



# 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

0825.68

## 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 3272 PEAGLER PLAZA 05-2225-000 BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT F (Full legal attached.)	Certificate #	2023 / 1998
		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)
# 2023/1998	06/01/2023	630.69	157.15	787.84
→Part 2: Total*				787.84

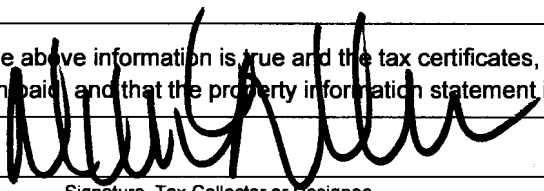
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	787.84
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	639.84
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)	1,802.68

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

+6.25

<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>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.

BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB  
RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 7918 P 1191

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500043

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
05-2225-000	2023/1998	06-01-2023	BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 7918 P 1191

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: 092S300600015010  
Account: 052225000  
Owners: KDANDD LLC  
Mail: 916 CRYSTAL SPRINGS AVE  
PENSACOLA, FL 32505  
Situs: 3272 PEAGLER PLAZA 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	\$7,472	\$34,093	\$41,565	\$36,408
2023	\$4,032	\$32,273	\$36,305	\$33,099
2022	\$4,032	\$28,797	\$32,829	\$30,090

[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	1191	\$100	WD	N	
03/09/2018	7896	1767	\$100	WD	N	
08/09/2012	6893	1402	\$9,500	WD	N	
04/03/2012	6846	605	\$100	QC	N	
03/17/2012	6846	607	\$100	QC	N	
03/17/2012	6846	604	\$100	QC	N	
03/14/2012	6846	606	\$100	QC	N	
08/2003	5208	125	\$100	WD	N	
01/1973	668	222	\$800	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

BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90  
DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB  
RIGHT 100...

#### Extra Features

UTILITY BLDG

#### Parcel Information

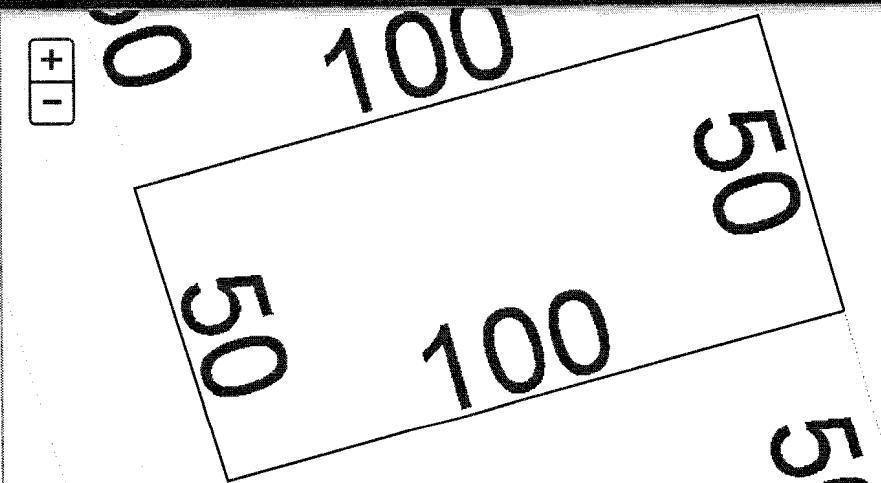
[Launch Interactive Map](#)

Section  
Map Id:  
09-2S-30-3

Approx.  
Acreage:  
0.1186

Zoned:   
HC/LI

Evacuation  
& Flood  
Information  
[Open  
Report](#)

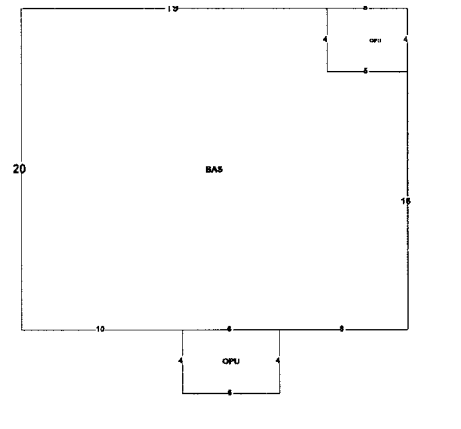


[View Florida Department of Environmental Protection \(DEP\) Data](#)

#### Buildings

Address: 3272 PEAGLER PLAZA, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1960, PA Building ID#: 72973

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-ASPHALT TILE  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-ROLLED ROOFING  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



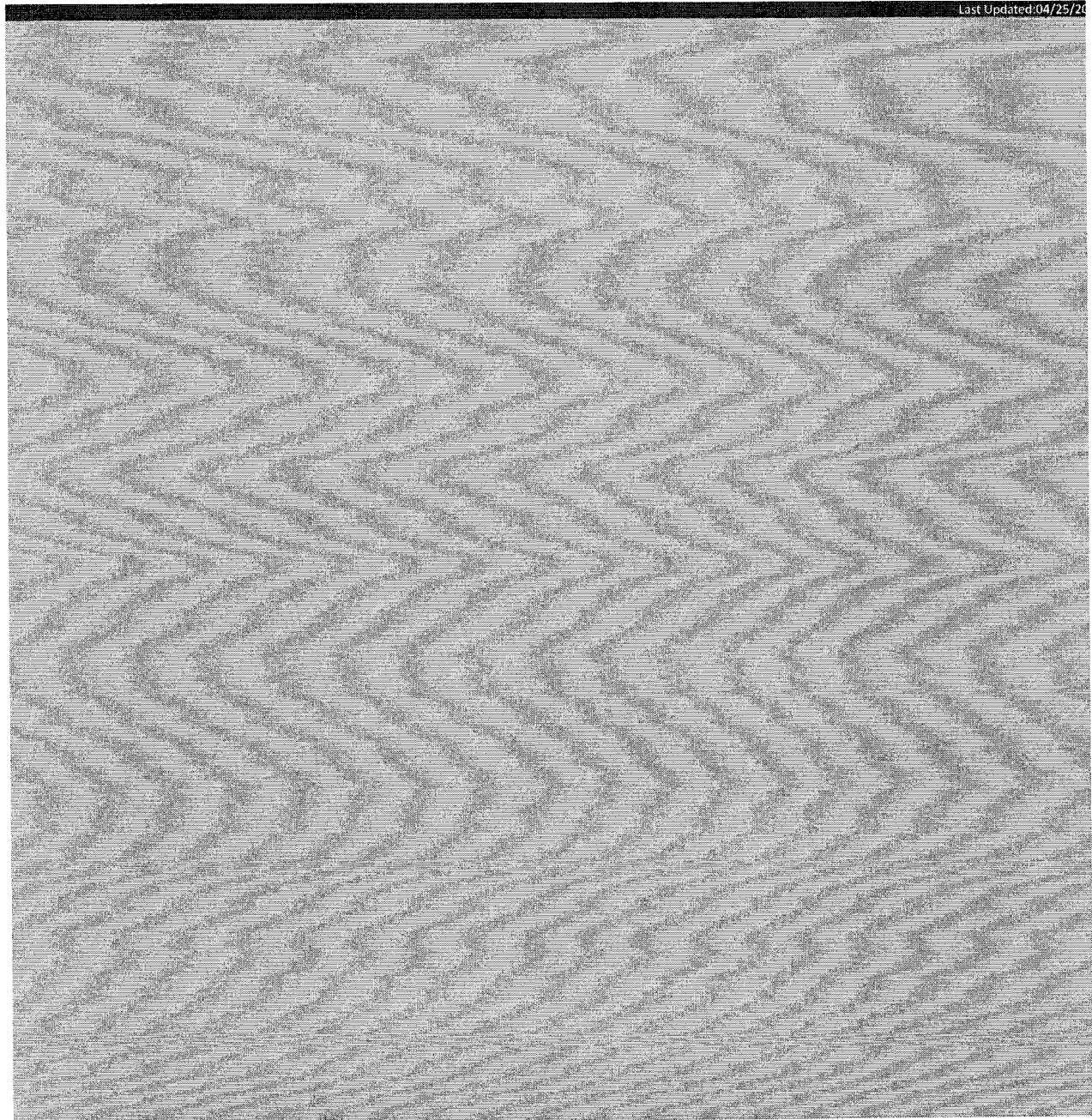
Areas - 504 Total SF  
BASE AREA - 460  
OPEN PORCH UNF - 44

Images



1/19/2024 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.



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01998**, 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:

**BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 7918 P 1191**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 052225000 (0825-68)**

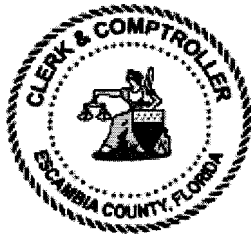
The assessment of the said property under the said certificate issued was in the name of

**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 #: 05-2225-000 CERTIFICATE #: 2023-1998

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 #: **05-2225-000**

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 7896/1767 together with Corrective Special Warranty Deed recorded 6/18/2018 in OR 7918/1191**

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 #: 05-2225-000**

**Assessed Value: \$36,408.00**

**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 #:** 05-2225-000

**CERTIFICATE #:** 2023-1998

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**

**KHURRAM SHAHZAD DAR**  
**KDANDD LLC**  
**3272 PEAGLER PLAZA**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> 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 #:05-2225-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT  
LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO  
POB OR 7918 P 1191**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-2225-000(0825-68)**

Recorded in Public Records 5/9/2018 8:56 AM OR Book 7896 Page 1767,  
Instrument #2018035510, 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 **092S3000600015010**

parcel ID Number: **052225000**

**PROPERTY ADDRESS: 3272 PEAGLER PLAZA PENSACOLA FL 32505**

**LEGAL DISCRPTION: BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 6893 P 1402**

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

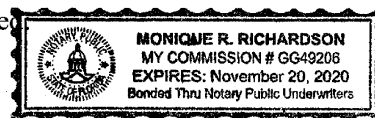
The forgoing instrument was acknowledge before me this \_\_\_ day of May 2018 by **KHURRAM SHAHZAD DAR** who is personally known to me or produce ID/ card to me.

Signature [Signature]

Notary Public Monique R. Richardson

My Commission Expires: 11-20-2020

Notary Sealed



Recorded in Public Records 6/18/2018 8:54 AM OR Book 7918 Page 1191,  
Instrument #2018047464, 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 Deed made this 17 day of **June 2018** to correct Special Warranty Deed previously recorded on **05/09/2018, INST# 2018035510, in Book 7896, Page 1767 in Escambia County of Florida** to correct lack of witness, and preparer Affidavit that **Khurram Shahzad Dar** is one and same person as **Khurram Dar**, 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 092S3000600015010

Parcel ID Number: 052225000

**PROPERTY ADDRESS: 3272 PEAGLER PLAZA PENSACOLA FL 32505**

**LEGAL DISCRIPTION: BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 6893 P 1402**

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**

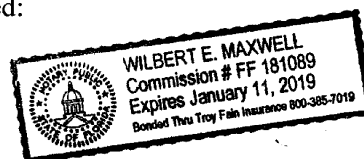
The forgoing instrument was acknowledge before me this 17 day of **June 2018** by **KHURRAM SHAHZAD DAR** who is personally known to me or produce ID/ card to me.

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 # 01998 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	KHURRAM SHAHZAD DAR 916 CRYSTAL SPRINGS AVE STE A PENSACOLA, FL 32505		
		KHURRAM SHAHZAD DAR 3272 PEAGLER PLAZA PENSACOLA, FL 32505	KDANDD LLC 3272 PEAGLER PLAZA 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

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01998**, 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:

**BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 7918 P 1191**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 052225000 (0825-68)**

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

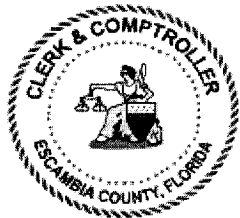
**KDANDD LLC**

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@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.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.

## NOTICE OF APPLICATION FOR TAX DEED

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**BEG AT SW COR OF LT 6 ELY ALG S LI OF LT 293 3/10 FT 90 DEG LEFT 20 FT 90 DEG RT 25 FT LEFT 560 FT FOR POB RIGHT 100 FT 90 DEG LEFT 50 FT 90 DEG LEFT 100 FT LEFT 50 FT TO POB OR 7918 P 1191**

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 052225000 (0825-68)**

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.

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### Post Property:

**3272 PEAGLER PLAZA 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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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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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0825.68

Document Number: ECSO25CIV023074NON

Agency Number: 25-007378

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01998 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 9:12 AM on 7/1/2025 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:



R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

## WARNING

007378

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#### Post Property:

3272 PEAGLER PLAZA 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED  
2025 JUN 27 11 0:30  
ESCAMBIA COUNTY FL  
CLERK OF THE CIRCUIT COURT  
CIVIL DEPT

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0825.68

**Document Number:** ECSO25CIV023018NON

**Agency Number:** 25-007415

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01998 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 8:52 AM and served same at 4:00 PM on 7/2/2025 in ESCAMBIA COUNTY, FLORIDA, by serving KDANDD LLC , the within named, to wit: KHURRAM DAR, OWNER.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*J. Cypret*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

007415

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**Personal Services:**

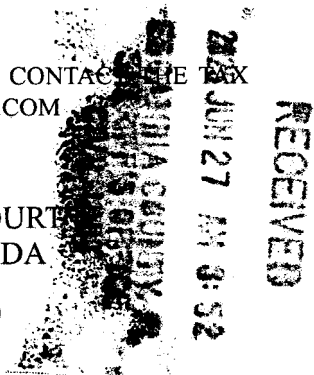
**KDANDD LLC**  
916 CRYSTAL SPRINGS AVE  
PENSACOLA, FL 32505

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: 052225000 Certificate Number: 001998 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$763.20

Postage  Tax Deed Court Registry \$729.20

Payor Name

Notes

**Commit Redemption ☒**

KDANDD LLC [0825-68]  
916 CRYSTAL SPRINGS AVE  
PENSACOLA, FL 32505

KHURRAM SHAHZAD DAR [0825-68]  
916 CRYSTAL SPRINGS AVE STE A  
PENSACOLA, FL 32505

9171 9690 0935 0127 1863 56

9171 9690 0935 0127 1863 49

KHURRAM SHAHZAD DAR [0825-68]  
3272 PEAGLER PLAZA  
PENSACOLA, FL 32505

KDANDD LLC [0825-68]  
3272 PEAGLER PLAZA  
PENSACOLA, FL 32505

9171 9690 0935 0127 1863 32

9171 9690 0935 0127 1863 25

KDANDD LLC [0825-68]  
924 CRANBROOK AVE  
PENSACOLA, FL 32505

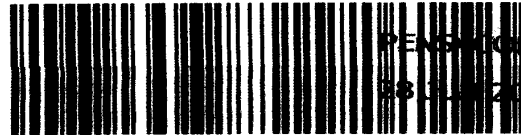
9171 9690 0935 0127 1863 01

*redeemed*

**CERTIFIED MAIL™**

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

*VA CANT*



PENSACOLA FL 325  
 JUN 26 2025 AM

9171 9690 0935 0127 1863 01



quadiant  
 FIRST-CLASS MAIL  
 IMI  
**\$008.16<sup>9</sup>**  
 06/26/2025 ZIP 32502  
 043M31219251

**US POSTAGE**

KDANDD LLC [0825-68]  
 924 CRANBROOK AVE  
 PENSACOLA, FL 32505

.. 9330090221502572

32505-201 VAC  
 325025833

NIXIE

326 DE 1

RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

BC: 32502583335 \*2738-04558-28-16

2025 JUL -8 A 12:56  
 PAM CHILDERS  
 CLERK & COMPTROLLER  
 FILED  
 ESCAMBIA COUNTY, FL

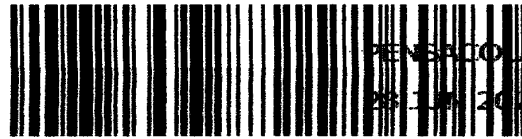


**CERTIFIED MAIL™**

**Pam Childers**

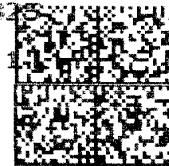
Clerk of the Circuit Court & Comptroller

Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 325  
28 JUL 2025 AM 11



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FIRST-CLASS MAIL  
IMI

**\$008.16**

06/26/2025 ZIP 32502  
043M31219251

US POSTAGE

KDANDD LLC [0825-68]  
3272 PEAGLER PLAZA  
PENSACOLA, FL 32505

NEXT 325 JUL 1 0001/22/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335 \*2638-02085-28-17

UNC

32502583335



**CERTIFIED MAIL™**

**Pam Childers**

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



9171 9690 0935 0127 1863 32

PENSACOLA FL 32502  
28 JUN 2025 AM



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**\$008.16<sup>9</sup>**  
06/26/2025 ZIP 32502  
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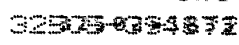
**US POSTAGE**

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JUN 28 P 3 15  
PENSACOLA COUNTY, FL

KHURAM SHAHZAD DAR [0825-68]  
3272 PEAGLER PLAZA  
PENSACOLA, FL 32505

9325020013064474

UNC



NIXTE 325 DC 1 0007/22/25  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 32502583335 \*2638-01869-28-17

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

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(0825-68)

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Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR7/2-7/23TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 8084  
Order Date: 6/26/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 7/2/2025  
Last Issue: 7/23/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly, 7/2/2025, 7/9/2025, 7/16/2025, 7/23/2025

Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

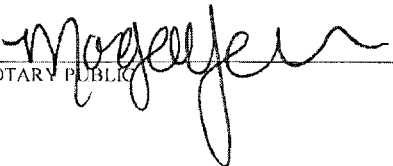
## 35. 2023 TD 01998 – FIG 20 LLC – KDANDD LLC

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 7/23/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC

