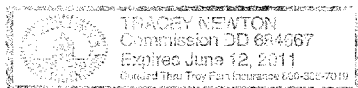
ATTEST:

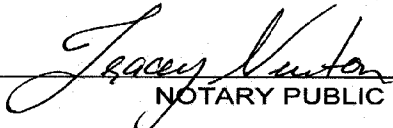

ERICKA L. BURNETT
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of
January, 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.




TRACEY NEWTON
NOTARY PUBLIC

convey its interest in said land; that the grantor hereby fully warrants the title to said land with the exceptions set forth above, and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
Witness 1
Samuel Grynbaur
Printed Name

GGH 17, LLC
a Florida limited liability company

By: [Signature]
Jonathan Politano, Manager

[Signature]
Witness 2
MARIA C. MARTINS.
Printed Name

[Signature]
Witness 1
Samuel Grynbaur
Printed Name

By: [Signature]
Ana Karina Politano, Manager

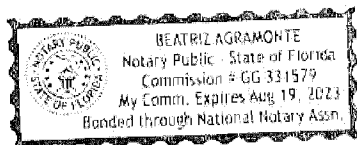
[Signature]
Witness 2
MARIA C. MARTINS.
Printed Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of April, 2021 by Jonathan Politano and Ana Karina Politano, as managers of GGH 17, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me.

[Notary Seal]

[Signature]
Notary Public



Prepared by and return to:

Deborah Marks, Esq.

Deborah Marks, PLLC

18495 South Dixie Highway

Suite 134

Miami, FL 33157

PREPARED WITHOUT EXAMINATION OF TITLE

PREPARED WITHOUT EXAMINATION OF LIEN STATUS

Folio Number: 0005009020018036

Tax Account Number: 13305054000

Special Warranty Deed

This Special Warranty Deed made this 15th day of April, 2021, between GGH 17, LLC, a Florida limited liability company, whose post office address is 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, the grantor, and **Gerald S. Chernekoff and C. Erin Currier, Trustees of A Bayou Chiropractic Profit Sharing Plan**, as Grantee, whose post office address, whose post office is 1018 East La Rua Street, Pensacola, Florida's 33501, the grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

LOTS 17 to 20, BLK 36 EAST KING TRACT OR 1340, P 906;
OR 2014, P 40; OR 3088, P 711; OR 6389, P 890 CA
Section 00, Township 0 S, Range 00 W
Public Records of Escambia County, Florida

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 but subject to: any and all outstanding real property and personal property taxes delinquent or current; comprehensive land use plans, zoning, and other land use restrictions; municipal code enforcement liens and/or assessments that have in any way attached to the property, if any; any and all other liens of record, if any; prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; and easements, covenants and restrictions of record.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land by tax deed; that the grantor has good right and lawful authority to sell and

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

Tax Deed File No. 08-351
Property Identification No. 000S009020018036
Tax Account No. 133054000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 08602 issued on June 1, 2006 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 6th day of October 2008, offered for sale as required by law for cash to the highest bidder and was sold to: **GGH 17 LLC, 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 6th day of October 2008, in the County of Escambia, State of Florida, in consideration of the sum of (\$5,492.35) FIVE THOUSAND FOUR HUNDRED NINETY TWO AND 35/100 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:

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 1340 P 906 OR 2014 P 40 OR 3008 P 711 CA 66

**** Property previously assessed to: JAMES C BOYD 4/20, RALPH M BOYD 4/20, EST OF JOSEPH D MORRIS JR 4/20, EST OF DONALD D SPENCE 4/20, ANNA MARIE PIERCE 2/20, WALTER PIERCE 1/20, RHONDA PIERCE 1/20**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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



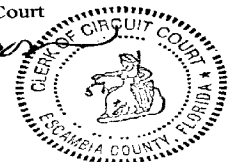
John Sims
witness John Sims
My Linda K. Johnson
witness Mylinda K. Johnson

State of Florida
County of Escambia

On this 6th day of October 2008, before me Mylinda K. Johnson 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: *My Linda K. Johnson*
Mylinda K. Johnson, Deputy Clerk



PROPERTY INFORMATION REPORT

April 23, 2021

Tax Account #: 13-3054-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 17 TO 20 BLK 36 EAST KING TRACT OR 6389 P 890 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3054-000 (0721-24)

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: JUL 6, 2021

TAX ACCOUNT #: 13-3054-000

CERTIFICATE #: 2018-8130

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	
<u>X</u>	<u> </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u>X</u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u>X</u>	Homestead for <u>2020</u> tax year.

GERALD S. CHERNEKOFF AND C. ERIN CURRIER,
TRUSTEES OF A BAYOU CHIROPRACTIC PROFIT SHARING PLAN
1018 EAST LA RUA STREET
PENSACOLA, FL 33501

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

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32205-4437

Certified and delivered to Escambia County Tax Collector, this 23rd day of April, 2021.

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
CONTINUATION PAGE

April 23, 2021

Tax Account #: 13-3054-000

1. The Grantee(s) of the last deed(s) of record is/are: **GERALD S. CHERNEKOFF AND C. ERIN CURRIER, TRUSTEES OF A BAYOU CHIROPRACTIC PROFIT SHARING FLAN**

By Virtue of Warranty Deed recorded 04/05/2021 – OR 8500/997

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. **Lien in favor of The City of Pensacola recorded 01/08/2010 – OR 6548/1097**
 - b. **Lien in favor of The City of Pensacola recorded 09/17/2010 – OR 6636/1468**
 - c. **Lien in favor of The City of Pensacola recorded 01/24/2011 – OR 6681/1691**
 - d. **Lien in favor of The City of Pensacola recorded 09/30/2011 – OR 6769/728**
 - e. **Lien in favor of The City of Pensacola recorded 01/06/2012 – OR 6805/1420**
 - f. **Lien in favor of The City of Pensacola recorded 10/29/2013 – OR 7094/1313**
 - g. **Lien in favor of The City of Pensacola recorded 02/25/2014 – OR 7138/754**
 - h. **Lien in favor of The City of Pensacola recorded 08/05/2015 – OR 7386/1745**
 - i. **Lien in favor of The City of Pensacola recorded 10/27/2015 – OR 7427/792**
 - j. **Lien in favor of The City of Pensacola recorded 01/25/2016 – OR 7467/1672**
 - k. **Lien in favor of The City of Pensacola recorded 11/04/2019 – OR 8192/557**
 - l. **Lien in favor of The City of Pensacola recorded 11/06/2020 – OR 8400/258**
 - m. **Notice of Federal Tax Lien recorded 05/14/2019 – OR 8094/1127**
 - n. **ABSTRACTOR’S NOTE: WE FOUND EVIDENCE OF BANKRUPTCY ON GERALD CHERNEKOFF RECORDED 11/21/2017 – OR 7812/1726**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 13-3054-000

Assessed Value: \$30,000

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.



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 #: 13-3054-000 CERTIFICATE #: 2018-8130

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: June 20, 1979 to and including April 14, 2021 Abstractor: LaChelle Floyd

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: April 23, 2021