



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

0325.23

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, 2024
Property description	MOHAMMAD HAMMAD 1791 CEDRUS LANE PENSACOLA, FL 32514 6800 MALVERN ST BLK 09-4126-000 LT 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457	Certificate #	2022 / 4391
		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)
# 2022/4391	06/01/2022	205.01	10.25	215.26
→Part 2: Total*				215.26

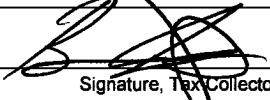
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4508	06/01/2023	204.85	6.25	33.80	244.90
Part 3: Total*					244.90

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)	460.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	219.71
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)	1,054.87

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:  Signature, Tax Collector or Designee

Escambia, Florida
Date April 29th, 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>08/06/2025</u> 3/5/2025 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: 2400849

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
09-4126-000	2022/4391	06-01-2022	LT 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

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

04-26-2024
Application Date

Applicant's signature




Chris Jones Escambia County Property Appraiser




Real Estate Search

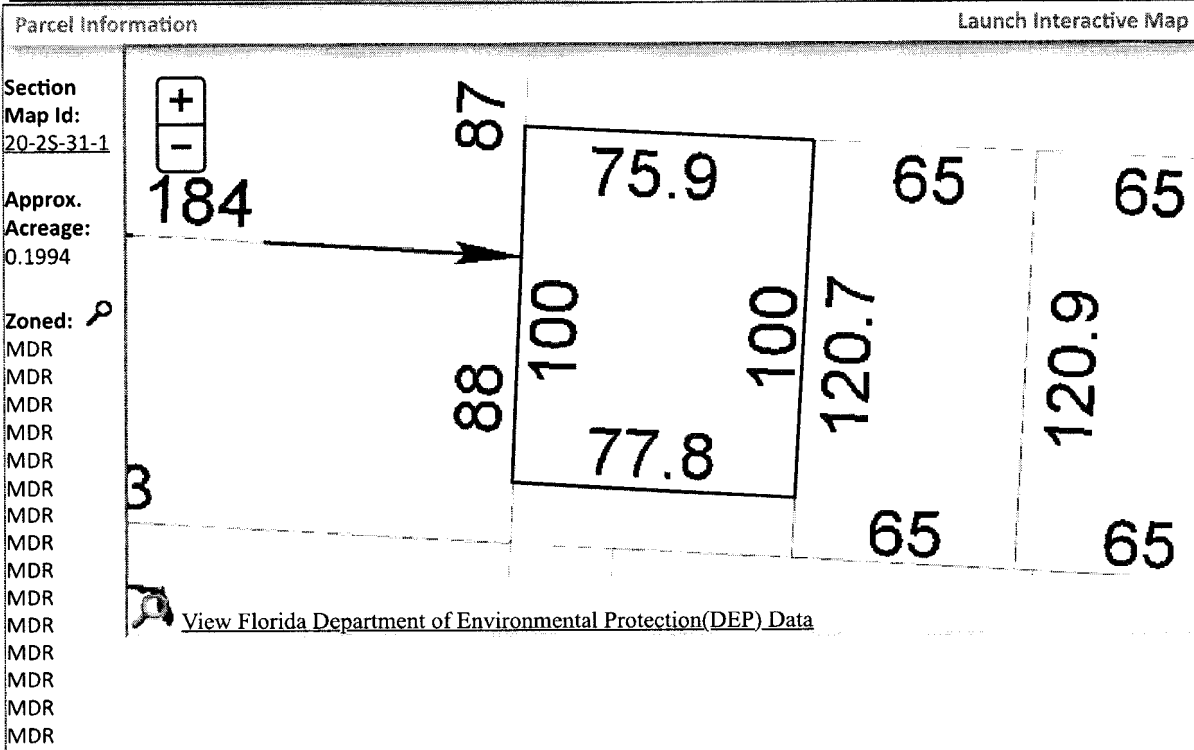
Tangible Property Search

Sale List

[Back](#)
 ◀ Nav. Mode ☒ Account ☐ Parcel ID ▶
[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	2025311000034002					Year	Land	Imprv	Total	Cap Val
Account:	094126000					2023	\$20,000	\$432	\$20,432	\$11,475
Owners:	MOHAMMAD HAMMAD					2022	\$10,000	\$432	\$10,432	\$10,432
Mail:	1791 CEDRUS LANE PENSACOLA, FL 32514					2021	\$10,000	\$432	\$10,432	\$10,432
Situs:	6800 MALVERN ST BLK 32506					Disclaimer				
Use Code:	VACANT RESIDENTIAL - IMPROVED 					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						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
01/29/2021	8462	1457	\$12,000	WD		Legal Description				
10/28/2020	8392	764	\$100	OT		LT 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457				
01/1973	701	383	\$2,000	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						UTILITY BLDG				



MDR

**Evacuation
& Flood
Information**
[Open
Report](#)

Buildings

Images



4/18/2019 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.

Last Updated:05/07/2024 {tc.7312}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04391**, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

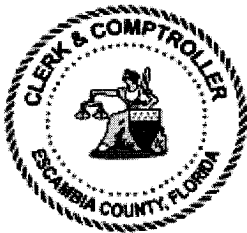
The assessment of the said property under the said certificate issued was in the name of

HAMMAD MOHAMMAD

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 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



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 #: 09-4126-000 CERTIFICATE #: 2022-4391

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: November 20, 2004 to and including November 20, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **09-4126-000**

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

By Virtue of Warranty Deed recorded 2/10/2021 in OR 8462/1457

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 Enforcement Order in favor of Escambia County recorded 10/10/2024 OR 9216/223

b. Judgment in favor of Midland Credit Management Inc recorded 6/4/2024 OR 9156/138

c. Judgment in favor of Members First Credit Union of Florida recorded 11/8/2024 – OR 9230/303

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 09-4126-000

Assessed Value: \$12,622.00

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: MAR 5, 2025

TAX ACCOUNT #: 09-4126-000

CERTIFICATE #: 2022-4391 2022-4391

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>2023</u> tax year.

HAMMAD MOHAMMAD
1791 CEDRUS LANE
PENSACOLA, FL 32514

HAMMAD MOHAMMAD
6825 MCNEIL ST
PENSACOLA, FL 32506

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

MOHAMMAD O HAMMAD
957 LEGACY OAKS DR
PENSACOLA, FL 32514-3319

MIDLAND CREDIT MANAGEMENT INC
PO BOX 290335
TAMPA, FL 33687

MIDLAND CREDIT MANAGEMENT INC
PO BOX 2121
WARREN, MI 48090

MEMBERS FIRST CREDIT UNION OF FLORIDA
251 WEST GARDEN ST
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:09-4126-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4126-000(0325-23)

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, Florida 32504

WARRANTY DEED

THIS WARRANTY DEED made effective the January 29, 2021, by **Marion O. Bryant, a widower**, whose mailing address is 10385 O'Daniel Drive, Pensacola, FL 32506, (herein "Grantor") (whether singular or plural), to **Hammad Mohammad, a married man**, whose mailing address is 1791 Cedrus Lane, Pensacola, Florida 32514 ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lot 34, Block 2 in West Jackson Terrace Subdivision as per plat of said subdivision recorded in Plat Book 4 at page 67 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 202S311000034002 (legal description of property)

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

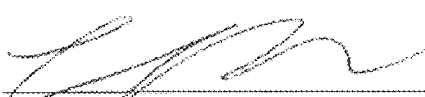
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed, and delivered.
in the presence of:



Signature of Witness

Meagan D. Smith

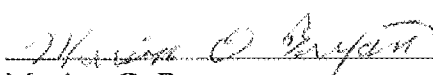
Printed Name of Witness



Signature of Witness

Becky L. Howell

Printed Name of Witness

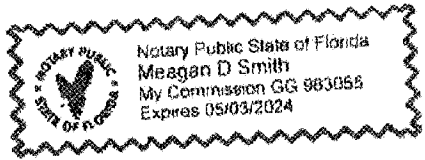


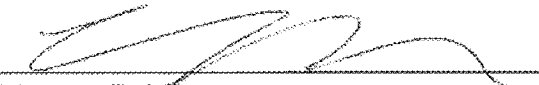
Marion O. Bryant

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of January, 2021 by Marion O. Bryant who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____

Recorded in Public Records 10/10/2024 12:41 PM OR Book 9216 Page 223,
Instrument #2024077561, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 10/10/2024 12:08 PM OR Book 9216 Page 107,
Instrument #2024077534, 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: CE23073589N
LOCATION: 6825 MCNEIL ST
PR#: 202S311000034002

VS.

MOHAMMAD, HAMMAD
1791 CEDRUS LANE
PENSACOLA, FL 32514

RESPONDENT(S)

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, Gerardo Dominguez,
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:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
11/7/2024 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

Unique Code : BAA-CACBDBACBGAEB-BOADD-CACEAHFDE-DUICJFA Page 1 of 3

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY
HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT <https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/search/index?theme=.blue§ion=searchCriteriaName&quickSearchSelection=#> TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L. Childers
Date: 2024.10.10 12:12:09 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

BK: 9216 PG: 224

BK: 9216 PG: 108

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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **11/8/2024**. 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)**.

Unique Code : BAA-CACDBDACBGFAB-SCADD-CACEAHFDE-DJICJF-A Page 2 of 3

BK: 9216 PG: 225 Last Page

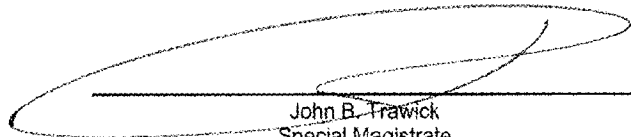
BK: 9216 PG: 109 Last Page

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.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 8th day of October, 2024.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 6/4/2024 12:14 PM OR Book 9156 Page 138,
Instrument #2024042650, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 199782787 E-Filed 06/04/2024 11:35:43 AM

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

CASE NO.: 2024 SC 002063

MIDLAND CREDIT MANAGEMENT, INC.
P.O. BOX 290335
TAMPA, FL 33687

Plaintiff

vs.

MOHAMMAD O HAMMAD
957 LEGACY OAKS DR.
PENSACOLA, FL 32514-3319

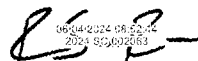
Defendants/

DEFAULT FINAL JUDGMENT

At a Small Claims Pre-Trial Conference on May 9, 2024, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that Plaintiff, whose address is P.O. BOX 2121 , WARREN MI 48090, recover from Defendant, MOHAMMAD O HAMMAD, 957 LEGACY OAKS DR. , PENSACOLA, FL 32514-33 I 9 the sum of \$2,088.62 in principal, \$0.00 in prejudgment interest, costs of \$246.42, less \$0.00 in payments, for a total of \$2,335.04, that shall bear interest at the statutory rate, for all of which let execution issue. Jurisdiction of this case is retained to enter further orders that are proper.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


06/04/2024 09:52:14
2024 SC 002063
Escambia County Court Clerk Pam Childers

Per Administrative Directive ESCAD2021-03, "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this [order or judgment] upon any pro se party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal."

Copies to:

MIDLAND CREDIT MANAGEMENT, INC., PO BOX 2121 WARREN MI 48090
IL_FL@mcmcg.com

Defendant(s):

MOHAMMAD O HAMMAD 957 LEGACY OAKS DR PENSACOLA, FL 32514-3319
on linestore_2016@yahoo.com

FL_0402G File No. 24-35830 JUD Default Final Judgment

Filing # 210471615 E-Filed 11/07/2024 10:56:45 AM

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

Case No. 2024 SC 005132

MEMBERS FIRST CREDIT UNION OF FLORIDA
251 WEST GARDEN STREET
PENSACOLA, FL 32502

Plaintiff

vs.

HAMMAD MOHAMMAD
957 LEGACY OAKS DRIVE
PENSACOLA, FL 32514

Defendant/

AMENDED FINAL JUDGMENT

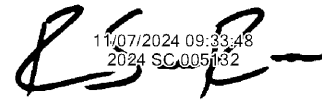
At a Small Claims Pre-Trial Conference on September 17, 2024, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that the Plaintiff shall recover from Defendant the sum of \$7,668.54, as to Count I, that shall bear interest at the rate set by the Chief Financial Officer of the State of Florida until paid, for all of which let execution issue. It is further,

ORDERED AND ADJUDGED that the Plaintiff shall recover from Defendant the sum of \$149.82, as to Count II, that shall bear interest at the rate set by the Chief Financial Officer of the State of Florida until paid, for all of which let execution issue. It is further,

ORDERED AND ADJUDGED that the Plaintiff shall recover from Defendant fees and costs in the sum \$350.00 that shall bear interest at the rate set by the Chief Financial Officer of the State of Florida until paid, for all of which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


11/07/2024 09:33:48
2024 SC 005132

signed by COUNTY COURT JUDGE SCOTT RITCHIE 11/07/2024 09:33:48 aRE6HOp

Judge Scott Ritchie

cc: Plaintiff(s)/Attorney
Defendants(s)/Attorney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

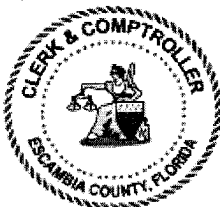
CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04391 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HAMMAD MOHAMMAD 1791 CEDRUS LANE PENSACOLA, FL 32514	MIDLAND CREDIT MANAGEMENT INC PO BOX 290335 TAMPA, FL 33687
MEMBERS FIRST CREDIT UNION OF FLORIDA 251 WEST GARDEN ST PENSACOLA, FL 32502	
HAMMAD MOHAMMAD 6825 MCNEIL ST PENSACOLA, FL 32506	
HAMMAD O MOHAMMAD 957 LEGACY OAKS DR PENSACOLA, FL 32514-3319	MIDLAND CREDIT MANAGEMENT INC PO BOX 2121 WARREN, MI 48090
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of January 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04391, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th day of March 2025**.

Dated this 17th day of January 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04391**, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

6800 MALVERN ST BLK 32506



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

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04391**, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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.

Personal Services:

HAMMAD MOHAMMAD
1791 CEDRUS LANE
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-23

Document Number: ECSO25CIV002466NON

Agency Number: 25-003052

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04391 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HAMMAD MOHAMMAD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:02 AM and served same at 3:35 PM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D Nelson 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04391, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th** day of March 2025.

Dated this 16th day of January 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

6800 MALVERN ST BLK 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
ESCAMBIA COUNTY FL
SHERIFF'S OFFICE
CIVIL UNIT
2025 JAN 28 AM 9:02

Malvern St turns
into McNeil St.
LOT NEXT TO
6823 McNeil



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325.23

Document Number: ECSO25CIV002416NON

Agency Number: 25-002980

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT#04391 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: HAMMAD MOHAMMAD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/28/2025 at 8:57 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for HAMMAD MOHAMMAD , Writ was returned to court UNEXECUTED on 2/1/2025 for the following reason:

PER RESIDENT OF 4 YEARS AT 1791 CEDRUS LANE, SUBJECT IS UNKNOWN AND DOES NOT LIVE HERE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


T. ANTHONY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LSTRAVIS

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04391**, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th** day of **March 2025**.

Dated this 16th day of January 2025.

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.

Personal Services:

HAMMAD MOHAMMAD
1791 CEDRUS LANE
PENSACOLA, FL 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY
CLERK'S OFFICE
JAN 28 2025

JAN 28 AM 9:57

RECEIVED

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04391, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

HAMMAD MOHAMMAD

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 March, which is the **5th** day of March 2025.

Dated this 16th day of January 2025.

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.

Personal Services:

HAMMAD MOHAMMAD
1791 CEDRUS LANE
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0325.23 6800 MALVERN (BLK)

Tax Certificate No.: 2022 TD 04391

☒ Individual

Titleholder: MOHAMMAD HAMMAD ☐ Company

Address from certification: 1791 CEDRUS LANE 32514

Same as deed? ☒ Yes ☐ No. If no, address(es) on deed: _____

Deed OR Book 8462 Page 1457 (2021)

Alternate addresses:

• Address: 6825 MCNEIL
32506

• Address: 957 LEGACY OAKS
32514

Source: CODE Lien
9216/223

Source: JUDGMENT 9156/138

Date Searched

Initials

Escambia Property Appraiser's records

☒ no new address

Escambia Tax Collector's records

☒ no new address

Escambia County's most recent tax roll

☒ no new address

Escambia Clerk's tax deed records

☒ no new address

Florida corporate record's search

☒ no new address

Escambia Official Records search

☒ no new address

Escambia court records search

☒ no new address

Google search

☒ no new address

Additional notes:

EMAIL JUDGMENT: linestore-2016@yahoo.com

957 LEGACY OAKS IS HOMESTEAD FOR A
M. HAMMAD. DELIVERED. NO CALLS. NOT
SURE IF SAME PERSON.

2/10/25 LEFT VM 850 341.7222

Document all searches and attached copies of potential addresses

Rev. 03/17/15

Same
ref # <
as
property
for AUCTION

→ Homestead
for
M. HAMMAD

HAMMAD MOHAMMAD [0325-23]
1791 CEDRUS LANE
PENSACOLA, FL 32514

9171 9690 0935 0128 0599 87

4/1/25. DELAYED. FORWARDED
2/3?

MEMBERS FIRST CREDIT UNION OF
FLORIDA [0325-23]
251 WEST GARDEN ST
PENSACOLA, FL 32502

9171 9690 0935 0128 0599 63

HAMMAD O MOHAMMAD [0325-23]
957 LEGACY OAKS DR
PENSACOLA, FL 32514-3319

9171 9690 0935 0128 0599 49

DELIVERED 1/30/25

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0325-23]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0599 25

MIDLAND CREDIT MANAGEMENT
INC [0325-23]
PO BOX 290335
TAMPA, FL 33687

9171 9690 0935 0128 0599 70

HAMMAD MOHAMMAD [0325-23]
6825 MCNEIL ST
PENSACOLA, FL 32506

9171 9690 0935 0128 0599 56
RETURNED

MIDLAND CREDIT MANAGEMENT
INC [0325-23]
PO BOX 2121
WARREN, MI 48090

9171 9690 0935 0128 0599 32

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0325-23]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

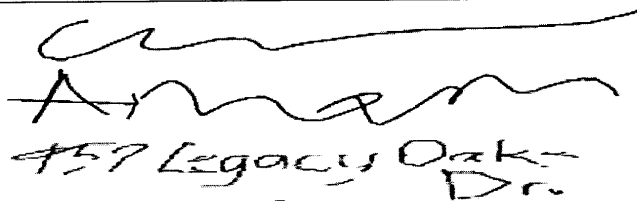
9171 9690 0935 0128 0599 18

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	01/27/25 02:11 PM
Tracking Number:	9171969009350128059949	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32514
Service:	ERR	City:	PENSACOLA
Value	\$0.690	State:	FL

[Proof of Delivery](#)

Handwritten signature and address: 457 Legacy Oaks Dr

Status Details

▼ Status Date

Status

Thu, 01/30/25, 04:14:00 PM	OK : Delivered
Wed, 01/29/25, 02:31:00 AM	Processed (processing scan)
Tue, 01/28/25, 11:10:00 PM	Processed (processing scan)

Mylanda Johnson (COC)

To: onlinestore_2016@yahoo.com
Cc: Emily Hogg (COC)
Subject: FW: Property at 6800 Malvern Blk - previously listed as 6825 McNeil (2022 TD 04391)

Good morning,

The property at 6800 Malvern (Blk) is scheduled for a Tax Deed auction on 3/5/2025. This is an attempt to reach the possible owner, Mohammad Hammad.

Please contact our office. Unless the taxes are paid prior to 3/5/2025 the property will be sold at auction.

850-595-4813

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Mylanda Johnson (COC)
Sent: Tuesday, February 11, 2025 10:06 AM
To: linestore_2016@yahoo.com
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: Property at 6800 Malvern Blk - previously listed as 6825 McNeil (2022 TD 04391)

Good morning,

The property at 6800 Malvern (Blk) is scheduled for a Tax Deed auction on 3/5/2025. This is an attempt to reach the possible owner, Mohammad Hammad.

Please contact our office. Unless the taxes are paid prior to 3/5/2025 the property will be sold at auction.

850-595-4813

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

Mylinda Johnson (COC)

To: linestore_2016@yahoo.com
Cc: Emily Hogg (COC)
Subject: Property at 6800 Malvern Blk - previously listed as 6825 McNeil (2022 TD 04391)

Good morning,

The property at 6800 Malvern (Blk) is scheduled for a Tax Deed auction on 3/5/2025. This is an attempt to reach the possible owner, Mohammad Hammad.

Please contact our office. Unless the taxes are paid prior to 3/5/2025 the property will be sold at auction.

850-595-4813

Thanks,
Mylinda



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Mohammad Hammad

Age 41, Born March 1983

Lives in Pensacola, FL

(850) 341-7222

7 LEFT in 2/11/25



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Also Seen As

Hamed O Hammad, Mohammad O Hammad, Hammad Hamed, Mohammad Osama



Current Address

957 Legacy Oaks Dr

Pensacola, FL 32514

\$530,000 | 4 Bath | 2484 Sq Ft | Built 2015

Escambia County

(Feb 2009 - Feb 2025)

[Ad] Streamline Property Owner Info Search

Search Over 157 Million MLS and Public Record Properties. [Try PeopleFinders](#)



Phone Numbers

(850) 341-7222 - Wireless

Possible Primary Phone

Last reported Jan 2025

Eliska Wireless Ventures Subsidiary I

(850) 439-1105 - Landline

Last reported Mar 2024

Southern Bell Telephone & Telegraph

(561) 722-2533 - Wireless

Last reported Jun 2015

Omnipoint Miami E License

(850) 477-5556 - Landline

Last reported May 2013

Southern Bell Telephone & Telegraph

(813) 735-0232 - Wireless

Last reported Jun 2023

Aerial Communications

(850) 439-3911 - Landline

Last reported Jun 2011

Southern Bell Telephone & Telegraph

DISC

LEFT in 2/11/25



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

Sponsored Links



Email Addresses

onlinestore_2016@yahoo.com
hammad.hamed@gmail.com
mohaker43@gmail.com
exclusivewear83@yahoo.com
xhammad.hamedc91@gmail.com
paylesspensacola@yahoo.com
hammad@colonialgrocers.com



Current Address Property Details

957 Legacy Oaks Dr
Pensacola, FL 32514

Bedrooms N/A	Bathrooms 4	Square Feet 2,484	Year Built 2015
Estimated Value \$530,000	Estimated Equity \$316,386	Last Sale Amount \$271,800	Last Sale Date 10/15/2015
Occupancy Type Owner Occupied	Ownership Type Multiple	Land Use Single Family Residential	Property Class Residential
Subdivision Legacy Oaks On Gilmore Lake S/D	Lot Square Feet 23,405	APN 13-15-30-2100-090- 003	School District Escambia County School District



Previous Addresses

6800 Malvern St
Pensacola, FL 32506
Escambia County
(Jan 2020 - Jan 2022)

1791 Cedrus Ln
Pensacola, FL 32514
Escambia County
(Dec 2012 - Mar 2024)

9221 N 52nd St
Tampa, FL 33617
Hillsborough County
(Mar 2006 - Jun 2024)

6800 Blk Malvern St
Pensacola, FL 32506
Escambia County
(Jan 2021)

3205 E Olive Rd
Pensacola, FL 32514
Escambia County
(Jun 2009 - Mar 2024)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

[View Criminal Records Report](#)

Sponsored Links



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

<u>Hamid Mossahebimohammadi</u> Age 41	<u>Ibrahim Hamed</u> Age 38	<u>Miram Ahmad</u> Age 32	<u>Osama Hamed</u> Age 70
<u>Osama Hamed</u> Age 70	<u>Ahmed Hamed</u> Age 41	<u>Dema Hamed</u> Age 31	<u>Jawad Hamed</u> Age 36
<u>Mariam Hamed</u> Age 26	<u>Mustafa Hamed</u> Age 42	<u>Diab Hamed</u> Age 46	<u>Alireza Mohammadi</u> Age 52



Possible Associates

May include current and past roommates, friends, and extended family

<u>Amanie Qader</u> Age 36	<u>Amani Qader</u> Age 62	<u>Shadi Qader</u> Age 40	<u>Davood Naini</u> Age 69
<u>Hossein Mossahebi</u> Age 101	<u>Miram Ahmad</u> Age 32	<u>Mosahebi Nazi</u> Age 96	<u>Parvin Mossahebi</u> Age 66
<u>Parvin Mossahebi-mohammadi</u> Age 67	<u>Rosha Naini</u> Age 33	<u>Wajdi Ahmad</u> Age 33	



Possible Business Ownership

Alpha Wholesale LLC
3205 E Olive Rd # 99 Pensacola FL 32514-
Alpha Wholesale LLC
3205 E Oliverd Pensacola FL 32514



Education and Employment

Company	Job Title
Skylights Led	Co-founder
From	To
2015	N/A



Full Background Report [Sponsored Link](#)

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

advertisement

FAQ

Where does **Hammad Osama Mohammad** live?

Hammad Osama Mohammad's address is 957 Legacy Oaks Dr Pensacola, FL 32514.

How old is **Hammad Osama Mohammad**?

Hammad Osama Mohammad's age is 41 years old.

What is **Hammad Osama Mohammad's** phone number?

Hammad Osama Mohammad's number is (850) 341-7222.

Is **Hammad Osama Mohammad** married?

Hammad Osama Mohammad does not appear to be married.

NEED MORE DATA IN REAL-TIME?

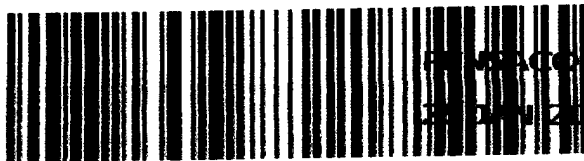


Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.

[Try Our API](#)

VERIFIED MAIL™

Childers
Court & Comptroller
Records
Office, Suite 110
FL 32502



9171 9690 0935 0128 0599 56

FL 32502 LA FL 325

25 JAN 2025 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

OHAMMAD [0325-23]
MCNEIL ST
COLA, FL 32506

NIXIE

325 FE 1

0002/03/25

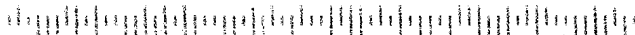
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

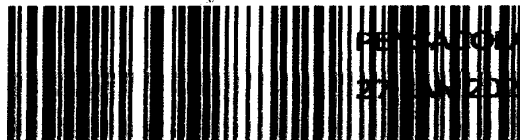
EC: 3250258333

*2738-01159-28-35

32502-5833
32506-52422E



CERTIFIED MAIL™



9171 9690 0935 0128 0599 87

PENSACOLA FL 325

27 JAN 2025 PM 2:01



quadiant

FIRST-CLASS MAIL
IMI

\$000.10

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

0325.23

End

HAMMAD MOHAMMAD [0325-23]
1791 CEDRUS LANE
PENSACOLA, FL 32514

UTFK1: 9352289921

UK1: 93243001106278

FWD

32514-1969
021 3250258335

NIXIE

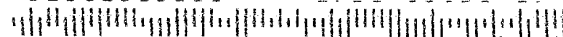
326 FE 1

0002/18/25

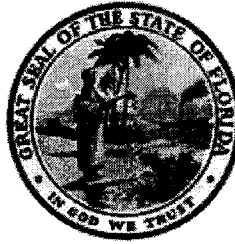
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335

*2738-03039-27-36



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: 094126000 Certificate Number: 004391 of 2022**

Payor: HAMMAD MOHAMMAD 957 LEGACY OAKS PENSACOLA FL 32514 Date 2/11/2025

Clerk's Check # 6650603746
Tax Collector Check # 1

Clerk's Total	\$531.24
Tax Collector's Total	\$1,235.17
Postage	\$65.60
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$1,849.01

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>**

2/11/2025



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #04391

in the

CIRCUIT

Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:41 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:16:19 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04391, 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 34 BLK 2 WEST JACKSON TERRACE PB 4 P 67 OR 701 P 383 OR 8392 P 764 OR 8462 P 1457 SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094126000 (0325-23)

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

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025