



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

1024.09

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	BAY TO GULF HOLDINGS LLC 1406 N DALE MABRY HWY STE 300 TAMPA, FL 33607 909 TWINBROOK AVE 04-1492-000 LT 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 3892 P 173 SEC 44/52 T 1S R 30W	Certificate #	2022 / 1602
		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)
# 2022/1602	06/01/2022	471.20	23.56	494.76
→Part 2: Total*				494.76

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)
# 2023/1577	06/01/2023	1,400.88	6.25	86.68	1,493.81
Part 3: Total*					1,493.81

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)	1,988.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,419.89
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)	3,783.46

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 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>10/02/2024</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: 2400085

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
04-1492-000	2022/1602	06-01-2022	LT 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 3892 P 173 SEC 44/52 T 1S R 30W

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
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](#)

General Information		Assessments				
Parcel ID:	441S301000026008	Year	Land	Imprv	Total	Cap Val
Account:	041492000	2023	\$25,000	\$67,109	\$92,109	\$92,109
Owners:	BAY TO GULF HOLDINGS LLC	2022	\$20,000	\$59,882	\$79,882	\$79,882
Mail:	1406 N DALE MABRY HWY STE 300 TAMPA, FL 33607	2021	\$14,000	\$47,146	\$61,146	\$41,747
Situs:	909 TWINBROOK AVE 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		MLS Listing #639032		2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/21/2022	8747	1105	\$71,800	CT	📄
12/1995	3892	173	\$100	WD	📄
12/1992	3690	35	\$100	WD	📄
12/1991	3100	535	\$100	WD	📄
01/1967	399	167	\$100	WD	📄
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description
					LT 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 8747 P 1105 SEC 44/52 T 1S R 30W
					Extra Features
					None

Parcel Information		Launch Interactive Map	
Section	Map Id:		
44-1S-30-2			
Approx. Acreage:	0.1948		
Zoned:	MDR		
	MDR		
	MDR	View Florida Department of Environmental Protection (DEP) Data	
	MDR		
	MDR		
	MDR		
	MDR		
Evacuation & Flood Information			

Spices

Address: 909 TWINBROOK AVE, Year Built: 1959, Effective Year: 1959, PA Building ID#: 67741

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-5

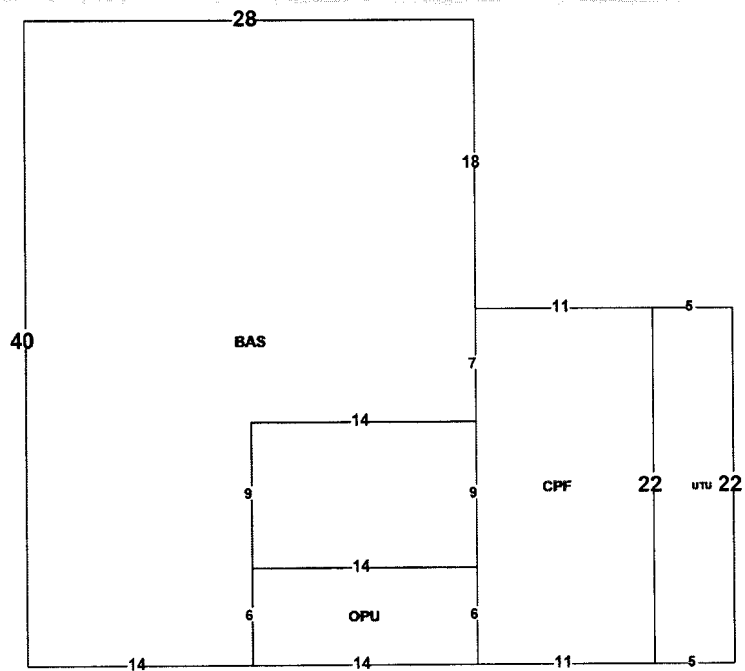
NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL



Images



2/24/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01602**, issued the **1st** day of **June, A.D., 2022** 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 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 3892 P 173 SEC 44/52 T 1S R 30W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041492000 (1024-09)

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

BAY TO GULF HOLDINGS LLC

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 October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 2024.

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

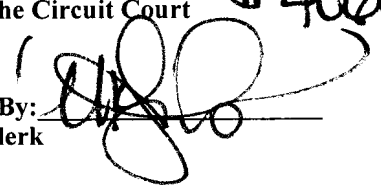
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 041492000 Certificate Number: 001602 of 2022**

**Payor: BAY TO GULF HOLDINGS LLC 1406 N DALE MABRY HWY UNIT 300 TAMPA FL 33607
 Date 6/17/2024**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$497.04
 Tax Collector's Total \$4,130.22
 Postage \$100.00
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$4,744.26

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

Reduced
 \$4069.89

**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 #: 04-1492-000 CERTIFICATE #: 2022-1602

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: June 03, 2004 to and including June 03, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: June 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 10, 2024

Tax Account #: **04-1492-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BAY TO GULF HOLDINGS LLC**
By Virtue of Certificate of Title recorded 3/23/2022 in OR 8747/1105
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. **Notice of Commencement in favor of Louis P Barberi Plumbing Inc. recorded 06/06/2023 OR 8989/817**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 04-1492-000
Assessed Value: \$92,109.00
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: OCT 2, 2024

TAX ACCOUNT #: 04-1492-000

CERTIFICATE #: 2022-1602

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>2023</u> tax year.

BAY TO GULF HOLDINGS LLC
1406 N DALE MABRY HWY STE 300
TAMPA FL 33607

BAY TO GULF HOLDINGS LLC
909 TWINBROOK AVE 32505
PENSACOLA FL 32505

LOUIS P BARBERI PLUMBING INC
1022 UNDERWOOD AVE
PENSACOLA FL 32504

Certified and delivered to Escambia County Tax Collector, this 10th day of June, 2024.

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

June 10, 2024

Tax Account #:04-1492-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 3892 P 173 SEC 44/52 T 1S R 30W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1492-000(1024-09)

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

CASE NO. 2016 CA 001678

WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A
Plaintiff

VS.

TABB, SHERRI LEE ; UNKNOWN SPOUSE OF SHERRI LEE TABB ; CFNA
RECEIVABLES (MD) INC ; UNKNOWN TENANT 1 ; UNKNOWN TENANT 2 ;
UNKNOWN TENANT 3 ; UNKNOWN TENANT 4
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on February 23, 2022, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

BAY TO GULF HOLDINGS, LLC
1406 N Dale Mabry Hwy STE 300 Tampa, FL, 33607

**LOT 26, BLOCK 8, CRESCENT LAKE UNIT #3, A SUBDIVISION OR A
PORTION OF SECTIONS 44 AND 52, TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7,
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

Property Address: 909 TWINBROOK AVENUE, PENSACOLA, FL 32505

The successful bid was in the amount of \$71800.00.

WITNESS my hand and the official seal on this 21 day of March, 2022, as Clerk of the Circuit Court.



Pam Childers
Clerk of the Circuit Court

BY: *Tempest Williams*
Deputy Clerk

Conformed copies to all parties

THIS INSTRUMENT PREPARED BY:
Name: Judith Lacey
Address: 1022 Underwood Ave.
Pensacola, FL 32504

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number Pending Parcel ID Number (PID) 441S301000026008

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
LT 26 BLK 8 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 8747 P 1105 SEC 44/52 T 1S R 30W. 909 Twinbrook Ave. 32505
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Install one tub, two toilets, two lavatories with faucets, one kitchen sink with faucet. Repair vent stack with drain lines to kitchen & lavatory in master bath. \$6329.18
3. **OWNER INFORMATION:**
Name and address: BAY TO GULF HOLDINGS LLC. 1406 N DALE MABRY HWY STE 300 TAMPA, FL 33607
Interest in property: Owner
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): Louis P Barberi Plumbing Inc. 1022 Underwood Avenue
Pensacola, FL 32504 Phone: 850-477-8782
5. **SURETY:**
Name, address and phone number: _____
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 2 day of June, 2023 by Chris Smith. Who is personally known to me OR who has produced identification _____
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONED NAME

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

