

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200369

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
10-2043-410	2020/5779	06-01-2020	LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275

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

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

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

1222 12

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	RIVAZFAR AHMED 14 FRANKLIN STE 903 ROCHESTER, NY 14604 4901 LEEWARD DR 10-2043-410 LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275	Certificate #	2020 / 5779
		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)
# 2020/5779	06/01/2020	414.54	20.73	435.27
→ Part 2: Total*				435.27

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)
# /					
Part 3: Total*					0.00

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)	435.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	372.06
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)	1,182.33

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u>Jennifer N. Casady</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>May 3rd, 2022</u>

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

+ \$6.25

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:05/05/2022 (tc.1704)



Chris Jones

Escambia County Property Appraiser

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

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments									
Parcel ID:		193S314204124007				Year		Land		Imprv		Total		<u>Cap Val</u>	
Account:		102043410				2021		\$25,000		\$0		\$25,000		\$25,000	
Owners:		RIVAZFAR AHMED				2020		\$25,000		\$0		\$25,000		\$25,000	
Mail:		14 FRANKLIN STE 903 ROCHESTER, NY 14604				2019		\$27,500		\$0		\$27,500		\$22,000	
Situs:		4901 LEEWARD DR 32507													
Use Code:		VACANT RESIDENTIAL				Disclaimer									
Taxing Authority:		COUNTY MSTU				Market Value Breakdown Letter									
Tax Inquiry:		Open Tax Inquiry Window				Tax Estimator									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						File for New Homestead Exemption Online									
Sales Data						2021 Certified Roll Exemptions									
Sale Date		Book	Page	Value	Type	Official Records (New Window)	None								
10/09/2019		8180	784	\$25,000	WD		Legal Description								
03/31/2015		7408	275	\$100	WD		LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 8180 P 784								
03/2006		5874	1609	\$79,400	WD		Extra Features								
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None									

Parcel Information		Launch Interactive Map
Section Map Id: 19-3S-31-2	<div><div>+</div><div>-</div></div>	
Approx. Acreage: 0.1981		
Zoned: LDR		
Evacuation & Flood Information		
Open Report		
View Florida Department of Environmental Protection(DEP) Data		
Buildings		

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of Tax Certificate No. **05779**, 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 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102043410 (1222-12)

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

AHMED RIVAZFAR

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**.

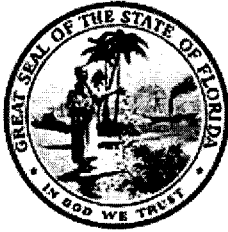
Dated this 13th day of May 2022.

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102043410 Certificate Number: 005779 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="5/18/2022"/> 
Months	8	1
Tax Collector	<input type="text" value="\$1,182.33"/>	<input type="text" value="\$1,182.33"/>
Tax Collector Interest	\$141.88	\$17.73
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,330.46	<input type="text" value="\$1,206.31"/> 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	\$54.72	\$6.84
Total Clerk	\$510.72	<input type="text" value="\$462.84"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,918.18	\$1,686.15
	Repayment Overpayment Refund Amount	\$232.03
Book/Page	<input type="text" value="8785"/>	<input type="text" value="42"/>

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 005779

Redeemed Date 5/18/2022

Name COASTAL LAND TITLE LLC 14620 PERDIDO KEY DR SUITE 100 PENSACOLA FL 32507

Clerk's Total = TAXDEED	\$510.72	\$1349.15
Due Tax Collector = TAXDEED	\$1,330.46	
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
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

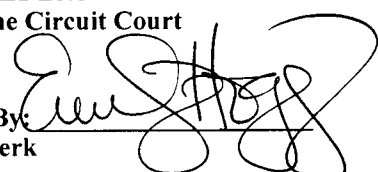
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102043410 Certificate Number: 005779 of 2020**

**Payor: COASTAL LAND TITLE LLC 14620 PERDIDO KEY DR SUITE 100 PENSACOLA FL 32507
Date 5/18/2022**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,330.46
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,918.18

\$1,366.15

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8785, Page 42, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05779, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **102043410 (1222-12)**

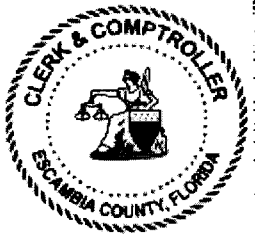
DESCRIPTION OF PROPERTY:

LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

NAME IN WHICH ASSESSED: AHMED RIVAZFAR

Dated this 18th day of May 2022.

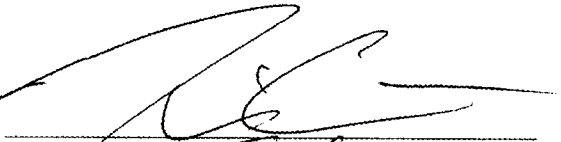



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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:


Witness #1 Name: Travis Cray

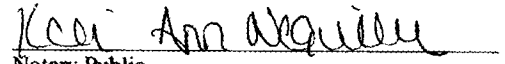

Witness #2 Name: Rosa LaVal


Ahmad Rivazfar a/k/a Ahmed Rivazfar

State of New York
County of Monroe

The foregoing instrument was acknowledged before me this 14 day of April, 2022, by **Ahmad Rivazfar a/k/a Ahmed Rivazfar, an unmarried man**, he ☒ is personally known to me or ☐ has produced _____ as identification.

KERI ANN NEGRILLE
Notary Public, State of New York
Qualified in Monroe County
No. 01NE6353261
Commission Expires January 17, 2025


Notary Public
Printed Name: Keri Negrille
My Commission Expires: 1/17/2025

Prepared by and return to:
R. Jeffrey Boll
Coastal Land Title, LLC
14620 Perdido Key Drive, Ste. 100
Pensacola, FL 32507

File Number: **P01999**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of April, 2022, between **Ahmad Rivazfar a/k/a Ahmed Rivazfar**, an unmarried man, whose post office address is **14 Franklin Street, Suite 903, Rochester, NY 14604**, grantor, and

Bradley Klein, a married man, whose post office address is **10674 Howells Ferry Road, Semmes, AL 36575**, 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 of **FORTY SIX THOUSAND AND 00/100 DOLLARS (U.S. \$46,000.00)** 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 the **Escambia County, Florida**, to-wit:

Lot 124, Block G, Leeward Subdivision Phase 2A & 2B, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 27 and 27A, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 19-3S-31-4204-124-007

This is Not the Homestead property of the grantor.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

PROPERTY INFORMATION REPORT

September 18, 2022

Tax Account #:10-2043-410

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 9 275

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-2043-410(1222-12)

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:	<u>December 5, 2022</u>
TAX ACCOUNT #:	<u>10-2043-410</u>
CERTIFICATE #:	<u>2020-5779</u>

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.

BRADLEY KLEIN	LEEWARD COVE HOMEOWNERS ASSOCIATION INC
10674 HOWELLS FERRY RD	10443 GULF BEACH HWY, UNIT 6
SEMMES, AL 36575	PENSACOLA, FL 32507

AHMED RIVAZFAR
14 FRANKLIN STE 903
ROCHESTER, NY 14604

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
CONTINUATION PAGE

September 18, 2022

Tax Account #: **10-2043-410**

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

By Virtue of Warranty Deed recorded 4/26/2022 in OR 8770/777

2. The land covered by this Report is: **See Attached Exhibit "A"**

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

a. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-2043-410

Assessed Value: \$25,000.00

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): **LEEWARD COVE HOMEOWNERS ASSOCIATION, INC.**

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 #: 10-2043-410 CERTIFICATE #: 2020-5779

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 12, 2022 Abstractor: Alicia Hahn

BY

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