

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300343

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
06-1820-000	2021/2477	06-01-2021	LT 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W OR 7738 P 1740

I agree to:

- pay any current taxes, if due and
- receive 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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-26-2023  
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>12/06/2023</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.

LT 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-A RW OR 7738 P 1740



# 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

1223-17

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	SHARIFIAN ASGHAR SUIT #10 1005 UNION HILL RD ALPHARETTA, GA 30004 2211 W FAIRFIELD DR 06-1820-000 LT 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W OR 7738 P (Full legal attached.)	Certificate #	2021 / 2477
		Date certificate issued	06/01/2021

## 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)
# 2021/2477	06/01/2021	856.01	42.80	898.81
<b>→Part 2: Total*</b>				<b>898.81</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)
# 2022/2668	06/01/2022	864.91	6.25	43.25	914.41
<b>Part 3: Total*</b>					<b>914.41</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)	1,813.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	804.37
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>2,992.59</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 J. Cassidy  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 8th, 2023

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

+ \$6.25

Section Map Id: 17-2S-30-1

Approx. Acreage: 0.1568

Zoned: 00.02  
HC/LI

Evacuation & Flood Information  
[Open Report](#)

00.02 50  
50~ 100.02

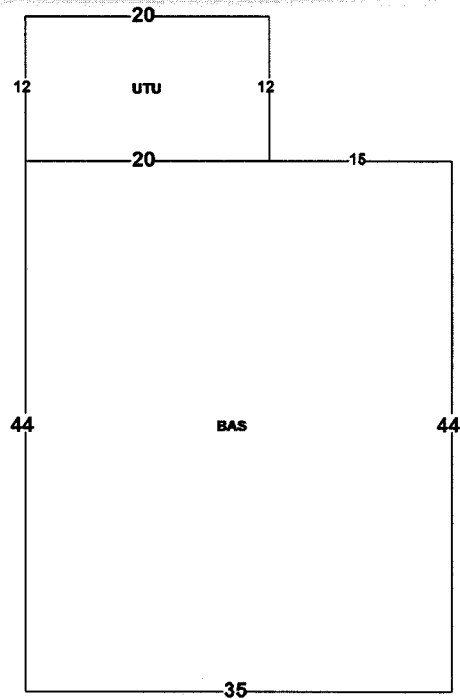
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 2211 W FAIRFIELD DR, Year Built: 1950, Effective Year: 1960, PA Building ID#: 79350

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-CONCRETE BLOCK
- EXTERIOR WALL-SIDING-BLW.AVG.
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-UNIT HEATERS
- INTERIOR WALL-WOOD/WALLBOARD
- NO. PLUMBING FIXTURES-4
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-GABLE
- STORY HEIGHT-8
- STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1780 Total SF  
BASE AREA - 1540  
UTILITY UNF - 240

Images



5/18/2022 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.



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 172S301401090006 <b>Account:</b> 061820000 <b>Owners:</b> SHARIFIAN ASGHAR <b>Mail:</b> SUIT #10 1005 UNION HILL RD ALPHARETTA, GA 30004 <b>Situs:</b> 2211 W FAIRFIELD DR 32505 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <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>2022</td> <td>\$18,816</td> <td>\$30,121</td> <td>\$48,937</td> <td>\$48,937</td> </tr> <tr> <td>2021</td> <td>\$18,816</td> <td>\$27,085</td> <td>\$45,901</td> <td>\$45,901</td> </tr> <tr> <td>2020</td> <td>\$18,816</td> <td>\$27,255</td> <td>\$46,071</td> <td>\$46,071</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>Enter Income &amp; Expense Survey</b> <b>Download Income &amp; Expense Survey</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$18,816	\$30,121	\$48,937	\$48,937	2021	\$18,816	\$27,085	\$45,901	\$45,901	2020	\$18,816	\$27,255	\$46,071	\$46,071																
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<b>Sales Data</b> <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>07/05/2017</td> <td>7738</td> <td>1740</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>07/1996</td> <td>4003</td> <td>526</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1994</td> <td>3577</td> <td>719</td> <td>\$87,500</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1989</td> <td>2762</td> <td>673</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1976</td> <td>964</td> <td>786</td> <td>\$23,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/05/2017	7738	1740	\$100	QC		07/1996	4003	526	\$100	WD		05/1994	3577	719	\$87,500	WD		07/1989	2762	673	\$100	WD		01/1976	964	786	\$23,500	WD		<b>2022 Certified Roll Exemptions</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																								
07/05/2017	7738	1740	\$100	QC																																									
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					<b>Extra Features</b> ASPHALT PAVEMENT METAL BUILDING WOOD FENCE																																								

Parcel Information

Launch Interactive Map

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037748 5/11/2023 3:20 PM  
OFF REC BK: 8975 PG: 1770 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02477**, issued the **1st day of June, A.D., 2021** 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 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W OR 7738 P 1740**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061820000 (1223-17)**

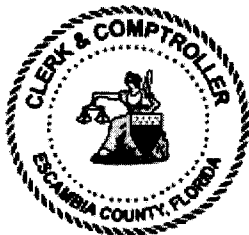
The assessment of the said property under the said certificate issued was in the name of

**ASGHAR SHARIFIAN**

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** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

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: 061820000 Certificate Number: 002477 of 2021**

**Payor: ASGHAR SHARIFIAN SUIT #10 1005 UNION HILL RD ALPHARETTA, GA 30004  
 Date 7/20/2023**

Clerk's Check #	1	Clerk's Total	<del>\$510.72</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,579.95</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,945.67</del>

**\$3,290.03**

**3,307.03**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 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



**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 # 2021 TD 002477**  
**Redeemed Date 7/20/2023**

**Name ASGHAR SHARIFIAN SUIT #10 1005 UNION HILL RD ALPHARETTA, GA 30004**

Clerk's Total = TAXDEED	\$510.72	<b>\$3,290.03</b>
Due Tax Collector = TAXDEED	\$3,357.95	
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: 061820000 Certificate Number: 002477 of 2021**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="7/20/2023"/>
Months	8	3
Tax Collector	<input type="text" value="\$2,992.59"/>	<input type="text" value="\$2,992.59"/>
Tax Collector Interest	\$359.11	\$134.67
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,357.95	\$3,133.51 <i>TC</i>
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	\$20.52
Total Clerk	\$510.72	\$476.52 <i>CH</i>
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	\$3,945.67	\$3,627.03
	Repayment Overpayment Refund Amount	\$318.64
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1770"/>

## 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 8975, Page 1770, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02477, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **061820000 (1223-17)**

DESCRIPTION OF PROPERTY:

**LT 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-A  
R/W OR 7738 P 1740**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: ASGHAR SHARIFIAN

Dated this 20th day of July 2023.



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 #: 06-1820-000 CERTIFICATE #: 2021-2477

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: August 28, 2003 to and including August 28, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President

Dated: September 8, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 8, 2023

Tax Account #: **06-1820-000**

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

**By Virtue of Quitclaim Deed recorded 7/5/2017 in OR 7738/1740**

**ABTRACTOR'S NOTE: WARRANTY DEED RECORDED 7/1/1996 IN OR 4003/526 MAY BE DEFECTIVE IN THAT MANSOUR SHARIFIAN USED A POWER OF ATTORNEY TO DEED TO THEMSELVES. WE HAVE INCLUDED ZAHRA SHARIFIAN FOR NOTICE.**

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 #: 06-1820-000**

**Assessed Value: \$48,937.00**

**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:** \_\_\_\_\_ **DEC 6, 2023**  
**TAX ACCOUNT #:** \_\_\_\_\_ **06-1820-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2021-2477**

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>2022</u> tax year.                    |

**ASGHAR SHARIFIAN**  
2211 W FAIRFIELD DR  
PENSACOLA, FL 32505

**ASGHAR SHARIFIAN**  
SUIT #10 1005 UNION HILL RD  
ALPHARETTA, GA 30004

**ZAHRA SHARIFIAN**  
830 SOUTH HIGHWAY 97  
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 8<sup>th</sup> day of September, 2023.

**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 8, 2023**

**Tax Account #:06-1820-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 9 BLK F 1ST ADDN OF PINECREST PB 2 P 17 LESS CIVIL ACTION #70-2226 STATE RD S-289-  
A R/W OR 7738 P 1740**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-1820-000(1223-17)**

This Quitclaim Deed, Made this 5 day of July, 2017, by Mansour Sharifian

hereinafter called the Grantor, to Asghar Sharifian

whose post office address is 1005 Unionhill rd. suit #10 Alpharetta, G.A 30004 hereinafter called the Grantee.

This document was prepared by:

Mansour Sharifian  
6639 Lee st.  
Milton, FL 32570

Witnesseth That the Grantor, for and in consideration of the sum of \$ - 0 - Dollars (\$ \_\_\_\_\_) paid by the said

Grantee the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia State of Florida, to wit:

LT9 BLKF 1ST ADDN OF PINECREST PB 2 P  
17 LESS CIVIL ACTION# 70-2226 STATE RD

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Emily Hogg  
Signature of Witness

Emily Hogg  
Print name of Witness

Ashley Danner  
Signature of Witness

Ashley Danner  
Print name of Witness

Mansour Sharifian  
Signature of Grantor

Mansour Sharifian  
Print Name of Grantor

\_\_\_\_\_  
Signature of Co-Grantor

\_\_\_\_\_  
Print name of Co-Grantor

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of July, 2017, by Mansour Sharifian who is personally known to me  or who produced FL DL as identification.

Emily Hogg  
Signature of Notary

Emily Hogg  
Print Name

My Commission Expires \_\_\_\_\_

