



# 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

1124-54

### 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	HANALLA ADEL F C/O NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534 2285 WELCOME RD 12-0577-710 LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574	Certificate #	2022 / 6273
		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)
# 2022/6273	06/01/2022	765.19	38.26	803.45
<b>→Part 2: Total*</b>				<b>803.45</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/6398	06/01/2023	755.25	6.25	114.23	875.73
<b>Part 3: Total*</b>					<b>875.73</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant <span style="float: right;">&gt;(*Total of Parts 2 + 3 above)</span>	1,679.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	743.35
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. <span style="float: right;"><b>Total Paid (Lines 1-6)</b></span>	<b>2,797.53</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u><i>Candice Deuss</i></u> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>April 22nd, 2024</u>
--	--

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: 2400175

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
12-0577-710	2022/6273	06-01-2022	LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574

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> 342N311400030003 <b>Account:</b> 120577710 <b>Owners:</b> HANALLA ADEL F <b>Mail:</b> C/O NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534 <b>Situs:</b> 2285 WELCOME RD 32533 <b>Use Code:</b> MULTI-FAMILY <=9 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$38,981</td> <td>\$2</td> <td>\$38,983</td> <td>\$33,314</td> </tr> <tr> <td>2022</td> <td>\$30,284</td> <td>\$2</td> <td>\$30,286</td> <td>\$30,286</td> </tr> <tr> <td>2021</td> <td>\$30,284</td> <td>\$2</td> <td>\$30,286</td> <td>\$30,286</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for Exemption(s) Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2023	\$38,981	\$2	\$38,983	\$33,314	2022	\$30,284	\$2	\$30,286	\$30,286	2021	\$30,284	\$2	\$30,286	\$30,286
Year	Land	Imprv	Total	Cap Val																	
2023	\$38,981	\$2	\$38,983	\$33,314																	
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2021	\$30,284	\$2	\$30,286	\$30,286																	

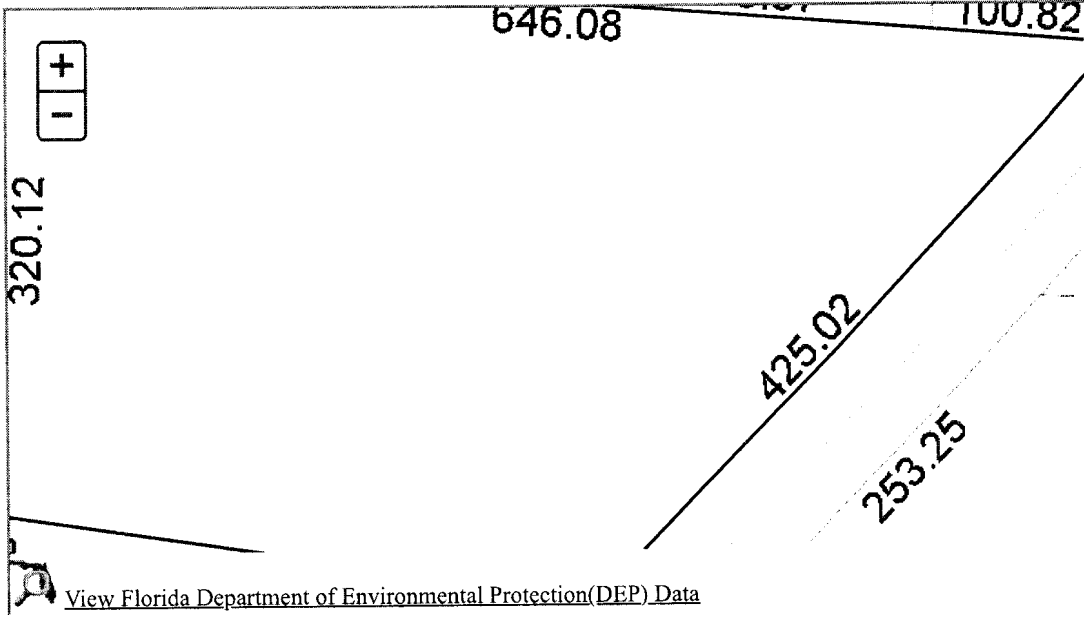
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/28/2020</td> <td>8473</td> <td>395</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/27/2018</td> <td>7931</td> <td>577</td> <td>\$46,800</td> <td>WD</td> <td></td> </tr> <tr> <td>05/16/2018</td> <td>7931</td> <td>574</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>02/2000</td> <td>4530</td> <td>681</td> <td>\$6,900</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1999</td> <td>4468</td> <td>1422</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1998</td> <td>4211</td> <td>1320</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1997</td> <td>4204</td> <td>288</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/28/2020	8473	395	\$100	WD		06/27/2018	7931	577	\$46,800	WD		05/16/2018	7931	574	\$100	QC		02/2000	4530	681	\$6,900	WD		09/1999	4468	1422	\$100	QC		01/1998	4211	1320	\$100	WD		12/1997	4204	288	\$100	CJ		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574  <b>Extra Features</b> MOBILE HOME
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																												
12/28/2020	8473	395	\$100	WD																																													
06/27/2018	7931	577	\$46,800	WD																																													
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12/1997	4204	288	\$100	CJ																																													

Parcel Information [Launch Interactive Map](#)

Section  
Map Id:  
34-2N-31

Approx.  
Acreage:  
3.8912

Zoned:  
LDR  
LDR  
LDR  
LDR  
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LDR



Evacuation  
& Flood  
Information  
[Open  
Report](#)

Buildings  
Images



2/5/2019 12:00:00 AM



2/5/2019 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06273**, 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:

**LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574**

**SECTION 34, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120577710 (1124-54)**

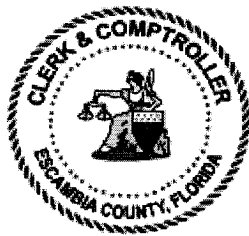
The assessment of the said property under the said certificate issued was in the name of

**ADEL F HANALLA**

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 #: 12-0577-710 CERTIFICATE #: 2022-6273

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 27, 2004 to and including June 27, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: July 12, 2024

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

July 12, 2024

Tax Account #: **12-0577-710**

1. The Grantee(s) of the last deed(s) of record is/are: **NAGAT R. WAHBA**  
**By Virtue of Warranty Deed recorded 2/26/2021 in OR 8473/395**
  
2. The land covered by this Report is: **See Attached Exhibit "A"**
  
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Code Enforcemnt Lien in favor of Escambia County recorded 10/19/2023 OR 9056/1964 together with Order recorded 03/13/2024 OR 9117/408**
  
4. Taxes:  
  
**Taxes for the year(s) 2021-2023 are delinquent.**  
**Tax Account #: 12-0577-710**  
**Assessed Value: \$33,314.00**  
**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 #:** 12-0577-710

**CERTIFICATE #:** 2022-6273

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.                    |

**ADEL F. HANALLA AKA ADEL HANALLA  
AND NAGAT R. WAHBA  
2285 WELCOME RD  
PENSACOLA, FL 32533**

**ADEL F HANALLA AKA ADEL HANALLA  
6317 N PALAFOX ST  
PENSACOLA, FL 32503**

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

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

Certified and delivered to Escambia County Tax Collector, this 12<sup>th</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 12, 2024**

**Tax Account #:12-0577-710**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574**

**SECTION 34, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0577-710(1124-54)**

Recorded in Public Records 2/26/2021 1:31 PM OR Book 8473 Page 395,  
Instrument #2021021193, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

**Prepared By**

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

**After Recording Return To**

Name: NAGAT R WAHBA  
Address: 1715 West Detroit Blvd  
Pensacola FL 32534

Space Above This Line for Recorder's Use

**WARRANTY DEED**

STATE OF FLORIDA  
Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ZERO CENTS (\$ 10) in hand paid to Adel Hanalla, a married man residing at 7791 Untreiner Ave Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to , NAGAT R WAHBA ,a married women residing at 1715 West Detroit Blvd Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following \*described real estate, physical address 2285 WELCOME RD Pensacola FL 32533, Florida to-wit:

**LOT 3, BLOCK C, QUINETTE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 68, OF PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA**

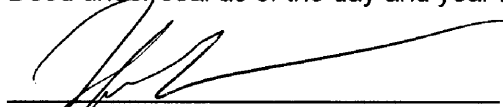
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current year, and except for any Restrictions pertaining to


the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

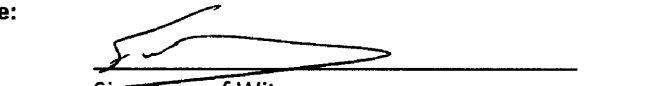
IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

  
 \_\_\_\_\_  
 Grantor's Signature  
Adel Hanalla  
 \_\_\_\_\_  
 Grantor's Name  
7791 untreiner AVE  
 \_\_\_\_\_  
 Address  
Pensacola FL 32534  
 \_\_\_\_\_  
 City, State & Zip

\_\_\_\_\_  
 Grantor's Signature  
 \_\_\_\_\_  
 Grantor's Name  
 \_\_\_\_\_  
 Address  
 \_\_\_\_\_  
 City, State & Zip

Signed, Sealed and delivered in our presence:

  
 \_\_\_\_\_  
 Signature of Witness  
Rebecca Yates 8100 Whitney Apt 1317  
 \_\_\_\_\_  
 Print Name and Address Pensacola FL 32506

  
 \_\_\_\_\_  
 Signature of Witness  
Forey 1715 west Detroit Ave  
 \_\_\_\_\_  
 Print Name and Address Pensacola FL 32534

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this December 28, 2020 (date) by Adel Hanalla (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) \_\_\_\_\_ (identification number) as identification.

  
 \_\_\_\_\_  
 (Notary Public Signature)

(Seal)

\_\_\_\_\_  
 (Notary's Name print,)  
 \_\_\_\_\_  
 (My Commission Expires)



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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

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

VS.

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

RESPONDENT(S)

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

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, ADEL HANALLA  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 2 Art. 1. Sec. 2-1.3 General Compliance Review Provisions

LDC. Ch. 3. Art. 2. Sec. 3-2.11 Heavy Commercial and Light Industrial District (HC/LI)

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

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

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

Corrective action shall include:

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

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

**Comply with Compliance review process**

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

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

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

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

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

  
\_\_\_\_\_  
Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA  
vs.

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

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

Cost Order

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

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

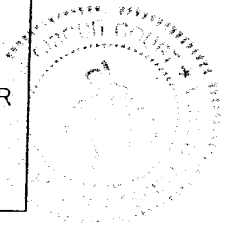
Itemized Cost	
Daily fines	\$0.00 \$30.00 Per Day From: <u>12/17/2023</u> To: <u>12/18/2023</u>
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00
<b>Total:</b>	<b>\$250.00</b>

DONE AND ORDERED at Escambia County, Florida on

3-12-2024

John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

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





**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 06273 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:

ADEL F HANALLA  
C/O NAGAT R WAHBA  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

ADEL F. HANALLA AKA ADEL HANALLA  
2285 WELCOME RD  
PENSACOLA, FL 32533

NAGAT R. WAHBA  
2285 WELCOME RD  
PENSACOLA, FL 32533

ADEL F HANALLA AKA ADEL HANALLA  
6317 N PALAFOX ST  
PENSACOLA, FL 32503

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 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 06273, 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:

LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120577710 (1124-54)

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

**ADEL F HANALLA**

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:

2285 WELCOME RD 32533



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**ADEL F HANALLA**  
C/O NAGAT R WAHBA  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 120577710 Certificate Number: 006273 of 2022**

**Payor: ADEL F HANALLA C/O NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL  
32534 Date 10/1/2024**

Clerk's Check #	460181167	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$3,097.52
		Postage	\$49.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,667.60</del>

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

*Reduced*  
~~\$3,667.60~~  
**\$3,627.60**

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>

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1124.54

Document Number: ECSO24CIV033579NON

Agency Number: 24-009889

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06273 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ADEL F HANALLA

**Defendant:**

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

Received this Writ on 9/27/2024 at 8:59 AM and served same at 11:26 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: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

009889

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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.

**Post Property:**

2285 WELCOME RD 32533



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**

1124.51

Document Number: ECSO24CIV033566NON

Agency Number: 24-009935

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06273 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE ADEL F HANALLA

**Defendant:**

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

Substitute

Received this Writ on 9/27/2024 at 9:01 AM and served same on ADEL F HANALLA , in ESCAMBIA COUNTY, FLORIDA, at 8:17 AM on 9/30/2024 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: FARAG NASSAN, FATHER/CO-RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM



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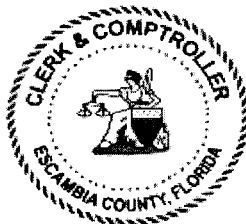
Dated this 24th day of September 2024.

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**Personal Services:**

**ADEL F HANALLA**  
C/O NAGAT R WAHBA  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

ADEL F HANALLA [1124-54]  
C/O NAGAT R WAHBA  
1715 W DETROIT BLVD  
PENSACOLA, FL 32534

9171 9690 0935 0127 2265 95

ADEL F. HANALLA AKA ADEL  
HANALLA [1124-54]  
2285 WELCOME RD  
PENSACOLA, FL 32533

9171 9690 0935 0127 2266 01

NAGAT R. WAHBA [1124-54]  
2285 WELCOME RD  
PENSACOLA, FL 32533

9171 9690 0935 0127 2266 18

ADEL F HANALLA AKA ADEL  
HANALLA [1124-54]  
6317 N PALAFOX ST  
PENSACOLA, FL 32503

9171 9690 0935 0127 2266 25

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [1124-54]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

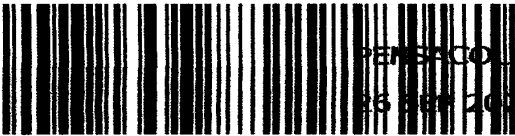
9171 9690 0935 0127 2266 32

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [1124-54]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0127 2266 49

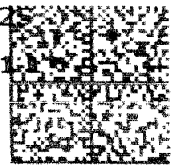
*Redeemed*

**CERTIFIED MAIL™**



9171 9690 0935 0127 2266 25

PENSACOLA FL 325  
26 SEP 2024 PM 1:15



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
09/26/2024 ZIP 32502  
043M31219251

US POSTAGE

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

2024 OCT -7 A 11:00  
CAMELIA C. GRIFFIN  
CLERK OF THE CIRCUIT COURT

ADEL F HANALLA AKA ADEL  
HANALLA [1124-54]  
6317 N PALAFOX ST  
PENSACOLA, FL 32503

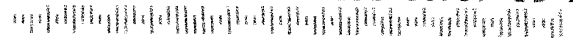
*Vac lot*

NEXTE 322 DE 1 0010/09/24

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 32502583335 \*2638-00757-26-36

VAC  
325025833  
02500-74001



©2024 United States Postal Service



# 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 06273

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 Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.10.24 13:36:34 -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 13:42:17 -05'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



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

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Dated this 26th day of September 2024.

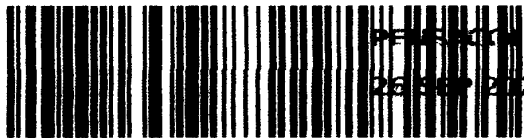
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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

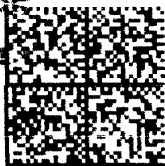
oaw-4w-10-03-10-17-24-2024

**CERTIFIED MAIL™**

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



PENSACOLA FL 325  
26 SEP 2024 PM 1



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
09/26/2024 ZIP 32502  
043M31219251

**US POSTAGE**

9171 9690 0935 0127 2266 18

*CLERK OF CIRCUIT COURT  
2024 OCT 28 A 11:20  
PENSACOLA COUNTY, FL*

*NK  
9/29*

**NAGAT R. WAHBA [1124-54]**  
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PENSACOLA, FL 32533

NIXIE 322 DE 1 0010/19/24

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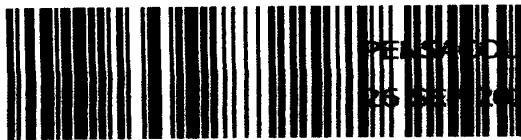
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