



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
→Part 2: Total*				803.45

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
Part 3: Total*					875.73

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,679.18
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. Total Paid (Lines 1-6)	2,797.53

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

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 2024

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

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

General Information Parcel ID: 342N311400030003 Account: 120577710 Owners: HANALLA ADEL F Mail: C/O NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534 Situs: 2285 WELCOME RD 32533 Use Code: MULTI-FAMILY <=9 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					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																												
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Parcel Information						Launch Interactive Map																																																				

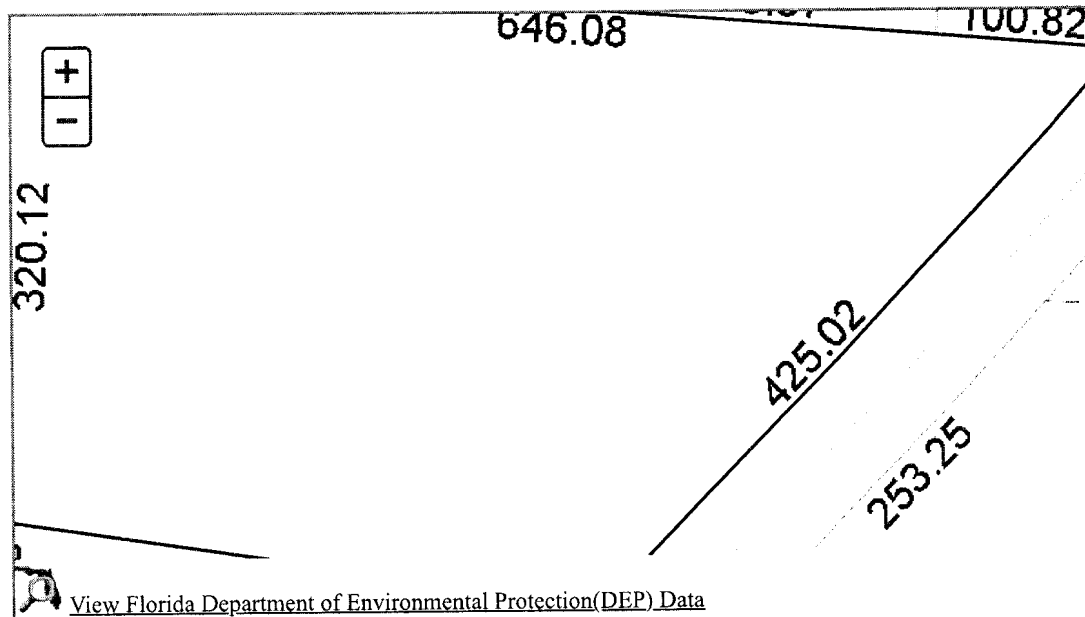
Section
Map Id:
34-2N-31

Approx.
Acreage:
3.8912

Zoned:

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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.

Last Updated:04/29/2024 (tc.1922)

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:	<u>NOV 6, 2024</u>
TAX ACCOUNT #:	<u>12-0577-710</u>
CERTIFICATE #:	<u>2022-6273</u>

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 12th 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

dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=8473&pagenu... 2/2

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

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

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

VS.

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

RESPONDENT(S)

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

ORDER

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

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

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

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

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

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

ESCAMBIA COUNTY, FLORIDA

vs.

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

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

Cost Order

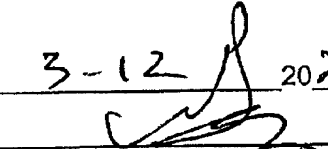
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

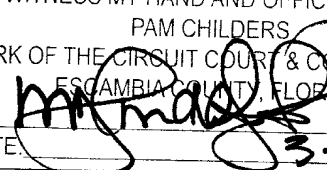
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following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

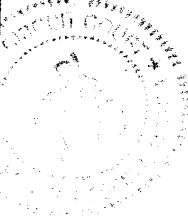
Itemized Cost		
Daily fines	\$0.00	\$30.00 Per Day From: <u>12/17/2023</u> To: <u>12/18/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:		\$250.00

DONE AND ORDERED at Escambia County, Florida on

3-12 2024


John B. Trawick
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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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

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
Tax Collector Check # 1

Clerk's Total \$503.88
Tax Collector's Total \$3,097.52
Postage \$49.20
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$3,667.60~~

**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

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. 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:

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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

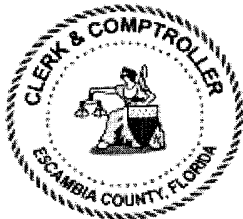
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **6th day of November 2024**.

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.

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

WARNING

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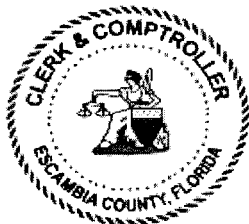
Dated this 24th day of September 2024.

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:

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™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

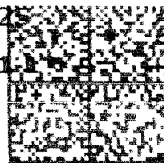
Pensacola, FL 32502



9171 9690 0935 0127 2266 25

PENSACOLA FL 325

26 SEP 2024 PM 1:15



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/26/2024 ZIP 32502
043M31219251

US POSTAGE

2024 OCT -7 A 11:00
PENSACOLA, FL 32502

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

Vac lot

NIXIE

322 DE 1

0010/02/24

RETURN TO SENDER

VACANT

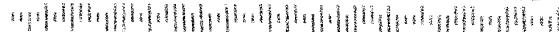
UNABLE TO FORWARD

VAC

BC: 32502583335

*2638-00757-26-36

325025833
32503-74601





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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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P 68 OR 7931 P 574 SECTION 34,
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(1124-54)

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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

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

9171 9690 0935 0127 2266 18



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/26/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK OF CIRCUIT COURT
2024 OCT 28 AM 11:28
PENSACOLA COUNTY, FL

NAGAT R. WAHBA [1124-54]

2285 WELCOME RD

PENSACOLA, FL 32533

NIXIE

322 DE 1

0010/19/24

RETURN TO SENDER

UNCLAIMED

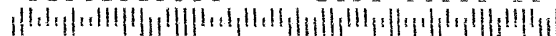
UNABLE TO FORWARD

UNC

BC: 32502583333

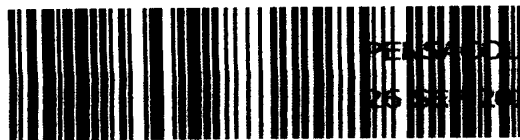
*2638-00999-26-35

325025833
32533-808585



CERTIFIED MAIL™

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



9171 9690 0935 0127 2266 01

PENSACOLA FL 32502
26 SEP 2024 PM 1:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/26/2024 ZIP 32502
043M31219251

US POSTAGE

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

MLC
Ind.
NIXIE 322 DE 1 0011/04/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VER
32502-5833
32500-808505

BT: 3250258333 *2638-61610-26-36

