



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

0825.41

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	KDANDD LLC 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505 924 CRANBROOK AVE 04-1596-000 LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T 1S R 30 W	Certificate #	2023 / 1581
		Date certificate issued	06/01/2023

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)
# 2023/1581	06/01/2023	1,604.72	80.24	1,684.96
# 2024/1694	06/01/2024	1,733.05	115.18	1,848.23
→Part 2: Total*				3,533.19

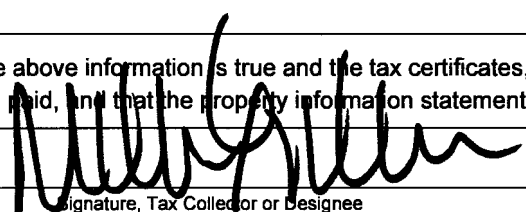
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	3,533.19
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,721.46
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)	5,629.65

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

Sign here: 

Signature, Tax Collector or Designee

Escambia, Florida

Date April 21st, 2025

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

+ 12.55

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500051

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FIG 20, LLC
FIG 20, 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
04-1596-000	2023/1581	06-01-2023	LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T 1S R 30 W

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

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: 441S301000012013
Account: 041596000
Owners: KDANDD LLC
Mail: 916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505
Situs: 924 CRANBROOK AVE 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$30,000	\$105,704	\$135,704	\$105,569
2023	\$25,000	\$93,871	\$118,871	\$95,972
2022	\$20,000	\$83,762	\$103,762	\$87,248

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi	Parcel Records
06/17/2018	7918	1190	\$100	WD	N	
05/09/2018	7896	1765	\$100	WD	N	
11/21/2016	7631	173	\$23,500	WD	N	
08/11/2015	7389	1622	\$34,600	CT	N	
02/2003	5103	863	\$47,900	WD	N	
07/1984	5103	856	\$5,200	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2024 Certified Roll Exemptions

None

Legal Description

LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P
1765 OR 7918 P 1190 SEC 44/52 T 1S R 30 W

Extra Features

METAL BUILDING

Parcel Information

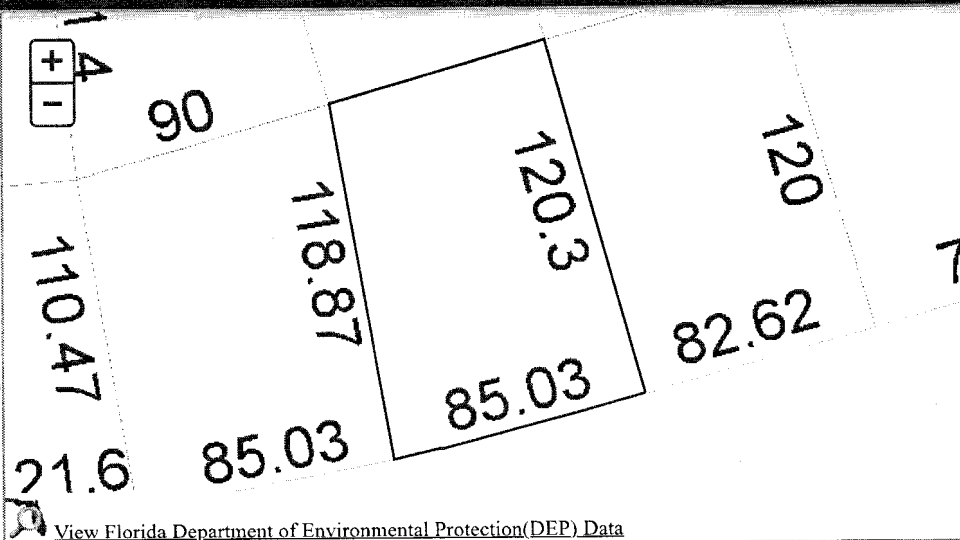
[Launch Interactive Map](#)

Section
Map Id:
44-15-30-2

Approx.
Acreage:
0.2145

Zoned:
MDR


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

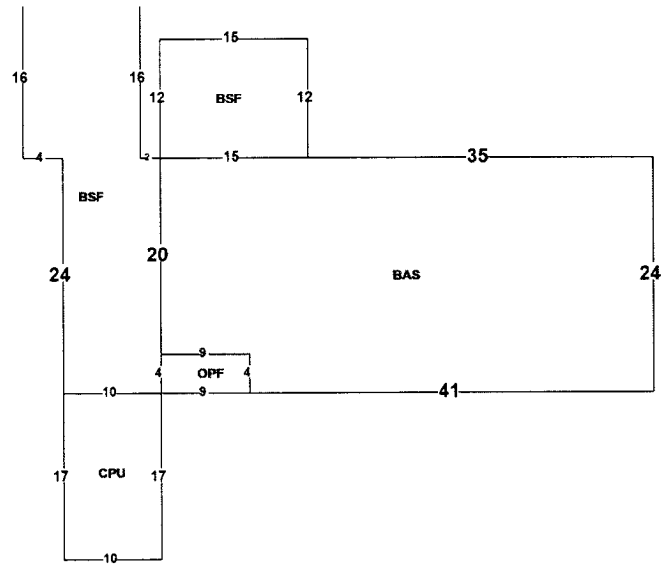


Buildings

Address: 924 CRANBROOK AVE, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1960, PA Building ID#: 67845

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-ALUMINUM SIDING
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-5
 NO. STORIES-1
 ROOF COVER-METAL/MODULAR
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1982 Total SF
 BASE AREA - 1164
 BASE SEMI FIN - 612
 CARPORT UNF - 170
 OPEN PORCH FIN - 36

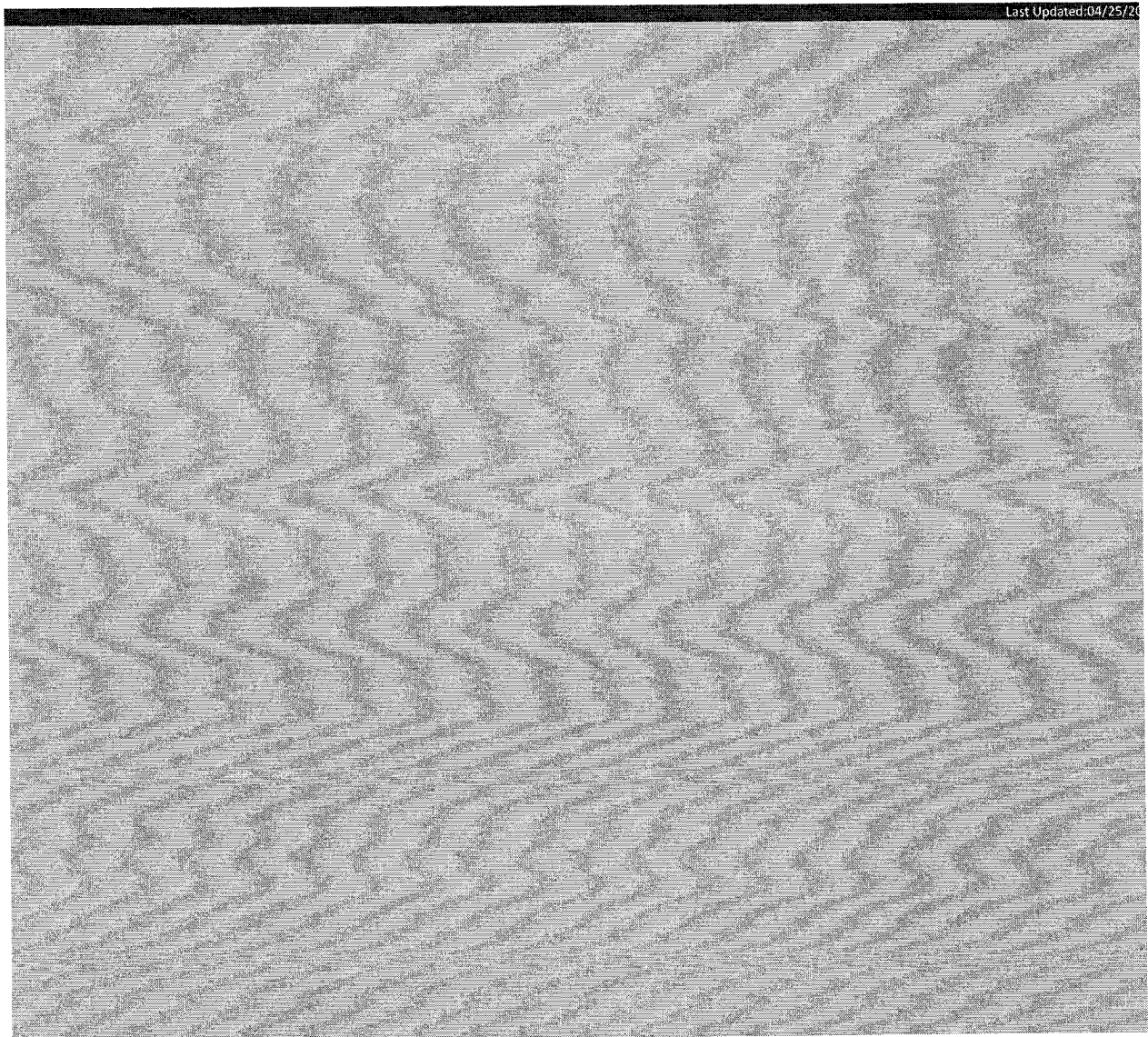


Images



5/29/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Last Updated:04/25/20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01581**, 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:

**LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T 1 S
R 30 W**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041596000 (0825-61)

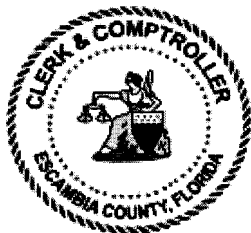
The assessment of the said property under the said certificate issued was in the name of

KDANDD 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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1596-000 CERTIFICATE #: 2023-1581

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 encumber the title to said land as listed on page 2 herein.

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.

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: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: May 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **04-1596-000**

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

By Virtue of Special Warranty Deed recorded 5/9/2018 in OR 7896/1765 together with Corrective Special Warranty Deed recorded 6/18/2018 in OR 7918/1190

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) 2022-2024 are delinquent.

Tax Account #: 04-1596-000

Assessed Value: \$105,569.00

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 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

TAX DEED SALE DATE: AUG 6, 2025
TAX ACCOUNT #: 04-1596-000
CERTIFICATE #: 2023-1581

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>2024</u> tax year.

KHURRAM SHAHZAD DAR
KDANDD LLC
916 CRYSTAL SPRINGS AVE STE A
PENSACOLA, FL 32505

KDANDD LLC
924 CRANBROOK AVE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 16th day of May 2025.

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



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

May 16, 2025

Tax Account #:04-1596-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T
1S R 30 W**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1596-000(0825-61)

Recorded in Public Records 5/9/2018 8:55 AM OR Book 7896 Page 1765,
Instrument #2018035508, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This Document Prepared by:

Khurram Shahzad Dar

916 Crystal Springs Ave Pensacola FL 32505

Special Warranty Deed

This Indenture Made this 09 day of **May 2018**, between **Khurram Shahzad Dar** a Single man whose mailing address is **916 Crystal Springs Ave Pensacola County of Escambia State of Florida 32505**, grantor and **KDANDD LLC a limited liability company** of the **County of Escambia State of Florida** whose mailing address **916 Crystal Springs Ave Pensacola, FL 32505** of the **County of Escambia, State of Florida**, grantee.

Witness that GRANTOR, for in consideration of the sum of TEN DOLLAR(\$10) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, laying and being in the County of Escambia state of Florida to wit:

Reference **441S301000012013**

parcel ID Number: **041596000**

PROPERTY ADDRESS: 924 Cranbrook Ave Pensacola FL 32505

LEGAL DISCRIPTION: LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7631 P 173 SEC 44/52 T 1S R 30 W

Subject to restriction, reservations and easement of record, if any and taxes subsequent to 2017.

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

To Have and Hold the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto signed on this 09 day of **May 2018**

KHURRAM SHAHZAD DAR

Signature [Signature]

Date 05-09-2018

STATE OF FLORIDA COUNTY OF ESCAMBIA

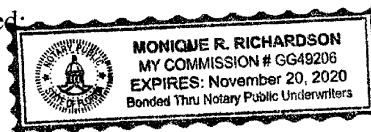
The forgoing instrument was acknowledge before me this 9th day of **May 2018** by **KHURRAM SHAHZAD DAR** who is personally known to me or produce ID/DL card to me.

Signature [Signature]

Notary Public Monique R. Richardson

My Commission Expires: 11-20-2020

Notary Sealed:



Recorded in Public Records 6/18/2018 8:53 AM OR Book 7918 Page 1190,
Instrument #2018047463, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Document Prepared by:

Khurram Shahzad Dar

916 Crystal Springs Ave Pensacola FL 32505

Corrective Special Warranty Deed

This Corrective Special Warranty Deeds Made this 17 day of **June 2018** to correct Special Warranty Deed previously recorded on **05/09/2018, INST #2018035508, in Book 7896, Page 1765 in Escambia County State of Florida** to correct lack of witness, between **Khurram Shahzad Dar** a Single man whose mailing address is **916 Crystal Springs Ave Pensacola County of Escambia State of Florida 32505**, grantor and **KDANDD LLC** a limited liability company of the **County of Escambia State of Florida** whose mailing address **916 Crystal Springs Ave Pensacola, FL 32505** of the **County of Escambia, State of Florida**, grantee.

Witness that GRANTOR, for in consideration of the sum of TEN DOLLAR (\$10) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, laying and being in the County of Escambia state of Florida to wit:

Reference 441S301000012013

Parcel ID Number: 041596000

PROPERTY ADDRESS: 924 Cranbrook Ave Pensacola FL 32505

LEGAL DISCRPTION: LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7631 P 173 SEC 44/52 T 1S R 30 W

Subject to restriction, reservations and easement of record, if any and taxes subsequent to 2017.

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

To Have and Hold the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto signed on this 17 day of **June 2018**

Grantor

Witness #1

Witness #2

Signature

Signature:

Signature:

Print Name:

Print Name:

Print Name:

STATE OF FLORIDA COUNTY OF ESCAMBIA

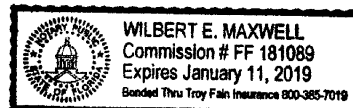
The forgoing instrument was acknowledge before me this 17 day of **June 2018** by **KHURRAM SHAHZAD DAR** who is personally known to me or produce ID/DL card to me.

Signature

Notary Sealed:

Notary Public

My Commission Expires:



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01581 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KDANDD LLC 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505	KDANDD LLC 924 CRANBROOK AVE PENSACOLA FL 32505
--	---

WITNESS my official seal this 19th day of June 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

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LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041596000 (0825-61)

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

KDANDD 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 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th day of August 2025**.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLK.COM



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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R 30 W**

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TAX ACCOUNT NUMBER 041596000 (0825-61)

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KDANDD 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 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

924 CRANBROOK AVE 32505



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

By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01581**, 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:

LT 12 BLK 13 CRESCENT LAKE UNIT NO 3 PB 5 P 7 OR 7896 P 1765 OR 7918 P 1190 SEC 44/52 T 1S R 30 W

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041596000 (0825-61)

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

KDANDD 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 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th day of August 2025**.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

KDANDD LLC
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0825-61

Document Number: ECSO25CIV023055NON

Agency Number: 25-007372

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01581 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KDANDD LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:50 AM and served same at 10:54 AM on 6/30/2025 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: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

007372

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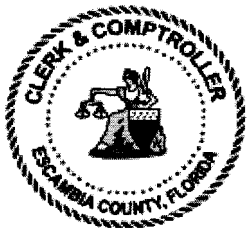
Dated this 10th day of June 2025.

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Post Property:

924 CRANBROOK AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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RECEIVED
2025 JUN 27 10 05 50
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0825.61

Document Number: ECSO25CIV023004NON

Agency Number: 25-007410

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01581 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KDANDD LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/27/2025 at 8:52 AM and served same on KDANDD LLC , in ESCAMBIA COUNTY, FLORIDA, at 4:00 PM on 7/2/2025 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: KHURRAM DAR, OWNER, 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: LSTRAVIS

007410

WARNING

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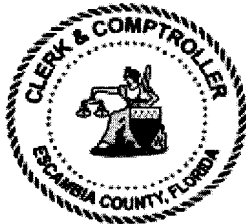
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Personal Services:

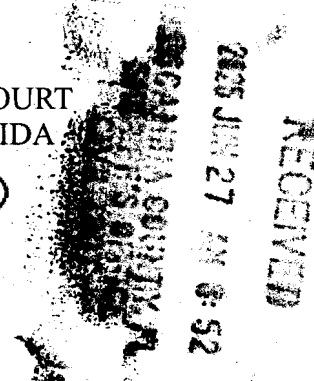
KDANDD LLC
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505










PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale
Account: 041596000 Certificate Number: 001581 of 2023

Date Of Redemption 

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name
916 CRYSTAL SPRINGS AVE
PENASCOLA FL 32505

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

KDANDD LLC [0825-61]
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505

9171 9690 0935 0127 1864 93

KDANDD LLC [0825-61]
924 CRANBROOK AVE
PENSACOLA FL 32505

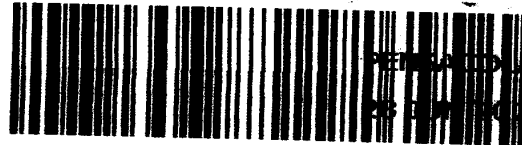
9171 9690 0935 0127 1864 86

Redeemed

CERTIFIED MAIL™

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

VKANT



9171 9690 0935 0127 1864 86

PENSACOLA FL 325
 JUN 26 10 05 AM 11



quadiant
 FIRST-CLASS MAIL
 IMI
\$008.16⁰
 06/26/2025 ZIP 32502
 043M31219251

US POSTAGE

KDANDD LLC [0825-61]
 924 CRANBROOK AVE
 PENSACOLA FL 32505

.. 93208902227582571

32505-201825
 32502>5833

NIXIE

326 DE 1

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 32502583335

*2638-03939-28-17

ESCAMBIA COUNTY, FL

2025 JUL -8 A 12:50

PAM CHILDERS
 CLERK & COMPTROLLER
 FILED

06/26/25