



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

1222-58

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	INNOVA INVESTMENT GROUP LLC & PABLO CONTRISCIANI INC PO BOX 310686 MIAMI, FL 33231 4401 GUERLAIN WAY 05-3003-000 LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30	Certificate #	2020 / 2468
		Date certificate issued	06/01/2020

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)
# 2020/2468	06/01/2020	681.95	34.10	716.05
→ Part 2: Total*				716.05

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)
# 2021/1955	06/01/2021	788.70	6.25	39.44	834.39
Part 3: Total*					834.39

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)	1,550.44
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	846.44
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,771.88

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 May 6th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS *16.25*

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200221

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
05-3003-000	2020/2468	06-01-2020	LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

General Information Parcel ID: 102S301000011002 Account: 053003000 Owners: INNOVA INVESTMENT GROUP LLC & PABLO CONTRISCIANI INC Mail: PO BOX 310686 MIAMI, FL 33231 Situs: 4401 GUERLAIN WAY 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$10,000</td> <td>\$46,919</td> <td>\$56,919</td> <td>\$45,723</td> </tr> <tr> <td>2020</td> <td>\$4,500</td> <td>\$37,067</td> <td>\$41,567</td> <td>\$41,567</td> </tr> <tr> <td>2019</td> <td>\$4,500</td> <td>\$33,091</td> <td>\$37,591</td> <td>\$31,412</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$10,000	\$46,919	\$56,919	\$45,723	2020	\$4,500	\$37,067	\$41,567	\$41,567	2019	\$4,500	\$33,091	\$37,591	\$31,412
Year	Land	Imprv	Total	Cap Val																	
2021	\$10,000	\$46,919	\$56,919	\$45,723																	
2020	\$4,500	\$37,067	\$41,567	\$41,567																	
2019	\$4,500	\$33,091	\$37,591	\$31,412																	

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/24/2019</td> <td>8197</td> <td>270</td> <td>\$14,500</td> <td>CT</td> <td></td> </tr> <tr> <td>08/2006</td> <td>5979</td> <td>1191</td> <td>\$61,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/2004</td> <td>5501</td> <td>1812</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/1968</td> <td>366</td> <td>577</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/24/2019	8197	270	\$14,500	CT		08/2006	5979	1191	\$61,000	WD		09/2004	5501	1812	\$100	CJ		01/1968	366	577	\$100	WD		2021 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
10/24/2019	8197	270	\$14,500	CT																											
08/2006	5979	1191	\$61,000	WD																											
09/2004	5501	1812	\$100	CJ																											
01/1968	366	577	\$100	WD																											
Legal Description LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8197 P 270 SEC 10/12 T 2S R 30																															
Extra Features None																															

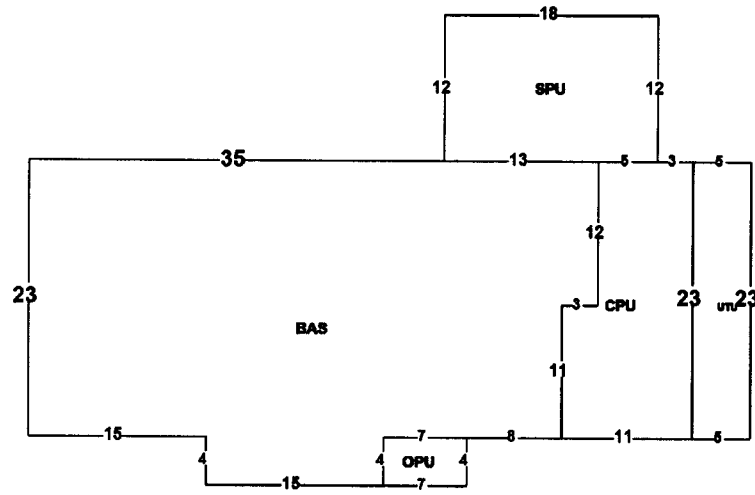
Parcel Information Section Map Id: 46-1S-30-2 Approx. Acreage: 0.2099 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection (DEP) Data	
Buildings	

Structural Elements

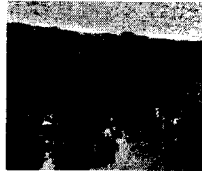
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1707 Total SF

BASE AREA - 1131
CARPORT UNF - 217
OPEN PORCH UNF - 28
SCRN PORCH UNF - 216
UTILITY UNF - 115



Images



12/3/2020 12:00:00 AM

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 **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 02468**, issued the **1st day of June, A.D., 2020** 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 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053003000 (1222-58)

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

INNOVA INVESTMENT GROUP LLC and PABLO CONTRISCIANI INC

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 December, which is the **5th day of December 2022**.

Dated this 13th day of May 2022.

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

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: 053003000 Certificate Number: 002468 of 2020**

Payor: INNOVA INVESTMENT GROUP LLC PO BOX 310686 MIAMI FL 33231 Date 6/10/2022

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$3,110.76
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,698.48

\$ 3010.97
\$ 3027.97

**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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 # 2020 TD 002468

Redeemed Date 6/10/2022

Name INNOVA INVESTMENT GROUP LLC PO BOX 310686 MIAMI FL 33231

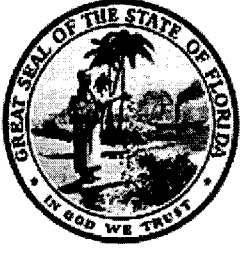
Clerk's Total = TAXDEED	\$510.72	\$ 3,010.97
Due Tax Collector = TAXDEED	\$3,110.76	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 053003000 Certificate Number: 002468 of 2020

Redemption No
 Application Date 4/21/2022
 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>12/5/2022</u>	Redemption Date <u>6/10/2022</u>
Months	8	2
Tax Collector	<u>\$2,771.88</u>	<u>\$2,771.88</u>
Tax Collector Interest	<u>\$332.63</u>	<u>\$83.16</u>
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	\$3,110.76	\$2,861.29 TC
Record TDA Notice	<u>\$17.00</u>	<u>\$17.00</u>
Clerk Fee	<u>\$119.00</u>	<u>\$119.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$200.00</u>	<u>\$200.00</u>
App. Fee Interest	<u>\$54.72</u>	<u>\$13.68</u>
Total Clerk	\$510.72	\$469.68 CH
Release TDA Notice (Recording)	<u>\$10.00</u>	<u>\$10.00</u>
Release TDA Notice (Prep Fee)	<u>\$7.00</u>	<u>\$7.00</u>
Postage	<u>\$60.00</u>	<u>\$0.00</u>
Researcher Copies	<u>\$0.00</u>	<u>\$0.00</u>
Total Redemption Amount	\$3,698.48	\$3,347.97
	Repayment Overpayment Refund Amount	<u>\$350.51</u>
Book/Page	<u>8785</u>	<u>215</u>

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 8785, Page 215, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02468, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **053003000 (1222-58)**

DESCRIPTION OF PROPERTY:

LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: INNOVA INVESTMENT GROUP LLC and PABLO CONTRISCIANI INC

Dated this 10th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-3003-000 CERTIFICATE #: 2020-2468

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: September 1, 2002 to and including September 7, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: September 18, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 18, 2022

Tax Account #: **05-3003-000**

1. The Grantee(s) of the last deed(s) of record is/are: **INNOVA INVESTMENT GROUP LLC AND PABLO CONTRISCIANI INC.**

By Virtue of Warranty Deed recorded 8/28/2006 in OR 5979/1191 and Certificate of Title recorded 11/12/2019 in OR 8197/270

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. **Code Enforcement Lien in favor of Escambia County recorded 9/27/2010 OR 6639/1249**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 7/18/2011 OR 6742/176**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-3003-000

Assessed Value: \$45,723.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **December 5, 2022** _____
TAX ACCOUNT #: _____ **05-3003-000** _____
CERTIFICATE #: _____ **2020-2468** _____

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**INNOVA INVESTMENT GROUP LLC
& PABLO CONTRISCIANI INC.**
4401 GUERLAIN WAY
PENSACOLA, FL 32505

**INNOVA INVESTMENT GROUP LLC
& PABLO CONTRISCIANI INC.**
PO BOX 310686
MIAMI, FL 33231

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 18th day of September, 2022.

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

September 18, 2022

Tax Account #:05-3003-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3003-000(1222-58)

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2017 CA 000775

INNOVA INVESTMENT GROUP LLC AND PABLO CONTRISCIANI INC.
Plaintiff

VS.

BROOKS, WILLIAM J ; UNKNOWN SPOUSE OF WILLIAM J BROOKS ; ANY
UNKNOWN TENANT IN POSSESSION ; ESCAMBIA COUNTY PAM CHILDERS AS
CLERK OF THE CIRCUIT COURT
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on October 24, 2019, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

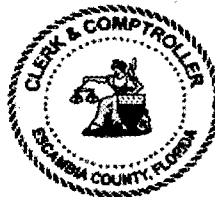
INNOVA INVESTMENT GROUP LLC AND PABLO CONTRISCIANI INC.
PO BOX 310686 Miami, FL, 33231

Lot 11, Block 2, Montclair unit 1, Phase 4, according to the Plat thereof, as recorded in Plat Book 4, Page 63, of the Public Records of Escambia County, Florida

Property address: 4401 Guerlain Way, Pensacola, Florida 32501

The successful bid was in the amount of \$14500.00.

WITNESS my hand and the official seal on this 5 day of November, 2019, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *Samuel Williams*
Deputy Clerk

Conformed copies to all parties

Recorded in Public Records 09/27/2010 at 11:44 AM OR Book 6639 Page 1249,
Instrument #2010062978, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE100402477

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by William J Brooks located at 4401 Guerlain Way and more particularly described as:

PR#102S301000011002

LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

A field investigation by the Office of Environmental Enforcement was conducted on July 20, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$240.00
Administrative costs	<u>\$ 18.50</u>
Total	\$258.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 20th day of September 2010 by the Acting Interim County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]
Print Name Lisa Miller

Witness [Signature]
Print Name Kelly L Cooke

ESCAMBIA COUNTY, FLORIDA

[Signature]
By Joy D. Blackmon, P.E.,
Acting Interim County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September, 2010, by Joy D. Blackmon, P.E., as Acting Interim County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

Kelly L. Cooke
Commission No.: EE3963
Notary ID No.: 840051
Expires: 08/02/14

(Notary Seal)

[Signature]
Signature of Notary Public

Kelly L Cooke
Printed Name of Notary Public

Recorded in Public Records 07/18/2011 at 11:31 AM OR Book 6742 Page 176,
Instrument #2011048201, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Pl
Pensacola, FL 32505
(850) 595-1820

CE110100371

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by William J Brooks located at 4401 Guerlain Way and more particularly described as:

PR#102S301000011002

LT 11 BLK 2 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 5979 P 1191 SEC 10/12 T 2S R 30

A field investigation by the Office of Environmental Enforcement was conducted on April 18, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$350.00
Administrative costs	<u>\$250.00</u>
Total	\$600.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 11th day of July 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Susan Hendrix
Print Name Susan Hendrix

Witness Angela Crawley
Print Name Angela Crawley

Charles R. Oliver 7/11/11
By: Charles R. "Randy" Oliver,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of July, 2011, by Charles R. "Randy" Oliver, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413
(Notary Seal)

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public