

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200356

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
10-1190-000	2020/5609	06-01-2020	LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2022  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>11/07/2022</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

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

1122.69

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	ROHAN TIMOTHY B ROHAN KNYCH GENEVIEVE 108 D AVE CORONADO, CA 92118 611 MILLS AVE 10-1190-000 LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31	Certificate #	2020 / 5609
		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)
# 2020/5609	06/01/2020	899.16	44.96	944.12
<b>→ Part 2: Total*</b>				<b>944.12</b>

**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)
# 2021/4428	06/01/2021	930.52	6.25	46.53	983.30
<b>Part 3: Total*</b>					<b>983.30</b>

**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)	1,927.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	931.46
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. <b>Total Paid (Lines 1-6)</b>	<b>3,233.88</b>

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: Jennifer N. Cassidy Escambia, Florida  
 Signature, Tax Collector or Designee Date May 3rd, 2022

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

+ \$6.25



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

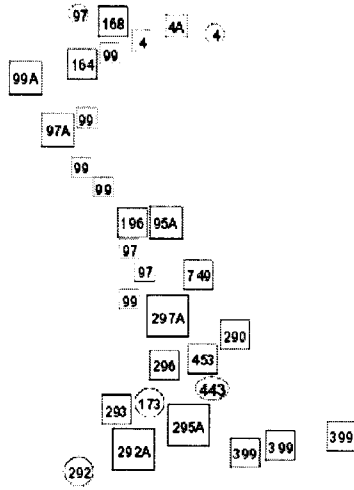
← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 352S311000021156</p> <p><b>Account:</b> 101190000</p> <p><b>Owners:</b> ROHAN TIMOTHY B ROHAN KNYCH GENEVIEVE</p> <p><b>Mail:</b> 108 D AVE CORONADO, CA 92118</p> <p><b>Situs:</b> 611 MILLS AVE 32507</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <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>\$11,600</td> <td>\$44,798</td> <td>\$56,398</td> <td>\$56,162</td> </tr> <tr> <td>2020</td> <td>\$11,600</td> <td>\$39,457</td> <td>\$51,057</td> <td>\$51,057</td> </tr> <tr> <td>2019</td> <td>\$11,600</td> <td>\$36,943</td> <td>\$48,543</td> <td>\$48,543</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$11,600	\$44,798	\$56,398	\$56,162	2020	\$11,600	\$39,457	\$51,057	\$51,057	2019	\$11,600	\$36,943	\$48,543	\$48,543
Year	Land	Imprv	Total	Cap Val																	
2021	\$11,600	\$44,798	\$56,398	\$56,162																	
2020	\$11,600	\$39,457	\$51,057	\$51,057																	
2019	\$11,600	\$36,943	\$48,543	\$48,543																	

<p><b>Sales Data</b></p> <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>09/30/2016</td> <td>7602</td> <td>1859</td> <td>\$44,100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/30/2016</td> <td>7550</td> <td>1877</td> <td>\$29,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/13/2015</td> <td>7314</td> <td>1716</td> <td>\$33,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/02/2011</td> <td>6782</td> <td>1081</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>07/2001</td> <td>4758</td> <td>73</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1973</td> <td>704</td> <td>736</td> <td>\$8,500</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)	09/30/2016	7602	1859	\$44,100	WD		06/30/2016	7550	1877	\$29,000	WD		03/13/2015	7314	1716	\$33,000	WD		11/02/2011	6782	1081	\$100	CJ		07/2001	4758	73	\$100	QC		01/1973	704	736	\$8,500	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31</p> <hr/> <p><b>Extra Features</b></p> <p>BLOCK/BRICK BUILDING FRAME GARAGE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
09/30/2016	7602	1859	\$44,100	WD																																							
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<p><b>Parcel Information</b></p> <p><b>Section</b></p> <p><b>Map Id:</b> <a href="#">35-2S-31-4</a></p> <p><b>Approx. Acreage:</b> 0.3114</p> <p><b>Zoned:</b>  MDR</p> <p><b>Evacuation &amp; Flood Information</b></p> <p><a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
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View Florida Department of Environmental Protection(DEP) Data

**Buildings**

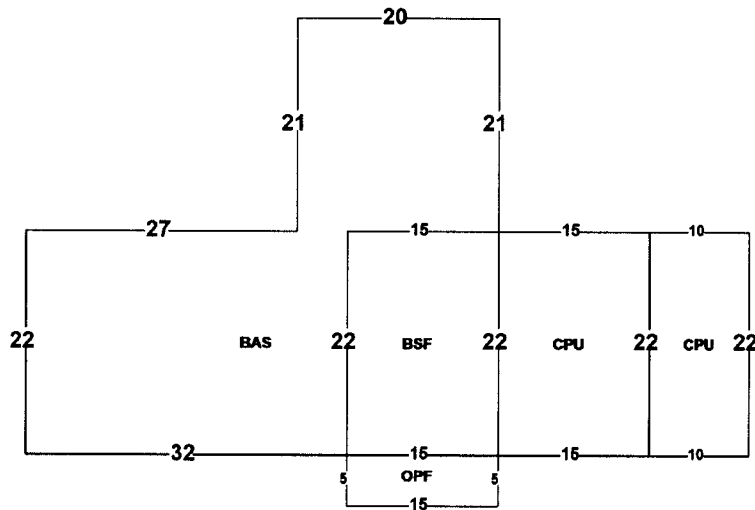
Address:611 MILLS AVE, Year Built: 1956, Effective Year: 1956, PA Building ID#: 111287

Structural Elements

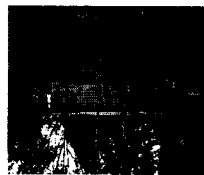
- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-SIDING-LAP.AAVG
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-PLASTER DIRECT
- NO. PLUMBING FIXTURES-3
- NO. STORIES-1
- ROOF COVER-ROLLED ROOFING
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 2079 Total SF

- BASE AREA - 1124
- BASE SEMI FIN - 330
- CARPORT UNF - 550
- OPEN PORCH FIN - 75



**Images**



1/22/2020 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.

Last Updated:05/04/2022 (tc.69118)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022048877 5/11/2022 4:38 PM  
OFF REC BK: 8783 PG: 376 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 05609**, 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:

**LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101190000 (1122-69)**

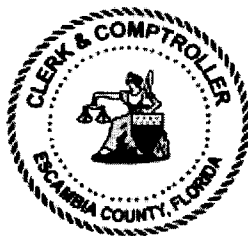
The assessment of the said property under the said certificate issued was in the name of

**TIMOTHY B ROHAN and KNYCH GENEVIEVE ROHAN**

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 November, which is the **7th day of November 2022**.

Dated this 11th 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

This Instrument Was Prepared  
By And Is To Be Returned To:  
Processing,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



### NOTICE OF LIEN

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31

Customer: Timothy Rohan

Account Number: 397105-88491

Amount of Lien: \$ 392.09, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

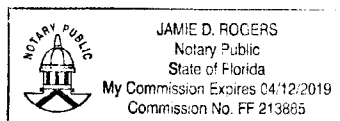
Dated: 04/06/18

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of April, 2018, by Wykesha Franklin of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

**Residential Sales Abutting Roadway Maintenance Disclosure**

ATTENTION: Pursuant to the Escambia County Code of Ordinance Chapter 1-29.2, Article V, Sellers of Residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the Deed or other method of conveyance required to be made a part of the Public Records of Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 611 Mills Avenue

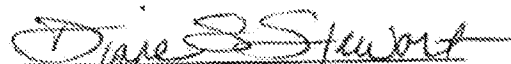
Legal Address of Property: 611 Mills Avenue

The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form is completed by: First International Title  
13700 Perdido Key Dr., #124  
Pensacola, FL 32507

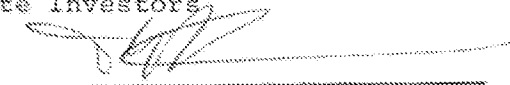
Signed, sealed and delivered in our presence:

Emerald Coast Real Estate Investors,  
LLC, a Florida limited liability company

  
Witness: Diane S. Stewart  
as to Genevieve Knych-Rohan

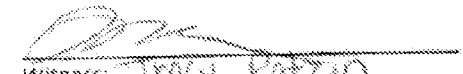
By: \_\_\_\_\_  
Robert I. Miller, Jr., Manager

\_\_\_\_\_  
Witness: \_\_\_\_\_  
as to Emerald Coast Real Estate Investors

  
\_\_\_\_\_  
Timothy B. Rohan

\_\_\_\_\_  
Witness: \_\_\_\_\_  
as to Emerald Coast Real Estate Investors

  
\_\_\_\_\_  
Genevieve Knych-Rohan

  
Witness: Timothy B. Rohan  
as to Timothy B. Rohan



BK: 7602 PG: 1861

### Residential Sales Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to the Escambia County Code of Ordinance Chapter 1-29.2, Article V, Sellers of Residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the Deed or other method of conveyance required to be made a part of the Public Records of Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 611 Mills Avenue

Legal Address of Property: 611 Mills Avenue

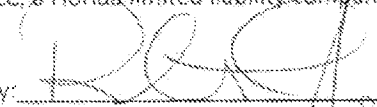
The County { X } has accepted { } has not accepted the abutting roadway for maintenance.

This form is completed by: First International Title  
13700 Perdido Key Dr., #124  
Pensacola, FL 32507

Signed, sealed and delivered in our presence:

Emerald Coast Real Estate Investors,  
LLC, a Florida limited liability company

  
Witness: \_\_\_\_\_

By:   
Robert I. Miller, Jr., Manager

  
Witness: Barbara Manning

Witness: \_\_\_\_\_

\_\_\_\_\_  
Timothy B. Rohan

Witness: \_\_\_\_\_

\_\_\_\_\_  
Genevieve Knych-Rohan

BK: 7602 PG: 1860

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Emerald-Coast Real Estate Investors, LLC, a Florida limited liability company

By: [Signature]  
Robert I. Miller, Jr., Manager

**Signed, sealed and delivered in our presence:**

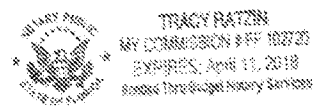
[Signature]  
Witness Signature  
Print Name: Tracy Ratzin

[Signature]  
Witness Signature  
Print Name: Barbara Manning

State of FLORIDA  
County of Escambia

**The Foregoing Instrument Was Acknowledged** before me on the 30<sup>th</sup> day of October, 2016, by Robert I. Miller, Jr. as Manager of **Emerald Coast Real Estate Investors, LLC, a Florida limited liability company** who is/are personally known to me or who has/have produced the following as identification: [Signature]

[Signature]  
Notary Public  
Printed Name: Tracy Ratzin  
My Commission expires: 4/11/18



Recorded in Public Records 10/07/2016 at 10:46 AM OR Book 7602 Page 1859,  
Instrument #2016077673, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$308.70

Prepared by and Return to:  
Tracy Ratzin, an employee of  
First International Title, Inc.  
13700 Perdido Key Dr., #124  
Pensacola, FL 32507

File No.: 88727-66

## **WARRANTY DEED**

This indenture made on October 4, 2016, by **Emerald Coast Real Estate Investors, LLC, a Florida limited liability company** whose address is: 1914 S. Habana Avenue, Tampa, FL 33629 hereinafter called the "grantor",

to **Timothy B. Rohan and Genevieve Knych-Rohan, husband and wife** whose address is: 108 D. Avenue Coronado, CA 92118 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lots 21 and 22, Block 156, BEACH HAVEN, being a part of the Pablo Graupers Grant, Section 35 and 54, Township 2 South, Ranges 31 and 30 West, according to the Plat thereof, recorded in Deed Book 46, Page(s) 51 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 35-2S-31-1000-021-156

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

**PROPERTY INFORMATION REPORT**

**July 22, 2022**

**Tax Account #:10-1190-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1190-000(1122-69)**

**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:** \_\_\_\_\_ **NOV 7, 2022**

**TAX ACCOUNT #:** \_\_\_\_\_ **10-1190-000**

**CERTIFICATE #:** \_\_\_\_\_ **2020-5609**

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

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

**TIMOTHY B ROHAN**  
**GENEVIEVE KNYCH-ROHAN**  
**108 D AVE**  
**CORONADO, CA 92118**

**TIMOTHY B ROHAN**  
**GENEVIEVE KNYCH-ROHAN**  
**611 MILLS AVE**  
**PENSACOLA, FL 32507**

**EMERALD COAST UTILITIES AUTHORITY**  
**9255 STURDEVANT STREET**  
**PENSACOLA, FL 32514-0311**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of July, 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**  
**CONTINUATION PAGE**

July 22, 2022

Tax Account #: **10-1190-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TIMOTHY B. ROHAN AND GENEVIEVE KNYCH-ROHAN**

**By Virtue of Warranty Deed recorded 10/7/2016 in OR 7602/1859**

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:

1. **Lien in favor of Emerald Coast Utilities Authority recorded 4/10/2018 OR 7882/215**

4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**

**Tax Account #: 10-1190-000**

**Assessed Value: \$56,162.00**

**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.



**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 #: 10-1190-000 CERTIFICATE #: 2020-5609

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: July 11, 2002 to and including July 11, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: July 22, 2022

## 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 November 7, 2022, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of Tax Certificate No. **05609**, 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:

**LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101190000 (1122-69)**

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

**TIMOTHY B ROHAN and KNYCH GENEVIEVE ROHAN**

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 November, which is the **7th day of November 2022**.

Dated this 15th day of September 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.

### Post Property:

611 MILLS AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



## WARNING

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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 # 05609 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

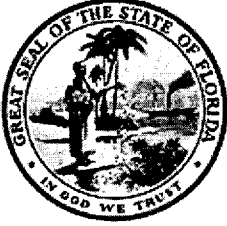
TIMOTHY B ROHAN 108 D AVE CORONADO, CA 92118	KNYCH GENEVIEVE ROHAN 108 D AVE CORONADO, CA 92118
TIMOTHY B ROHAN 611 MILLS AVE PENSACOLA, FL 32507	GENEVIEVE KNYCH-ROHAN 611 MILLS AVE PENSACOLA, FL 32507
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

WITNESS my official seal this 22th day of September 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

Account: 101190000 Certificate Number: 005609 of 2020

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="9/30/2022"/>
Months	7	5
Tax Collector	<input type="text" value="\$3,233.88"/>	<input type="text" value="\$3,233.88"/>
Tax Collector Interest	\$339.56	\$242.54
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,579.69	<input type="text" value="\$3,482.67"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$47.88	\$34.20
Total Clerk	\$503.88	<input type="text" value="\$490.20"/> CLX
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="\$30.90"/>	<input type="text" value="\$30.90"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,131.47	<input type="text" value="\$4,020.77 - 80 = \$3,940.77"/>
	Repayment Overpayment Refund Amount	\$110.70
Book/Page	<input type="text" value="8783"/>	<input type="text" value="376"/>

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2020 TD 005609**

**Redeemed Date 9/30/2022**

**Name TIMOTHY B ROHAN 2838 MORIN PT ST ERIE MI 48133**

Clerk's Total = TAXDEED	\$508.88	<b>\$ 3,892.87</b>
Due Tax Collector = TAXDEED	\$3,579.69	
Postage = TD2	\$30.90	
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  
 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  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

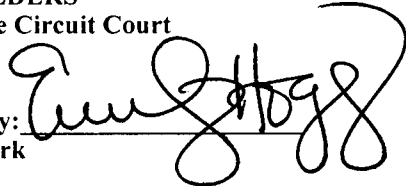
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 101190000 Certificate Number: 005609 of 2020**

**Payor: TIMOTHY B ROHAN 2838 MORIN PT ST ERIE MI 48133 Date 9/30/2022**

Clerk's Check #	9644802743	Clerk's Total	<del>\$503.88</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,679.69</del>
		Postage	\$30.90
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,131.47</del>

**\$3,892.87**  
**\$3,940.77**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

## 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 8783, Page 376, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05609, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 101190000 (1122-69)

DESCRIPTION OF PROPERTY:

**LTS 21 22 BLK 156 BEACH HAVEN PLAT DB 46 P 51 OR 7602 P 1859 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: TIMOTHY B ROHAN and KNYCH GENEVIEVE ROHAN

Dated this 30th day of September 2022.



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 November 7, 2022, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of Tax Certificate No. **05609**, 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:

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**TIMOTHY B ROHAN and KNYCH GENEVIEVE ROHAN**

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 November, which is the **7th day of November 2022.**

Dated this 15th day of September 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.

### Post Property:

611 MILLS AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

2022 SEP 23 PM 2:51

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

**NON-ENFORCEABLE RETURN OF SERVICE**

1122-69

**Document Number:** ECSO22CIV032341NON

**Agency Number:** 22-009539

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05609 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TIMOTHY B ROHAN AND KNYCH GENEVIEVE ROHAN

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/23/2022 at 2:51 PM and served same at 4:20 PM on 9/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: J. Carnley 928  
J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



TIMOTHY B ROHAN [1122-69]  
108 D AVE  
CORONADO, CA 92118

**9171 9690 0935 0128 2237 60**

KNYCH GENEVIEVE ROHAN [1122-69]  
108 D AVE  
CORONADO, CA 92118

**9171 9690 0935 0128 2237 53**

TIMOTHY B ROHAN [1122-69]  
611 MILLS AVE  
PENSACOLA, FL 32507

**9171 9690 0935 0128 2237 46**

GENEVIEVE KNYCH-ROHAN [1122-69]  
611 MILLS AVE  
PENSACOLA, FL 32507

**9171 9690 0935 0128 2237 39**

ECUA [1122-69]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

**9171 9690 0935 0128 2237 22**

*Redeemed*

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 – 11-07-2022 – TAX CERTIFICATE #'S 05609

\_\_\_\_\_ in the \_\_\_\_\_ CIRCUIT \_\_\_\_\_ Court  
was published in said newspaper in the issues of  
OCTOBER 6, 13, 20, 27, 2022

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 and Santa Rosa Counties, 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  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2022.10.27 09:16:56 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 27TH day of OCTOBER  
A.D., 2022

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle  
Date: 2022.10.27 09:51:09 -05'00'

**HEATHER TUTTLE**  
NOTARY PUBLIC



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

**NOTICE OF APPLICATION FOR  
TAX DEED**

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PLAT DB 46 P 51 OR 7602 P 1859 SEC  
54/35 T 2S R 30/31 SECTION 35, TOWN-  
SHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101190000  
(1122-69)

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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 November, which is the 7th day of November 2022.

Dated this 23rd day of September 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  
(SAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-06-13-20-27-2022