



# 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

1124-14

## 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	LAW RYAN THOMAS ROBERT C/O ROBERT WILLIAM LAW 904 WINTON AVE PENSACOLA, FL 32507-1753 904 WINTON AVE 10-0692-000 LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31	Certificate #	2022 / 4718
		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)
# 2022/4718	06/01/2022	1,159.22	57.96	1,217.18
→Part 2: Total*				1,217.18

## 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)
# 2023/4849	06/01/2023	1,269.08	6.25	110.52	1,385.85
Part 3: Total*					1,385.85

## 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)	2,603.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,978.03

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 Escambia, Florida  
Signature, Tax Collector or Designee Date April 22nd, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/06/2024</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: 2400249

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
10-0692-000	2022/4718	06-01-2022	LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31

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](#)

<b>General Information</b> <b>Parcel ID:</b> 352S311000010090 <b>Account:</b> 100692000 <b>Owners:</b> LAW RYAN THOMAS ROBERT <b>Mail:</b> C/O ROBERT WILLIAM LAW 904 WINTON AVE PENSACOLA, FL 32507-1753 <b>Situs:</b> 904 WINTON AVE 32507 <b>Use Code:</b> MOBILE HOME <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$23,250</td> <td>\$78,563</td> <td>\$101,813</td> <td>\$78,978</td> </tr> <tr> <td>2022</td> <td>\$11,625</td> <td>\$67,278</td> <td>\$78,903</td> <td>\$71,799</td> </tr> <tr> <td>2021</td> <td>\$9,000</td> <td>\$56,272</td> <td>\$65,272</td> <td>\$65,272</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2023	\$23,250	\$78,563	\$101,813	\$78,978	2022	\$11,625	\$67,278	\$78,903	\$71,799	2021	\$9,000	\$56,272	\$65,272	\$65,272										
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<b>Parcel Information</b> <b>Section</b> <b>Map Id:</b> 35-2S-31-1  <b>Approx. Acreage:</b> 0.2893  <b>Zoned:</b> HDMU HDMU HDMU HDMU HDMU HDMU HDMU HDMU  <b>Evacuation &amp; Flood Information</b> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>		<div style="text-align: right;"><a href="#">Launch Interactive Map</a></div>	
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### Buildings

Address: 904 WINTON AVE, Year Built: 2004, Effective Year: 2004, PA Building ID#: 129327

#### Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-8

NO. STORIES-1

STORY HEIGHT-0

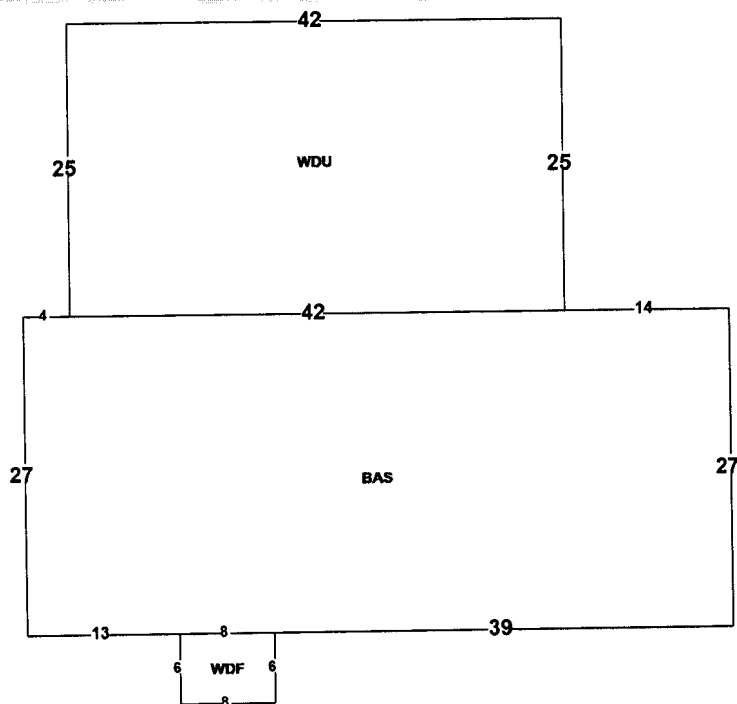


Areas - 2718 Total SF

BASE AREA - 1620

WOOD DECK FIN - 48

WOOD DECK UNF - 1050



### Images



11/19/2019 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: 04/25/2024 (tc.6554)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04718**, 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 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100692000 (1124-14)**

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

**RYAN THOMAS and ROBERT LAW**

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 November, which is the **6th day of November 2024**.

Dated this 29th 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



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-0692-000 CERTIFICATE #: 2022-4718

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 25, 2004 to and including June 25, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: July 3, 2024

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

July 3, 2024

Tax Account #: **10-0692-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RYAN THOMAS AND ROBERT LAW**

**By Virtue of Quit Claim Deed recorded 1/20/2011 in OR 6681/87**

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

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

a. **NONE**

4. Taxes:

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

**Tax Account #: 10-0692-000**

**Assessed Value: \$78,978.00**

**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:** NOV 6, 2024

**TAX ACCOUNT #:** 10-0692-000

**CERTIFICATE #:** 2022-47182022-4718

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.

**RYAN THOMAS**  
**ROBERT LAW**  
**904 WINTON AVE**  
**PENSACOLA, FL 32507-1753**

Certified and delivered to Escambia County Tax Collector, this 3<sup>rd</sup> day of July, 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**

**July 3, 2024**

**Tax Account #:10-0692-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R  
30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-0692-000(1124-14)**

Return to: (enclose self-addressed stamped envelope)

Name: Ryan TR Law

Address: 904 Winton Ave  
Pensacola FL 32507

This Instrument Prepared by:

Name: Robert Law

Address: 904 Winton Ave Pensacola FL 32507

Ernie Lee Magaha  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2010079422 12/07/2010 at 11:47 AM  
OFF REC BK: 6665 PG: 1051 - 1052 Doc Type: QCD  
RECORDING: \$18.50 Deed Stamps \$0.70

Property Appraisers Parcel Identification:

Space above this line for processing data

Space above this line for recording data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed the 7 day of December 2010,  
by Robert Law Grantor, whose post office  
address is 904 Winton Ave Pensacola FL 32507 first party,

To Ryan Thomas Robert Law Grantee  
whose post office address is 904 Winton Ave Pensacola FL 32507 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 1.00  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,  
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said  
first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the  
County of Escambia, State of FL, to wit:

Lot 10 and the north 1/2 of Lot 11 Block 90 Beach Haven  
Subdivision, according to Plat of said Subdivision  
Recorded in deed book 46, at page 51 of the public  
record of Escambia County, Florida, together with  
2004 Schult HS 60'x28'8" mobile home VIN #H1NC07717421A  
VIN# H1NC07717421B.

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in  
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first  
party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness Signature(as to Grantor)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature (as to Grantor)

\_\_\_\_\_  
Printed Name

Robbie Williams  
Witness Signature(as to Co-Grantor)

Robbie Williams  
Printed Name

Alethia S Zomer  
Witness Signature (as to Co-Grantor)

Alethia S Zomer  
Printed Name

Robert Law  
Grantor Signature

Robert Law  
Printed Name

904 Winton Ave Pensacola FL 32507  
Post Office Address

Robert Law  
Grantor Signature

Robert Law  
Printed Name

904 Winton Ave Pensacola FL 32507  
Post Office Address

State of Florida  
County of Essex

On 7th December 2010 before me, Mary Ann A. Kaibigan (notary),  
personally appeared Robert W. Law

personally appeared Robert W. Law, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

Signature Mary Ann A. Kaibigan

Affiant Known ☒ Produced ID

Type of ID FL DL L 000-779-52-187-0



MARY ANN A. KAIBIGAN  
Notary Public-State of FL  
Comm. Exp. Mar. 11, 2013  
Comm. No. DD 868719

( SEAL )



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 04718 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RYAN THOMAS	ROBERT LAW
C/O ROBERT WILLIAM LAW	C/O ROBERT WILLIAM LAW
904 WINTON AVE	904 WINTON AVE
PENSACOLA, FL 32507-1753	PENSACOLA, FL 32507-1753

WITNESS my official seal this 19th day of September 2024.



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 November 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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**RYAN THOMAS and ROBERT LAW**

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 November, which is the **6th day of November 2024**.

Dated this 24th day of September 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

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### Post Property:

904 WINTON AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04718**, 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 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100692000 (1124-14)**

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

**RYAN THOMAS and ROBERT LAW**

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 November, which is the **6th day of November 2024**.

Dated this 24th day of September 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.

### Personal Services:

**RYAN THOMAS  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753**

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



By:   
Emily Hogg  
Deputy Clerk

## WARNING

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### Personal Services:

**ROBERT LAW**  
**C/O ROBERT WILLIAM LAW**  
**904 WINTON AVE**  
**PENSACOLA, FL 32507-1753**

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1124.14

**Document Number:** ECSO24CIV033593NON

**Agency Number:** 24-009907

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04718 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RYAN THOMAS AND ROBERT LAW

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/27/2024 at 9:00 AM and served same on ROBERT LAW , at 8:46 AM on 10/1/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D. Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: MRM

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04718**, 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:

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**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

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Dated this 24th day of September 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.

**Personal Services:**

**ROBERT LAW**  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1174.14

**Document Number:** ECSO24CIV033584NON

**Agency Number:** 24-009906

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04718 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RYAN THOMAS AND ROBERT LAW

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/27/2024 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for RYAN THOMAS , Writ was returned to court UNEXECUTED on 10/1/2024 for the following reason:

PER RESIDENT, SUBJECT DOES NOT LIVE AT 904 WINTON AVE, WHEREABOUTS ARE UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM



**WARNING**

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**Personal Services:**

**RYAN THOMAS**  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

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



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**RYAN THOMAS**  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1124.14

**Document Number:** ECSO24CIV033590NON

**Agency Number:** 24-009869

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04718 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RYAN THOMAS AND ROBERT LAW

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/27/2024 at 8:58 AM and served same at 8:46 AM on 10/1/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D. Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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### Post Property:

904 WINTON AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RYAN THOMAS [1124-14]  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507- 1753

9171 9690 0935 0127 2377 75

ROBERT LAW [1124-14]  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507- 1753

9171 9690 0935 0127 2377 82

Contact



# 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 – 11-06-2024 – TAX CERTIFICATE #'S 04718

in the CIRCUIT Court  
was published in said newspaper in the issues of  
OCTOBER 3, 10, 17, 24, 2024

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.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2024.10.24 13:11:42 -05'00'

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.10.24 13:12:51 -05'00'

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

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Dated this 26th day of September 2024.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-03-10-17-24-2024



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2024

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-0692-000	06		352S311000010090

LAW RYAN THOMAS ROBERT  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

PROPERTY ADDRESS:  
904 WINTON AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 4718

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	86,875	0	86,875	574.81
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	103,389	0	103,389	181.14
BY STATE LAW	3.0950	103,389	0	103,389	319.99
WATER MANAGEMENT	0.0218	86,875	0	86,875	1.89
SHERIFF	0.6850	86,875	0	86,875	59.51
M.S.T.U. LIBRARY	0.3590	86,875	0	86,875	31.19
ESCAMBIA CHILDRENS TRUST	0.4043	86,875	0	86,875	35.12

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$1,203.65

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,328.98

If Paid By	Nov 30, 2024	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please Pay	\$1,275.82	\$1,289.11	\$1,302.40	\$1,315.69	\$1,328.98

RETAIN FOR YOUR RECORDS

## 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2024
	1,275.82
AMOUNT IF PAID BY	Dec 31, 2024
	1,289.11
AMOUNT IF PAID BY	Jan 31, 2025
	1,302.40
AMOUNT IF PAID BY	Feb 28, 2025
	1,315.69
AMOUNT IF PAID BY	Mar 31, 2025
	1,328.98

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-0692-000
PROPERTY ADDRESS
904 WINTON AVE

LAW RYAN THOMAS ROBERT  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

**CERTIFIED MAIL™**

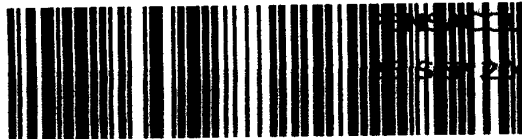
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2377 82

PENSACOLA FL 325

SEP 20 2024 PM 1:41



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

09/26/2024 ZIP 32502  
043M31219251

US POSTAGE

ROBERT LAW [1124-14]  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

*Notified  
9/22/24 LF*

NIXIE

322 DE 1

0010/25/24

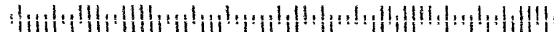
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583335

\*2638-00040-26-37

325025833  
32507-175304





**CERTIFIED MAIL™**

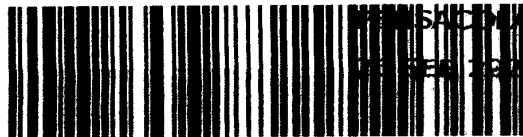
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

SEP 26 2024 PM 1:15

9171 9690 0935 0127 2377 75



quadiant

FIRST-CLASS MAIL

IMI

**\$008.16<sup>0</sup>**

09/26/2024 ZIP 32502

043M31219251

**US POSTAGE**

CLERK OF CIRCUIT COURT  
OFFICIAL RECORDS

2024 OCT 28 AM 11:23

PANAMA COUNTY, FL

*Notified  
9/28/24 at*

RYAN THOMAS [1124-14]  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

9327000001001100

NIXIE

322 DE 1

0010/25/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

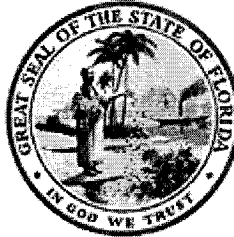
UNC

BC: 32502583335

\*2638-00802-26-36

325025833  
32507-175304

**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  
 High Bid Tax Deed Sale**

**Cert # 004718 of 2022 Date 11/6/2024  
 Name FADI NAKHLEH**

**Cash Summary**

Cash Deposit	\$3,055.00
Total Check	\$58,515.20
Grand Total	\$61,570.20

Purchase Price (high bid amount)	\$61,100.00	Total Check	\$58,515.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$427.70	Adv Doc. Stamps	\$427.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$5,093.07	Postage	\$16.40
		Researcher Copies	\$0.00
- postage	\$16.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$5,076.67	Registry of Court	\$5,076.67
Purchase Price (high bid)	\$61,100.00		
-Registry of Court	\$5,076.67	Overbid Amount	\$56,006.93
-advance recording (for mail certificate)	\$18.50		
-postage	\$16.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$56,006.93		

**PAM CHILDERS**  
 Clerk of the Circuit Court

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>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR


**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2022 TD 004718**

**Sold Date 11/6/2024**

**Name FADI NAKHLEH**

RegistryOfCourtT = TAXDEED	\$5,076.67
overbidamount = TAXDEED	\$56,006.93
PostageT = TD2	\$16.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$427.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <a href="#">VIEW IMAGES</a>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 004718	
4/29/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/29/2024	TD84	PA INFO	
4/30/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024030601	
4/30/2024	TD84	NOTICE OF TDA	
7/5/2024	TD82	PROPERTY INFORMATION REPORT	
9/26/2024	TD81	CERTIFICATE OF MAILING	
10/8/2024	TD84	SHERIFF RETURN OF SERVICE .	
10/11/2024	CheckVoided	CHECK (CHECKID 137529) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
10/11/2024	CheckMailed	CHECK PRINTED: CHECK # 900037766 - - REGISTRY CHECK	
10/15/2024	TD84	CERT MAIL TRACKING	
10/29/2024	TD84	PROOF OF PUBLICATION	
11/5/2024	TD84	2024 TAX BILL	
11/5/2024	TD84	RETURNED MAIL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/29/2024 1:41:05 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
10/3/2024 9:36:25		RECORD FEE FIRST				

AM	RECORD2	PAGE	10.00	0.00	0.00	10.00
10/3/2024 9:36:13 AM	TAXDEED	TAX DEED CERTIFICATES	3,749.34	0.00	0.00	3,749.34
4/29/2024 1:41:06 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
10/3/2024 9:36:36 AM	TD2	POSTAGE TAX DEEDS	16.40	0.00	0.00	16.40
10/3/2024 9:36:20 AM	TD4	PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00
4/29/2024 1:41:04 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/29/2024 1:41:06 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/29/2024 1:42:12 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	4,238.74	456.00	0.00	3,782.74

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/30/2024 9:10:04 AM	2024030601	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
10/11/2024 11:00:20 AM	Check (outgoing)	101936556	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900037766 CLEARED ON 10/11/2024
4/30/2024 9:10:04 AM	Deposit	101889335	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			7,000.00		-6,680.00	

# Auction Results Report

\*\* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address	
Edit Name on Title																
<input checked="" type="checkbox"/> 11/06/2024	<u>2022 TD 00471</u>	352S31									\$0.00	\$427.70	\$58,515.20	04718	OWNER	617 EAST 11TH S
<input checked="" type="checkbox"/> 11/06/2024	<u>2019 TD 00476</u>	182S31									\$0.00	\$1,323.70	\$181,011.20	04765	Lpm3 realty	12406 Meadson R

Case Number: 2022 TD 004718

Result Date: 11/06/2024

## Title Information:

Name: OWNER

Address1: 617 EAST 11TH STREET

Address2:

City: Upland

State: CA

Zip: 91786

Cancel

Update

?

Page 1 of 1

30

View 1 - 2 of 2

TOTALS: Items Count: 2 Balance: \$237,890.00 Clerk Fees: \$0.00 Rec Fees: \$85.00 Doc Stamps: \$1,751.40 Total Due: \$239,528.40

80918

Fadi Nakhleh

\$ 61,100.00

Deposit  
\$ 3,055.00

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 04718 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RYAN THOMAS	ROBERT LAW
C/O ROBERT WILLIAM LAW	C/O ROBERT WILLIAM LAW
904 WINTON AVE	904 WINTON AVE
PENSACOLA, FL 32507-1753	PENSACOLA, FL 32507-1753

WITNESS my official seal this 19th day of September 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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 - 11-06-2024 - TAX CERTIFICATE #S 04718

in the CIRCUIT Court  
was published in said newspaper in the issues of

OCTOBER 3, 10, 17, 24, 2024

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.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2024.10.24 13:11:42 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 24TH day of OCTOBER  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.10.24 13:12:51 -05'00'

**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 ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 04718, 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 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31 SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100692000 (1124-14)

The assessment of the said property under the said certificate issued was in the name of RYAN THOMAS and ROBERT LAW

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 November, which is the 6th day of November 2024.

Dated this 26th day of September 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-03-10-17-24-2024

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024085866 11/12/2024 9:23 AM  
OFF REC BK: 9230 PG: 1693 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$427.70

Tax deed file number 1124-14

Parcel ID number 352S311000010090

## TAX DEED

Escambia County, Florida

for official use only

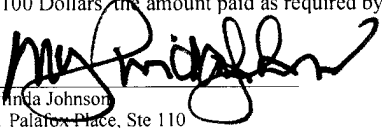
Tax Certificate numbered 04718 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of November 2024, the land was offered for sale. It was sold to **FADI NAKHLEH & MARIE GOBRAN**, 617 EAST 11TH STREET Upland CA 91786, who was the highest bidder and has paid the sum of the bid as required by law.

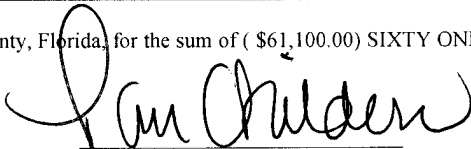
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

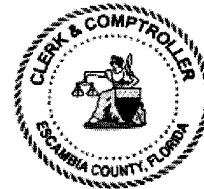
**Description of lands: LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31 SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

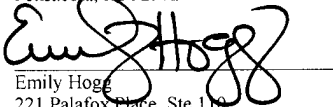
**\*\* Property previously assessed to: RYAN THOMAS, ROBERT LAW**

On 6th day of November 2024, in Escambia County, Florida, for the sum of ( \$61,100.00) SIXTY ONE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Myrinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

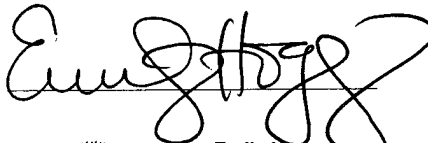
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

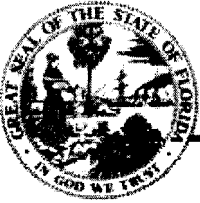
On this 6th day of November, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

  
Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida







# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT LAW  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

Tax Deed File # 1124-14  
Certificate # 04718 of 2022  
Account # 100692000

Property legal description:

**LT 10 & N1/2 OF LT 11 BLK 90 BEACH HAVEN PLAT DB 46 P 51 OR 6681 P 87 SEC 54/35 T 2S R 30/31**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 6, 2024**, and a surplus of **\$55,132.93** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 14th day of November 2024.

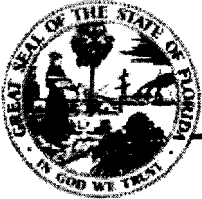


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 0608 91



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

RYAN THOMAS  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

Tax Deed File # 1124-14  
Certificate # 04718 of 2022  
Account # 100692000

Property legal description:

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Dated this 14th day of November 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

**Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793**

**9171 9690 0935 0128 0608 84**

Tax Certificate #		2022 TD 004718	
Account #		100692000	
Property Owner		Ryan Thomas Robert Law	
Property Address			
SOLD TO		Fadi Nakhleh \$61,100.00	
Disbursed to/for:		Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)		\$456.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860		\$857.60 ✓	\$
Tax Collector Fee (from redeem screen)		\$6.25 ✓	\$
Certificate holder/taxes & app fees		\$3,794.60 ✓	\$
Refund High Bidder unused sheriff fees		\$0	\$
Additional taxes		\$1,275.82 ✓	\$55,149.33
Postage final notices		\$16.40	\$55,132.93
		\$	\$
		\$	\$
		\$	\$
<b>BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!</b>			
<b>Lien Information:</b>			
<div style="font-size: 4em; transform: rotate(-45deg); opacity: 0.5;">/</div>		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
<b>Post sale process:</b>		<b>Notes:</b>	
Tax Deed Results Report to Tax Collector		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> </div>	
Print Deed/Send to Admin for signature			
Request check for recording fees/doc stamps			
Request check for Clerk Registry fee/fee due clerk			
Request check for Tax Collector fee (\$6.25 etc)			
Request check for certificate holder refund/taxes & app fees			
Request check for any unused sheriff fees to high bidder			
Determine government liens of record/ amounts due			
Print Final notices to all lienholders/owners			
Request check for postage fees for final notices			
Record Tax Deed/Certificate of Mailing		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> </div>	
Copy of Deed for file and to Tax Collector			

# THE RECOVERY AGENTS, LLC

2401 E Atlantic Blvd. Ste. 400  
Pompano Beach, FL 33062

TELEPHONE: 954.213.6625

EMAIL: [paralegal@therecoveryagents.com](mailto:paralegal@therecoveryagents.com)

## COVER LETTER

November 13, 2024

Escambia County Clerk of Court  
ATTN: TAX DEEDS  
221 Palafox Pl Ste. 110  
Pensacola, FL 32502

**BY: US CERTIFIED AND REGULAR MAIL**

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 NOV 18 A 11:52  
ESCAMBIA COUNTY, FL

RE: Tax Deed File No: 2022 TD 004718; Date of Sale 11/6/2024

Surplus Claim of Titleholder, Ryan Thomas Robert Law, Individually and as Attorney in Fact for Robert Law through his Assignee, The Recovery Agents, LLC

Dear Tax Deed Clerk,

Please find enclosed the following documents related to a Claim for Surplus funds for Tax Deed File: 2022 TD 004718, Date of Sale 11/6/2024 related to real property with Parcel ID No.: 35-2s-31-1000-010-090

1. Claim To Surplus Proceeds of a Tax Deed Sale,
2. Agreement and Assignment of Tax Deed Surplus Rights where he/she also assigns his rights to The Recovery Agents, LLC.

Please pay surplus to The Recovery Agents, LLC via check to 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

If you require anything from my office to process this claim, please contact our office immediately at (954) 213-6625. At the end of the claim period please make the requested surplus funds payable to The Recovery Agents, LLC and mail to the address on file, 2401 E Atlantic Blvd. Ste. 400, Pompano Beach, FL 33062.

**THE RECOVERY AGENTS, LLC**

2401 E Atlantic Blvd. Ste. 400  
Pompano Beach, FL 33062

Thank You.

Sincerely,  
The Recovery Agents, LLC

## CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

**\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.**

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2022 TD 004718 Certificate # 04718 of 2024 Sale Date: 11/6/2024

Property Address: \_\_\_\_\_

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: The Recovery Agents LLC as assignee of Ryan Thomas Robert Law, Individually and as Attorney in Fact for Robert Law

Contact Name, if Applicable: C/O Paralegal Team of The Recovery Agents LLC

Address: 2401 East Atlantic Blvd., Ste 400, Pompano Beach, FL 33062

Telephone Number: 754-946-5521

Email Address: Paralegal@therecoveryagents.com

I am a (check one): ☐ Lienholder ☐ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 12/7/2010 Book #: 6681 Page #: 87

Amount of surplus tax deed sale proceeds claimed: \$ 55,992.93

Does the titleholder claim the subject property was homestead property: NO

3. I request payment of any surplus funds due me be payable to and mailed to:

The Recovery Agents LLC 2401 E Atlantic Blvd., Ste 400, Pompano Beach, FL 33062

4. **I hereby swear or affirm that all of the above information is true and correct.**

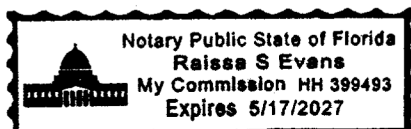
Signature of Claimant: Jacob Babins

Print: Jacob Babins, President, The Recovery Agents LLC

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was sworn to or affirmed and signed before me this 14 day of November, by Jacob Babins, who is personally known to me or has produced 2024 identification and who did take an oath.

Notary Public Raissa Evans Commission Expires: 5/17/2027



**CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE**

**\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.**

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2022 Td 004718 Certificate # 04718 of 20 24 Sale Date: 11/06/2024

Property Address: 904 WINTON AVE, PERDIDO KEY, FL 32507

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: Ryan Thomas Robert Law, Individually and as Attorney in Fact for Robert Law

Contact Name, if Applicable: The Recovery Agents, LLC

Address: 2401 E Atlantic Blvd., Suite # 400, Pompano Beach, FL, 33062

Telephone Number: 754-946-5521

Email Address: paralegal@therecoveryagents.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. **LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

2. **TITLEHOLDER INFORMATION** (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 12/07/2010 Book #: 6681 Page #: 87

Amount of surplus tax deed sale proceeds claimed: \$ 55,992.93

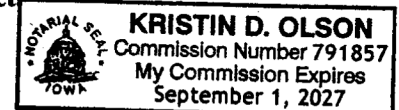
Does the titleholder claim the subject property was homestead property: No

3. I request payment of any surplus funds due me be payable to and mailed to:

The Recovery Agents, LLC - 2401 E Atlantic Blvd., Suite # 400, Pompano Beach, FL, 33062

4. I hereby swear or affirm that all of the above information is true and correct.

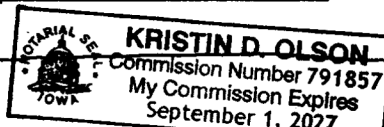
Signature of Claimant: *Ryan Law*  
Print: Ryan Law



STATE OF FLORIDA  
COUNTY OF Plymouth

The foregoing instrument was sworn to or affirmed and signed before me this 16 day of November, 2024  
Ryan Law, who is personally known to me or has produced  
US Passport identification and who did take an oath.

Notary Public *Kristin D. Olson* Commission Expires 9-1-2027





**THE RECOVERY  
AGENTS**

The Recovery Agents, LLC  
2401 E Atlantic Blvd Ste. 400  
Pompano Beach, FL 33062  
[www.therecoveryagents.com](http://www.therecoveryagents.com)

**AGREEMENT AND ASSIGNMENT OF TAX DEED SURPLUS RIGHTS**

**THIS AGREEMENT** ("Agreement") is entered into by and between Ryan Thomas Robert Law, Individually and as Attorney in Fact for Robert Law ("Assignor") and The Recovery Agents, LLC, a Florida limited liability company ("Assignee") with a principal place of business at 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

**RECITALS:**

**WHEREAS**, Assignor is a legal titleholder of record of such real property or a beneficiary or heir at law of such a titleholder of that certain real property located at:

904 Winton Ave, Pensacola, FL, 32507, situate in Escambia County, Florida and bearing parcel identification number 35-2s-31-1000-010-090 (the "Property"); and

**WHEREAS**, the Property is the subject of a tax deed sale in Escambia County, Florida, bearing Case No. 2022 Td 004718 (the "Tax Foreclosure Action"); and

**WHEREAS**, Assignor wants to hire Assignee to identify and recover any and all surplus funds and other monies due to which Assignor may be entitled as a result of the forced sale of the Property in the Tax Foreclosure Action ("Surplus"); and

**WHEREAS**, the Property was sold at foreclosure auction on 11/6/2024.

**NOW, THEREFORE** in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The parties represent and warrant that the Recitals set forth above are true and correct in all material respects. The defined terms in the Recitals set forth above are hereby incorporated into this Agreement by reference.
2. Assignor hereby fully assigns, sells, transfers, and conveys to Assignee the exclusive right to obtain, claim, and recover any and all Surplus, subject to the provisions herein. Assignor acknowledges that this assignment is a permanent, exclusive and irrevocable transfer of all of Assignor's interest in the Surplus to Assignee. This assignment cannot be cancelled or otherwise rescinded without the express written approval of Assignee, if Assignee in its sole discretion so elects.
3. Assignor acknowledges that Assignee and its agents are not attorneys and cannot, have not, and are not expected to provide Assignor with legal advice. Assignor fully grants and assigns to Assignee full authority and sole discretion to decide whether an attorney is needed to assist it in obtaining a successful outcome in the surplus claims process, and, if so, which attorney to select. Assignor further authorizes any such attorney selected by Assignee to file in Assignor's name with the Court, the Clerk of Court and any other relevant entity any and all necessary documents in furtherance of Assignee's efforts to claim and collect the Surplus pursuant to this Agreement. Assignor further expressly approves Assignee's advancement of any and all attorneys' fees and costs that Assignee, in its sole discretion, deems necessary in its efforts to successfully claim the Surplus.
4. The parties agree that the Surplus recovered by Assignee in the Foreclosure Action shall be paid directly to Assignee and delivered to its usual place of business or, if Assignee so elects, paid directly to Assignee's attorney and delivered to said attorney's usual place of business. Assignor specifically and fully authorizes Assignee and its attorney to disburse the Surplus as per by the terms of this Agreement.

5. Assignor hereby authorizes Assignee to sign the name of the Assignor to any check, draft, promissory note, or other instrument in writing which is payable to the order of the Assignor, or to sign the name of the Assignor to any instrument in writing, whenever it shall be necessary to do so, to carry out the purpose of this Agreement.
6. The parties agree that Assignee is entitled to deduct Twelve percent (12%) from the Surplus recovered. The percentage earned by Assignee is in consideration of services to Assignor which includes, but is not limited to, locating, notifying, and processing paperwork in support of the surplus claim. Assignor agrees the percentage retained by Assignee is fair and reasonable.
7. **All attorneys fees will be paid by the Assignee, The Recovery Agents, LLC. The assignor will not be responsible for any attorneys fees incurred by the Assignee, The Recovery Agents, LLC.**
8. This Agreement begins on the date Assignor executes this Agreement and will continue until such time as Assignee has successfully collected all of the Surplus or Assignee otherwise completed its performance under this Agreement (as determined solely by Assignee), at which time the term of this Agreement shall conclude. The parties expressly acknowledge that this Agreement survives any and all orders vacating or voiding existing sales and resetting sale dates.
9. Assignor acknowledges and agrees that Assignee made the following disclosures to Assignor:
  - a) The assessed value of the property is 78,978.00.
  - b) The assessed value may be lower than the actual value of the property.
  - c) The amount of any debt encumbering the property is approximately 5,107.07.
  - d) The amount of any equity in the property is approximately 55,992.93.
  - e) The foreclosure sale price is 61,100.00.
  - f) The amount of the surplus is 55,992.93.
10. Assignor acknowledges and understands that:
  - a) Assignor does not need an attorney or other representative to recover the Surplus.
  - b) Assignor has the right to consult with an independent attorney of Assignor's choice before executing this Agreement.
11. Assignor understands that Assignee cannot guarantee that it will obtain the Surplus, as other parties may have a superior claim to the Surplus. In the event, Assignee is unable to obtain the Surplus, Assignor will pay nothing to Assignee.
12. Assignor represents and warrants that Assignor has not assigned the right to obtain the Surplus to any other party. Assignor agrees not to enter into any other agreements or to assign the Surplus to any other party. Assignor acknowledges and agrees that a breach of this provision would be a material breach of this Agreement.
13. Assignor acknowledges and agrees that Assignor must cooperate with Assignor's recovery efforts. Assignor understands that obtaining the Surplus is a time sensitive matter, as the Assignment must be filed with the court on or before 60 days after the filing of the certificate of disbursements. Assignor agrees to provide Assignee with all relevant information required to timely file the Assignment with the court.
14. It is expressly agreed that liquidated damages payable under this Agreement do not constitute a penalty and that the parties, having negotiated in good faith for such specific Liquidated Damages and having agreed that the amount of such liquidated damages is reasonable in light of the anticipated harm caused by the breach related thereto and the difficulties of proof of loss and



inconvenience or nonfeasibility of obtaining any adequate remedy, are estopped from contesting the validity or enforceability of such liquidated damages.

15. The parties agree this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive jurisdiction for any lawsuit related to or arising under this Agreement shall be in the state court sitting in Broward County, Florida. The parties waive any objection to jurisdiction and venue either party may otherwise have for any such lawsuit. The parties hereby waive the right to a jury trial concerning any disputes that may arise concerning this Agreement.
16. If either party brings an action to enforce their rights under this contract, the prevailing party shall recover its expenses (including reasonable attorneys' fees) incurred in said action, including any appeals. This provision survives the termination of this Agreement.
17. In the event that there is a dispute regarding this Agreement between Assignee and Assignor or between Assignee and another party to whom Assignor may have assigned Surplus, Assignor agrees that 100% of the Surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances until such time as said dispute is resolved, including separate enforcement actions and appeals.
18. Assignor hereby acknowledges and agrees that Assignor may sign this Agreement electronically for convenience or efficiency, and therefore agrees that Assignor's signature in DocuSign, HelloSign or other electronic digital form carries the same legal weight and effect of Assignor's physical signature and Assignor waives the right to challenge same.
19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
20. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

**READ, UNDERSTOOD, ACKNOWLEDGED and AGREED:**

ASSIGNOR:

ASSIGNEE:

THE RECOVERY AGENTS, LLC



Name: Ryan Thomas Robert Law, Individually and as  
Attorney in Fact for Robert Law

Date: 06 Nov 24

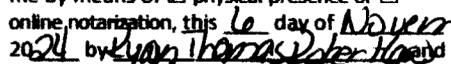
By: 

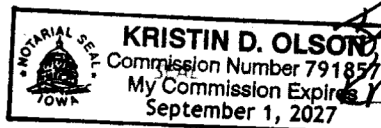
Name: Jacob Babins

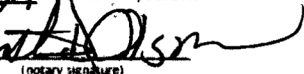
Title: President

Date:

State of ~~FLORIDA~~ Iowa  
County of ~~Plymouth~~

Sworn to (or affirmed) and subscribed before  
me by means of ☒ physical presence or ☐  
online notarization, this 6 day of November  
2024 by   
who ☐ is personally known to me or who ☒  
produced a US Passport as identification.



  
(notary signature)  
Kristin D. Olson  
(print name of notary)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

THE RECOVERY AGENTS, LLC

### Filing Information

Document Number	L21000062440
FEI/EIN Number	86-3175980
Date Filed	02/04/2021
Effective Date	02/01/2021
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/14/2021
Event Effective Date	NONE

### Principal Address

2401 E ATLANTIC BLVD  
STE 400  
POMPANO BEACH, FL 33062

Changed: 01/19/2022

### Mailing Address

2401 E ATLANTIC BLVD  
STE 400  
POMPANO BEACH, FL 33062

Changed: 01/19/2022

### Registered Agent Name & Address

REGISTERED AGENTS INC.  
7901 4TH ST N  
STE 300  
ST. PETERSBURG, FL 33702

Name Changed: 09/14/2021

Address Changed: 09/14/2021

### Authorized Person(s) Detail

Name & Address

**Title MGR**

BABINS, JACOB W  
2401 E Atlantic Blvd  
Ste. 400  
Pompano Beach, FL 33062

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	02/10/2022
2023	05/07/2023
2024	02/01/2024

**Document Images**

<a href="#"><u>02/01/2024 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/07/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/10/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>09/14/2021 -- CORLCRACHG</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/04/2021 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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## Detail by Entity Name

Florida Limited Liability Company  
THE RECOVERY AGENTS, LLC

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Date Filed	02/04/2021
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### Principal Address

2401 E ATLANTIC BLVD  
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POMPANO BEACH, FL 33062

Changed: 01/19/2022

### Mailing Address

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STE 400  
POMPANO BEACH, FL 33062

Changed: 01/19/2022

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REGISTERED AGENTS INC.  
7901 4TH ST N  
STE 300  
ST. PETERSBURG, FL 33702

Name Changed: 09/14/2021

Address Changed: 09/14/2021

### Authorized Person(s) Detail

#### **Name & Address**

**Title MGR****BABINS, JACOB W****2401 E Atlantic Blvd****Ste. 400****Pompano Beach, FL 33062****Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	02/10/2022
2023	05/07/2023
2024	02/01/2024

**Document Images**

<u>02/01/2024 – ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>05/07/2023 – ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/10/2022 – ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>09/14/2021 – CORLCRACHG</u>	<a href="#">View image in PDF format</a>
<u>02/04/2021 – Florida Limited Liability</u>	<a href="#">View image in PDF format</a>

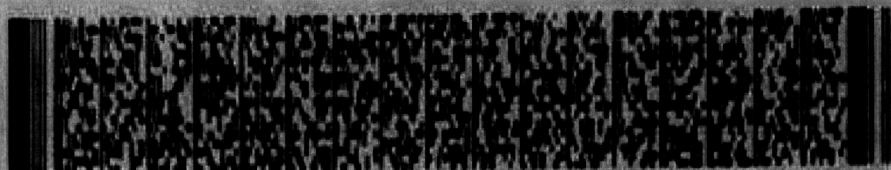
Florida Department of State, Division of Corporations

The State  
of Florida  
retains all  
property  
rights herein.

071591

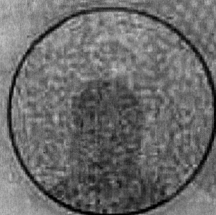
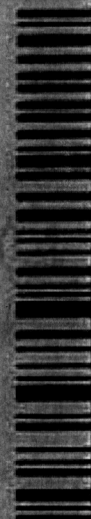
Rev.

03/01/2020



01004518049  
21094

21



**CLASS:** E - Any non-commercial veh with a GVWR < 26,001 lbs.  
or any RV

**REST:** None

**END:** None

**REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS  
OF ADDRESS OR NAME CHANGE.**

**WWW.FLHSMV.GOV**

## Mylinda Johnson (COC)

---

**From:** Mylinda Johnson (COC)  
**Sent:** Thursday, November 21, 2024 12:06 PM  
**To:** Sabrina D. Park  
**Cc:** Emily Hogg (COC)  
**Subject:** RE: [EXTERNAL]RE: 904 Winton Ave / 10-0692-000

Exactly what I needed, thank you!



**Mylinda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

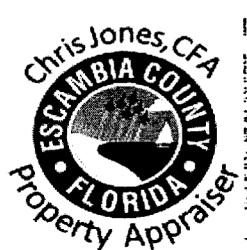
**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court  
& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

**From:** Sabrina D. Park <[spark@escpa.org](mailto:spark@escpa.org)>  
**Sent:** Thursday, November 21, 2024 12:06 PM  
**To:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Subject:** [EXTERNAL]RE: 904 Winton Ave / 10-0692-000

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Or 6681 p 87 CORRECTED or 6665 p 1051 so it was no longer listed as a trouble file.  
The Grantee/owner on the corrective deed OR 6681 P 87 was Ryan Thomas Robert Law.  
We now have updated the ownership per the Tax Deed OR 9230 P 1693.  
I hope this helps.  
Have a great day and week.



**Sabrina D. Park, CFE**  
Title & Mapping Specialist III

Escambia County Property Appraiser's Office  
221 Palafox Place, Suite 300 | Pensacola, FL, 32502  
P: (850) 434-2735 | [spark@escpa.org](mailto:spark@escpa.org) | [escpa.org](http://escpa.org)

**From:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Sent:** Thursday, November 21, 2024 10:02 AM  
**To:** Sabrina D. Park <[spark@escpa.org](mailto:spark@escpa.org)>  
**Cc:** Emily Hogg (COC) <[EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)>  
**Subject:** 904 Winton Ave / 10-0692-000

Good morning,

Question about 904 Winton. Robert Law signed the property over to his son...Ryan Thomas Robert Law. I saw that it was in c/o Robert Law when it sold at Tax Deed auction.

Was it a trouble file? If so, can you tell me why?

Thanks!

😊 Happy Friday



« Book/Page »

Book Type

OFFICIAL RECORDS

6681/87

QGo

## Document Information

+ Add To List

x Remove From List

Instrument #	2011004062
Book/Page	OR 6681 / 87
Record Date	01/20/2011 11:39:13 AM
Book Type	OR
Doc Type	CORRECTIVE QUIT CLAIM
Grantor	LAW ROBERT
Grantee	THOMAS RYAN LAW ROBERT
Consideration	\$0.00
Doc Link	OR 6665/1051 QUIT CLAIM DEED
LOT	10 PART LT 11
BLOCK	90
Subdivision	BEACH HAVEN
Section	
Township	



**Mylanda Johnson**

Operations Supervisor  
850-595-4813

[mjohnson@escambiaclerk.com](mailto: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](http://www.EscambiaClerk.com)

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

Florida has a very broad public records law. Under Florida law, the content of emails, email addresses and IP addresses are public records. If you do not want the content of your email, your email address, or



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

March 19, 2025

Recovery Agents LLC  
2401 E. Atlantic Blvd Ste 400  
Pompano Beach FL 33062

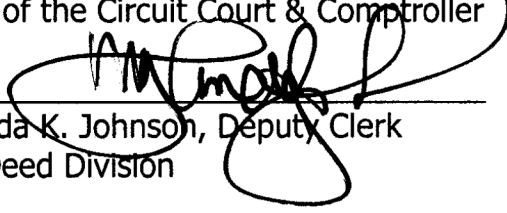
Re: Tax Certificate 2022 TD 04718 – RYAN THOMAS ROBERT LAW

Dear Recovery Agents LLC,

Please find enclosed check # 900038462 in the amount of \$55,132.93. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property referenced below.

904 WINTON AVE  
RYAN THOMAS ROBERT LAW  
\*Assignment of interests dated 11/6/2024

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America



PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

 63-27  
 631

900038462

PAY

\*FIFTY-FIVE THOUSAND ONE HUNDRED THIRTY-TWO AND 93/100

RECOVERY AGENTS LLC

 TO THE  
 ORDER  
 OF

 RECOVERY AGENTS LLC  
 2401 E ATLANTIC BLVD STE 400  
 POMPANO BEACH, FL 33062

DATE

AMOUNT

03/14/2025

\$55,132.93


*Pam Childers*

PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER

MP

H

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

900038462

 03/14/2025 2022 TD 004718  
 LAW, RYAN

Case # 2022 TD 004718 Registry Check

55,132.93

900038462

03/14/2025 RECOVERY AGENTS LLC

\$55,132.93

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

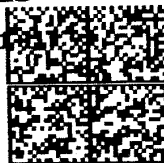
Pensacola, FL 32502



9171 9690 0935 0128 0608 91

PENSACOLA FL 325

NOV 2024PM 1:11



quadiënt

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

11/14/2024 ZIP 32502  
043M31219251

**US POSTAGE**

ROBERT LAW

C/O ROBERT WILLIAM LAW

904 WINTON AVE

PENSACOLA, FL 32507-1753

Tax Deed File # 1124-14

Certificate # 04718 of 2022

NIXIE

322 DE 1

0012/06/24

RETURN TO SENDER

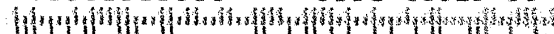
UNCLAIMED

UNABLE TO FORWARD

BC: 32502583335

\*0238-03813-00-02

32502-5833  
32507-175



**CERTIFIED MAIL™**

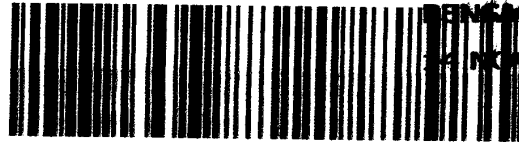
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

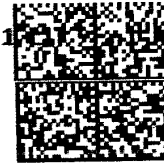
Pensacola, FL 32502



9171 9690 0935 0128 0608 84

PENSACOLA FL 325

14 NOV 2024PM 1



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

11/14/2024 ZIP 32502  
043M31219251

**US POSTAGE**

*Recd  
12:08  
11-14-24*

RECEIVED  
NOV 14 2024  
FILED

NOV -9 AM 11:23

ALBANY COUNTY, FL

**RYAN THOMAS**  
C/O ROBERT WILLIAM LAW  
904 WINTON AVE  
PENSACOLA, FL 32507-1753

ax Deed File # 1124-14  
ertificate # 04718 of 2022

NIXIE

322 DE 1

0012/06/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

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