



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

0525-15

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	WAHBA NAGAT R 1715 W DETROIT BLVD PENSACOLA, FL 32534 1715 W DETROIT BLVD 03-0481-000 LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W	Certificate #	2022 / 996
		Date certificate issued	06/01/2022

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)
# 2022/996	06/01/2022	2,063.13	103.16	2,166.29
→ Part 2: Total*				2,166.29

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/963	06/01/2023	2,211.11	6.25	131.75	2,349.11
Part 3: Total*					2,349.11

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)	4,515.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,181.48
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)	7,071.88

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 April 24th, 2024

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>05/07/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400687

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
03-0481-000	2022/996	06-01-2022	LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

<p>General Information</p> <p>Parcel ID: 2315301201001058</p> <p>Account: 030481000</p> <p>Owners: WAHBA NAGAT R</p> <p>Mail: 1715 W DETROIT BLVD PENSACOLA, FL 32534</p> <p>Situs: 1715 W DETROIT BLVD 32534</p> <p>Use Code: MULTI-FAMILY <=9</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</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>2023</td> <td>\$47,139</td> <td>\$94,834</td> <td>\$141,973</td> <td>\$140,013</td> </tr> <tr> <td>2022</td> <td>\$47,139</td> <td>\$85,327</td> <td>\$132,466</td> <td>\$127,285</td> </tr> <tr> <td>2021</td> <td>\$47,139</td> <td>\$68,575</td> <td>\$115,714</td> <td>\$115,714</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2023	\$47,139	\$94,834	\$141,973	\$140,013	2022	\$47,139	\$85,327	\$132,466	\$127,285	2021	\$47,139	\$68,575	\$115,714	\$115,714
Year	Land	Imprv	Total	Cap Val																	
2023	\$47,139	\$94,834	\$141,973	\$140,013																	
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<p>Sales Data</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>12/28/2020</td> <td>8473</td> <td>391</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/21/2018</td> <td>7937</td> <td>1567</td> <td>\$132,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1999</td> <td>4393</td> <td>1072</td> <td>\$75,000</td> <td>TD</td> <td></td> </tr> <tr> <td>05/1989</td> <td>2713</td> <td>798</td> <td>\$55,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1988</td> <td>2580</td> <td>843</td> <td>\$17,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1985</td> <td>2153</td> <td>121</td> <td>\$100</td> <td>CJ</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)	12/28/2020	8473	391	\$100	WD		06/21/2018	7937	1567	\$132,000	WD		04/1999	4393	1072	\$75,000	TD		05/1989	2713	798	\$55,000	WD		07/1988	2580	843	\$17,000	WD		12/1985	2153	121	\$100	CJ		<p>2023 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 58 S/D PLAT DB 128 P 541 OR 8473 P 391 LESS ROAD R/W</p> <p>Extra Features</p> <p>BARN BLOCK/BRICK BUILDING FRAME SHED MOBILE HOME OPEN PORCH UTILITY BLDG WOOD DECK</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
12/28/2020	8473	391	\$100	WD																																							
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<p>Section Map Id: 23-1S-30-1</p> <p>Approx. Acreage: 9.6322</p> <p>Zoned:</p> <p>HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI</p>	<p>Launch Interactive Map</p>
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

HC/LI
HC/LI
HC/LI

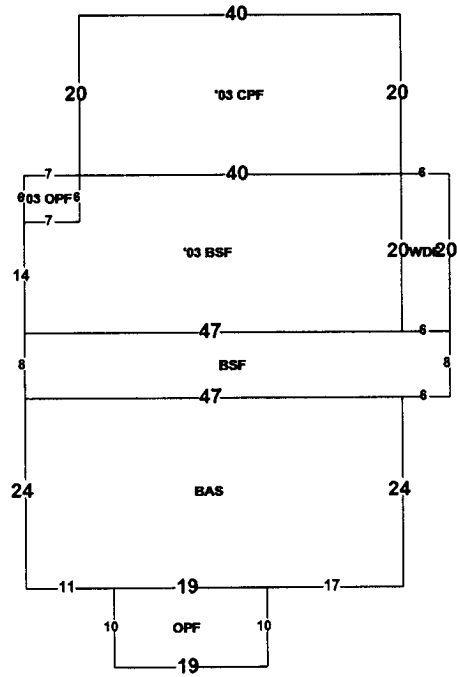
**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 1715 W DETROIT BLVD, Year Built: 1958, Effective Year: 1958, PA Building ID#: 55123

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 3602 Total SF

BASE AREA - 1128
BASE SEMI FIN - 1322
CARPORT FIN - 800
OPEN PORCH FIN - 232
WOOD DECK FIN - 120

Images



11/4/2019 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.

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

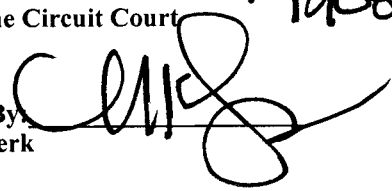
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 030481000 Certificate Number: 000996 of 2022**

Payor: NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534 Date 10/1/2024

Clerk's Check #	460181203	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$8,457.15
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,119.07

**PAM CHILDERS
 Clerk of the Circuit Court**

REDEEMED
\$7,108.64

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>



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 #: 03-0481-000 CERTIFICATE #: 2022-996

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: January 15, 2005 to and including January 15, 2025 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **03-0481-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NAGAT R WAHBA**
By Virtue of Warranty Deed recorded 2/26/2021 in OR 8473/391

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 Enforcemnt Lien in favor of Escambia County recorded 10/19/2023 – OR 9056/1964 together with Cost Order recorded 3/3/2024 – OR 9117/408.**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 03-0481-000
Assessed Value: \$154,014.00
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: _____ **MAY 7, 2025**
TAX ACCOUNT #: _____ **03-0481-000**
CERTIFICATE #: _____ **2022-996**

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>2024</u> tax year.

NAGAT R WAHBA
NADA AUTO SALES INC
6317 N PALAFOX ST
PENSACOLA, FL 32503

NAGAT R WAHBA
NADA AUTO SALES INC
1715 WEST DETROIT BLVD
PENSACOLA, FL 32534

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

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.

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

January 16, 2025

Tax Account #:03-0481-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 58 S/D PLAT DB 128 P 541 OR 7937 P 1567 LESS ROAD R/W

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0481-000(0525-15)

Recorded in Public Records 7/23/2018 4:41 PM OR Book 7937 Page 1567,
Instrument #2018057971, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$924.00

Prepared by and return to:
Pamela Williams
Legal Assistant
Allen Falk, PA
507 North Dixie Hwy
Lake Worth, FL 33460
561-493-9200
File Number: 2018-6124
Will Call No.: 209

Parcel Identification No. 231S301201001058

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of June, 2018 between Julian E. Howell, III of Auction Management Corporation, as Receiver on behalf of Roy Jones, Jr. Inc pursuant to Receivership Court Order Case # 2012-CA-003265 recorded in OR Book 7911, Page 786, Instrument #2018043395 in Clerk of Court of Escambia County, Florida, whose post office address is 1827 Powers Ferry Road, Bldg 5, Atlanta, GA 30339 of the County of Fulton, State of Georgia, grantor*, and Nada Auto Sales Inc, a Florida corporation whose post office address is 6317 N Palafox St, Pensacola, FL 32503 of the County of Escambia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of One Hundred Thirty-Two Thousand and 00/100 Dollars (\$132,000.00) 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 Escambia County, Florida, to-wit:

Lot 58 in Section 23, Township 1 South, Range 30 West, containing 10.00 acres of land, LESS 1/2 right-of-way for roadway on the North line, according to plat recorded in Deed Book 128, page 541, of the Public Records of Escambia County, Florida, said lot being the West 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section, LESS right-of-way for road.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Julian E. Howell, III of Auction Management Corporation, as Receiver

By: Julian E Howell, III

Witness Name: Nicholas BeFeld

Witness Name: Quinn Aguirre

State of Florida GA
County of Palm Beach Fulton

The foregoing instrument was acknowledged before me this 22nd day of June, 2018 by Julian E Howell, III of Julian E. Howell, III of Auction Management Corporation, as Receiver, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Nicholas BeFeld

My Commission Expires: 09/16/2018

Official Seal
Nicholas BeFeld
Notary Public, Gwinnett County, Georgia
My Commission Expires September 16, 2018

DoubleTime®

Recorded in Public Records 2/26/2021 1:31 PM OR Book 8473 Page 391,
Instrument #2021021191, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By

Name: Mariana William
Address: 8083 Stonebrook Pkwy APT 1101
Frisco TX 75034-7211

After Recording Return To

Name: Nagat R Wahba
Address: 1715 West Detroit Blvd
Pensacola FL 32534

Space Above This Line for Recorder's Use

WARRANTY DEED

STATE OF FLORIDA
Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ZERO CENTS (\$ 10) in hand paid to NADA AUTO SALES, a Florida corporations, whose address is located at 6317 N Palafox ST Pensacola FL 32503, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to , NAGAT R WAHBA , residing at 1715 West Detroit Blvd Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following *described real estate, physical address is 1715 West Detroit Blvd Pensacola FL 32534, to-wit:

LOT 58 IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CONTAINING 10.00 ACRES OF LAND, LESS ½ RIGHT-OF-WAY FOR ROAD WAY ON THE NORTH LINE, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 12, PAGE 541, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID LOT BEING THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SAID SECTION, LESS RIGHT-OF-WAY FOR ROAD

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current year, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

[Signature]
Grantor's Signature
Faag Nessim
Grantor's Name
6317 W Palafed St
Address
Pensacola FL 32503
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Signed, Sealed and delivered in our presence:

[Signature]
Signature of Witness Rebecca Yates
8100 W Hwy 98 Apt 1317
Print Name and Address Pensacola, FL 32506

[Signature]
Signature of Witness
Adel Humalla 7791 Untreiner Ave
Print Name and Address Pensacola FL 32534

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12/28/20 (date) by Faag Nessim (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) _____ (identification number) as identification.

[Signature]
(Notary Public Signature)

(Seal)

(Notary's Name print) ALISA RAQUEL MURPHY
Commission # GG 917488
Expires October 17, 2023
(My Commission Expires) Notary Services

Recorded in Public Records 10/19/2023 8:03 AM OR Book 9056 Page 1964,
Instrument #2023084486, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 10/19/2023 7:47 AM OR Book 9056 Page 1904,
Instrument #2023084470, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23052170N
LOCATION: 1715 W DETROIT BLVD
PR#: 231S301201001058

VS.

WAHBA, NAGAT R
1715 W DETROIT BLVD
PENSACOLA, FL 32534

RESPONDENT(S)

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: *10-19-23*

ORDER



This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, ADEL HANALLA
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:
LDC. Ch. 2 Art. 1. Sec. 2-1.3 General Compliance Review Provisions
LDC. Ch. 3. Art. 2. Sec. 3-2.11 Heavy Commercial and Light Industrial District (HC/LI)
Sec. 42-196(a) Nuisance - (A) Nuisance
Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
12/16/2023 to correct the violation(s) and to bring the violation into compliance.

BK: 9056 PG: 1965

BK: 9056 PG: 1905

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

Comply with Compliance review process

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$30.00** per day, commencing **12/17/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 17th day of October, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 3/13/2024 4:23 PM OR Book 9117 Page 408,
Instrument #2024019274, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 3/13/2024 3:45 PM OR Book 9117 Page 333,
Instrument #2024019245, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

Case No: CE23052170N
Location: 1715 W DETROIT BLVD
PR #: 231S301201001058

vs.

WAHBA, NAGAT R
1715 W DETROIT BLVD
PENSACOLA, FL 32534

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/17/2023.

Itemized Cost	
Daily fines	\$0.00 \$30.00 Per Day From: <u>12/17/2023</u> To: <u>12/18/2023</u>
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
Total:	\$250.00

DONE AND ORDERED at Escambia County, Florida on 3-12-2024

John B. Trawick Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: 3-13-24

