

# **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

0126.10

							<u> </u>	<u>v .c</u>	
Part 1: Tax Deed	Appl	ication Inform	nation						
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173					Application date		Apr 25, 2025	
Property description	RASHA LLC 4440 DEVEREAUX DR PENSACOLA EL 32504					Certificate #		2023 / 182	
	PENSACOLA, FL 32504 5870 SPANISH TRL B 01-2324-550 UNIT B-2U & GARAGE B-2G & PARKING SPACE B- 2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN C (Full legal attached.)					Date certificate issued		06/01/2023	
Part 2: Certificat	es Ov	wned by App	icant and	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/182		06/01/20	023		3,116.38		155.82	3,272.20	
	→Part 2: Total				→Part 2: Total*	3,272.20			
Part 3: Other Ce	rtifica	tes Redeeme	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	D	Column 2 late of Other ertificate Sale	Face A	Column 3 Face Amount of Other Certificate  Column 4 Tax Collector's F		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/208	C	06/01/2024				6.25	222.10	3,689.62	
	I						Part 3: Total*	3,689.62	
Part 4: Tax Colle	ector	Certified Am	ounts (Li	nes 1-7)		170,7 48 40 ,4 184			
Cost of all cert	ificate	s in applicant's	possessio	n and other			l by applicant Parts 2 + 3 above)	6,961.82	
2. Delinquent tax	es pai	d by the applica	ant					0.00	
3. Current taxes	paid by	y the applicant						0.00	
4. Property information report fee						200.00			
5. Tax deed application fee						175.00			
6. Interest accrue	ed by t	ax collector und	ier s.197.5	42, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7. <b>Total Paid</b> (Lines 1-6) 7,336.8									
I certify the above in						y inform	nation report fee, an	nd tax collector's fees	
	<b>S</b>						Escambia, Florid	а	
Sign here: Sign	ature, Te	ex Collector or Desi	gnee			Da	ate April 29th, 2	2025_	
	-, -,		-						

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
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 h	nere: Date of sale01/07/2026  Signature, Clerk of Court or Designee

#### **INSTRUCTIONS**

### 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.

UNIT B-2U & GARAGE B-2G & PARKING SPACE B-2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN COMMON ELEMENTS OR 6850 P 1329

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500508

To: Tax Collector of	ESCAMBIA COUNTY, F	Florida	
I, JPL INVESTMENTS CORF 8724 SW 72 ST #382 MIAMI, FL 33173, hold the listed tax certifica		ame to the Tax (	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
01-2324-550	2023/182	06-01-2023	UNIT B-2U & GARAGE B-2G & PARKING SPACE B-2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN COMMON ELEMENTS OR 6850 P 1329
<ul> <li>redeem all outs</li> <li>pay all delinque</li> <li>pay all Tax Colles</li> <li>Sheriff's costs, i</li> </ul>	if applicable	rest covering th n report costs, (	
which are in my possess  Electronic signature on JPL INVESTMENTS CO 8724 SW 72 ST #382	ion.	on is based and	
MIAMI, FL 33173			04-25-2025 Application Date

Applicant's signature



# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

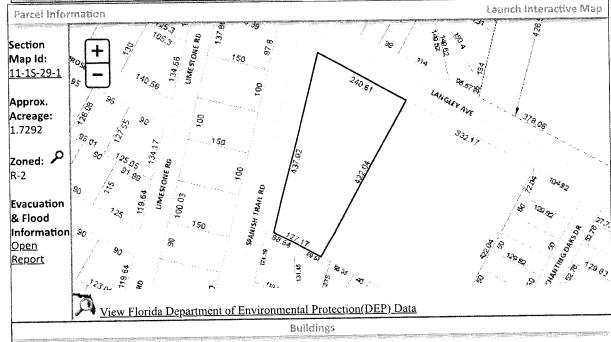
Sale List

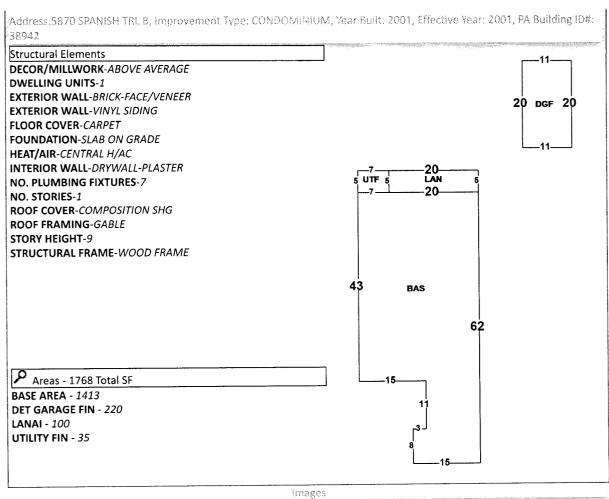
<u>Back</u>

Nav. Mode Account OParcel ID

Printer Friendly Version

Nav. Mod	e @ Acco	June OF	urcer ib							
General Information			Assessments							
Parcel ID:	1315	29290000	2002	200	200 May 200 - 100 MZ	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0123	24550				2024	\$0	\$219,015	\$219,015	\$196,618
Owners:	RASH	A LLC			ľ	2023	\$0	\$190,755	\$190,755	\$178,744
Mail:	4440	DEVEREA	UX DR			2022	\$0	\$162,495	\$162,495	\$162,495
	PENS	ACOLA, F	L 32504			MOTOGRAM THEFT AND INCOME AND ADDRESS OF THE			MANAGEMENT BACKSTON OF THE PARTY OF THE PART	
Situs:	5870	SPANISH	TRL B 3	2504		Disclaimer				
Use Code:	CONI	OO-RES U	A TIN							
Taxing					Tax Estimator					
Authority:	PENSACOLA CITY LIMITS			Change of Address						
Tax Inquiry:	<u>Oper</u>	Open Tax Inquiry Window			Change of Address					
Tax Inquiry link courtesy of Scott Lunsford				File for Exemption(s) Online						
Escambia County Tax Collector				Mark Control of the C	brown and the state of the stat					
						<u>Re</u> j	oort Storm I	<u>Damage</u>		
Sales Data Ty	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	۵		***************************************		2024 C	ertified Roll F	xemptions		-
Sales Data 1)	/pe usu		a resignation	Multi		None			All wells	
Sale Date B	ook Page	Value	Type	Parcel	Records	ionsif	escription			
04/24/2012 6	850 132 <u>9</u>	\$111,000	aw c	N	C <sub>o</sub>			F R-2G & PΔR	KING SPACE F	3-2P THE
' '		•			UNIT B-2U & GARAGE B-2G & PARKING SPACE B-2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN					
· '				N	<u>C</u>	٥				
11/2000 4633 1542 \$400,000 WD Y										
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					eatures		AND SECURE	500 mm 200		
Escambia Cou	inty Clerk	of the Cir	cuit Cou	art and Co	mptroller	None				





9/2/2015 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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025037150 5/20/2025 1:06 PM OFF REC BK: 9320 PG: 668 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 00182, issued the 1st day of June, A.D., 2023 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:

UNIT B-2U & GARAGE B-2G & PARKING SPACE B-2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN COMMON ELEMENTS OR 6850 P 1329

**SECTION 13, TOWNSHIP 1 S, RANGE 29 W** 

TAX ACCOUNT NUMBER 012324550 (0126-10)

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

### **RASHA LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 7th day of January 2026.

Dated this 20th day of May 2025.

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

COMPTAGE TO STATE OF THE STATE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# **PERDIDO TITLE SOLUTIONS**

## Precise · Professional · Proven

### PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:						
SCOTT LUNSFO	ORD, ESCAMBIA COUNTY TA	X COLLECTOR				
TAX ACCOUNT	Π#: <b>01-2324-550</b>	CERTIFICATE #:	2023-1	182		
REPORT IS LIM	IS NOT TITLE INSURANCE. TH MITED TO THE PERSON(S) EXE I REPORT AS THE RECIPIENT	PRESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY		
listing of the owr tax information a encumbrances re-	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 encumber the title to said land as listed on page 2 herein.					
<b>This Report is subject to:</b> 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.						
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 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: _	October 16, 2025 to and inclu	iding October 16, 2025	_ Abstractor:	Andrew Hunt		
BY						
Malphel	·/					

Michael A. Campbell, As President Dated: October 19, 2025

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 19, 2025

Tax Account #: 01-2324-550

1. The Grantee(s) of the last deed(s) of record is/are: RASHA LLC

By Virtue of Warranty Deed recorded 4/30/2012 in OR 6850/1329

- 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) NONE are delinquent.

Tax Account #: 01-2324-550 Assessed Value: \$196,618.00

**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): THE GARDENS AT SPANISH TRAIL CONDOMINIUM ASSOCIATION INC

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 Property Information Report 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 SOLUTIONS

### 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:	PROPERTY	INFORMATION	REPORT FOR TDA
	INVILITI		

TAX DEED SALE DATE:	JAN 7, 2026					
TAX ACCOUNT #:	01-2324-550					
CERTIFICATE #:	2023-182					
those persons, firms, and/or agencies having legal i	e is being submitted as proper notification of tax deed 2910, 32521					
☐ Homestead for <u>2025</u> tax year.						
RASHA LLC	RASHA LLC					
6100 N DAVIS HWY	5870 SPANISH TRL B-2U					
PENSACOLA, FL 32504	PENSACOLA, FL 32504					
ANGIE SANDUSKY REGESTERED AGENT OF	AREF RIFAI MD REGISTERED AGENT OF					
THE GARDENS AT SPANISH TRAIL	RASHA LLC					
CONDOMINUM ASSOCIATION INC	4440 DEVEREUX DR					
6901-A NORTH 9TH AVE #191	PENSACOLA, FL 32504					
PENSACOLA, FL 32504						

RASHA LLC 6190 N DAVIS HWY PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 20th day of October 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

### PROPERTY INFORMATION REPORT

October 19, 2025 Tax Account #:01-2324-550

# LEGAL DESCRIPTION EXHIBIT "A"

UNIT B-2U & GARAGE B-2G & PARKING SPACE B-2P THE GARDENS AT SPANISH TRAIL CONDO ALSO 1/28TH INT IN COMMON ELEMENTS OR 6850 P 1329

**SECTION 13, TOWNSHIP 1 S, RANGE 29 W** 

TAX ACCOUNT NUMBER 01-2324-550(0126-10)

Recorded in Public Records 04/30/2012 at 11:52 AM OR Book 6850 Page 1329, Instrument #2012033394, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$777.00



File No.: 1202476M

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC 358 W. Nine Mile Road, Suite D Pensacola, Florida 32534

Property Appraisers Parcel Identification (Folio) Number: 13-1S-29-2900-002-002 Incidental to the issuance of a title insurance policy

# WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

AR

THIS WARRANTY DEED, made the 25th day of April, 2012 by Jean F. Sonnier, un-remarried spouse of Rogers A. Sonnier, deceased, whose post office address is 2848 Lenox Road, N.E., Atria Apt. 318, Atlanta, GA 30324 herein called the grantor, to Rasha LLC whose post office address is 6190 N. Davis Hwy., Pensacola, FL 32504, hereinafter called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Unit B-2U, Garage B-2G, and Parking Space B-2P, of The Gardens at Spanish Trail, a Condominium, according to the Delcaration of Condominium recorded July 20, 2001 in Official Records Book 4741, at Page 66 and amended by Amendment to Declaration recorded in O.R. Book 4790, page 947 of the public records of Escambia County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium of the Gardens at Spanish Trail, a condominium.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

BK: 6850 PG: 1330 Last Page

. . .

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

Printed Notary Name

My Commission Expires: 10 -1 -13