

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

0925.00

Part 1: Tax Deed	Application Infor	mation	29 SE 191 SE	align of	增			
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY s PO BOX 12225 NEWARK, NJ 07101-3411				Appli	ication date	Apr 16, 2025	
Property description						ficate#	2023 / 3311	
	910 N 57TH AVE 07-3142-000 N 56 FT OF S 1781 8037 P 996	6/10 FT C)F W 330 F	T OF LT 6 OR	Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed .	Appl	cation		
Column 1 Certificate Number	Colum er Date of Certifi		-	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/3311	06/01/2	023		1,100.81		55.04	1,155.85	
					.1	→Part 2: Total*	1,155.85	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu	umn 3 Amount of Certificate Tax Collector's F			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)								
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,140.49	
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) 2,671.3								
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.								
Escambia, Florida								
Sign here: Date April 21st, 2025 Signature, Tax Collector or Designee								

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



			The second secon
Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	The second secon	
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 a F.S.	applicable under s. 197.502(6)(c),	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applica	ıble)	
Sign	here: Signature, Clerk of Court or Designee	Date of sale09/03/202	25

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

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500115

To: Tax Collector of <u>ESCAMBIA COUNTY</u> ,		_, Florida			
I,					
FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411,					
·	d hereby surrender the	same to the Tax	Collector and make tax deed application thereon:		
Account Number	Certificate No.	und Page Date	Legal Description		
07-3142-000	2023/3311	06-01-2023	N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996		
 pay all delinquent and 	g tax certificates plus in omitted taxes, plus in fees, property informat	terest covering th			
Attached is the tax sale certification which are in my possession.	ite on which this applic	ation is based and	all other certificates of the same legal description		
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

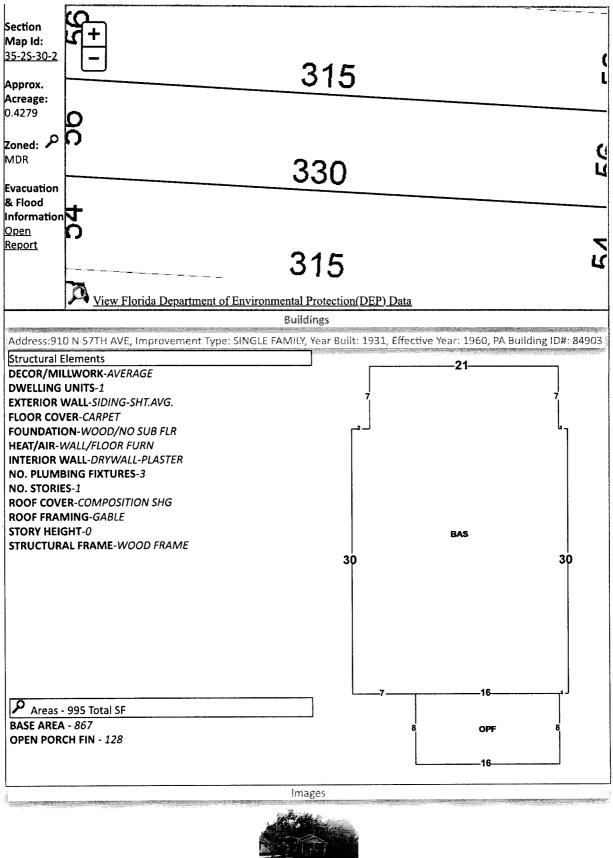
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Account: 073142000 2024 \$21,395 \$59,670 \$81,065 \$72,83 Owners: KDANDD LLC 2023 \$21,395 \$56,545 \$77,940 \$66,21 Mail: 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505 Situs: 910 N 57TH AVE 32506 Use Code: SINGLE FAMILY RESID PARTIES COUNTY MSTU Authority: Change of Address	Nav. Mode		ID 🕈					Printer Frier	idly Version
Account: 073142000 Downers: KDANDD LLC Mail: 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505 Situs: 910 N 57TH AVE 32506 Use Code: SINGLE FAMILY RESID Authority: COUNTY MSTU Authority: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sale Date Book Page Value Type Multi Parcel Records 01/29/2019 8037 996 \$100 WD N Collector Sale Date Book Page Value Type Multi Parcel Records 06/24/2010 6613 760 \$100 QC N Collector O6/2006 5938 1037 \$69,900 WD N Collector O6/2006 5938 1037 \$69,900 WD N Collector O6/2007 5382 1513 \$40,900 WD N Collector O6/2008 5938 1037 \$69,900 WD N Collector O6/2008 5938 1037 \$69,900 WD N Collector O6/2008 5938 1037 \$69,900 WD N Collector O6/2009 5938 1037 \$69,900 WD N Collector O6/2003 5159 58 \$30,000 WD N Collector O6/2003 5159 58 \$30,000 WD N Collector O6/2004 5382 1513 \$40,900 WD N Collector O6/2005 5938 1037 \$69,900 WD N Collector O6/2007 5938 1037 \$69,900 WD N Collector O6/2008 5938 1037 \$69,90	General Inform	ation			Assessn	nents			- 1
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9/30/2015 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# 2025034748 5/14/2025 9:28 AM
OFF REC BK: 9316 PG: 1634 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03311, 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:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073142000 (0925-06)

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 September, which is the 3rd day of September 2025.

Dated this 14th 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.

COUNTY

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 REPOR	THE ATTACHED REPORT IS ISSUED TO:						
	SCOTT LUNSFORD, ESC	CAMBIA COUNTY TAX	COLLECTOR					
	TAX ACCOUNT #:	07-3142-000	CERTIFICATE #: _	2023-3	311			
	THIS REPORT IS NOT TI REPORT IS LIMITED TO INFORMATION REPORT	THE PERSON(S) EXPR	ESSLY IDENTIFIED	BY NAME IN TH	E PROPERTY			
	The attached Report prepar listing of the owner(s) of re tax information and a listing encumbrances recorded in the said land as listed on page 2	ecord of the land described g and copies of all open of the Official Record Books	d herein together with cor r unsatisfied leases, mo	urrent and delinquertgages, judgments	ent ad valorem s and			
	This Report is subject to: and mineral or any subsurfa encroachments, overlaps, b	ace rights of any kind or r						
	This Report does not insure considered a title insurance warranty of title.							
	Use of the term "Report" he	erein refers to the Propert	y Information Report ar	nd the documents a	attached hereto.			
P	Period Searched: Jun	ne 17, 2005 to and includ	ing June 17, 2025	Abstractor:	Andrew Hunt			
	BY							
	Malphel							

Michael A. Campbell, As President

Dated: June 18, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 18, 2025

Tax Account #: 07-3142-000

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

By Virtue of Special Warranty Deed recorded 1/29/2019 in OR 8037/996

- 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 #: 07-3142-000 Assessed Value: \$72,838.00

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	KLI OKI FOK IDA

TAX DEED SALE DATE:	SEPT 3, 2025			
TAX ACCOUNT #:	07-3142-000			
CERTIFICATE #:	2023-3311			
those persons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed			
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12910, 32521 ☐ Notify Escambia County, 190 Governmental Center, 32502 ☐ Homestead for 2024 tax year.				
KHURRAM SHAHZAD DAR	KHURRAM SHAHZAD			
KDANDD LLC	KDANDD LLC			
916 CRYSTAL SPRINGS AVE STE A	910 N 57TH AVE			

PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

PENSACOLA, FL 32505

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

PROPERTY INFORMATION REPORT

June 18, 2025 Tax Account #:07-3142-000

LEGAL DESCRIPTION EXHIBIT "A"

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3142-000(0925-06)

Recorded in Public Records 1/29/2019 1:44 PM OR Book 8037 Page 996, Instrument #2019008203, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

This Document Prepared by:

Khurram S Dar and Diana L Dar

916 Crystal Springs Ave Pensacola FL 32505

Special Warranty Deed

This Indenture Made this <u>29</u> day of January 2019 A.D. between Khurram S Dar a Single man and Diana L Dar a Single women 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

352S306305000000

Parcel ID Number:

073142000

PROPERTY ADDRESS: 910 N 57th AVE PENSACOLA FL 32506

LEGAL DISCRIPTION: N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 6632 P 280

Subject to restriction, reservations and easement of record, if any and taxes subsequent to 2018.

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 hereun	nto signed on this $2g$ day of January 2019 A.D.
Grantor #1 KHURRAM S DAR	Grantor #2 DIANA LDAR
Signature	Signature
Witness#1 Abdul Razak Parupia	Witness#2 Hasina Parupia
Signature:	Signature: Hasiner parupies
STATE OF FLORIDA COUNTY OF ESCAM	
The forgoing instrument was acknowledge before m DAR who is personally known to _me or produce ID/ or	he this 2 day of January 2019 by KHURRAM S DAR and DIANA card to me.
Signature welst & Mefull	/ Notary Sealed:
Notary Public WIBERT/ E MAS	xwell -
My Commission Expires: Juny /	/— 2923 Commission # GG 287399 Express leguent 4 0000

Recorded in Public Records 7/18/2025 10:48 AM OR Book 9350 Page 127, Instrument #2025054256, 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: LOCATION:

PR#:

CE24105813U 910 N 57TH AVE 3525306305000000

VS.

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACFAFECFG-FDFBJE-B Page 1 of

KDANDD LLC, 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505

RESPONDENT(S)

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, 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:

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

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (U) Broken/cracked

Unsafe Structures - 30-203 (Y) Exterior door hardware

Page 1 Of 3

BK: 9350 PG: 357 BK: 9350 PG: 128

LDC. Ch. 4, Art. 7, Sec. 4-7.9 Outdoor Storage

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (S) Missing protective railing

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **7/22/2025** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 7/23/2025. 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

BK: 9350 PG: 358 Last Page BK: 9350 PG: 129 Last Page

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.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 15th day of July, 2025.

Gregory Fafrar Special Magistrate Office of Environmental Enforcement

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03311 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

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

KHURRAM SHAHZAD KDANDD LLC
910 N 57TH AVE 910 N 57TH AVE
PENSACOLA FL 32506 PENSACOLA FL 32506

WITNESS my official seal this 17th day of July 2025.

COMPTO OF THE STATE OF THE STAT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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 September 3, 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. 03311, 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:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073142000 (0925-06)

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 September, which is the 3rd day of September 2025.

Dated this 21st day of July 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

STATE COUNTROL

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.

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 September 3, 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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N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073142000 (0925-06)

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

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Post Property:

910 N 57TH AVE 32506

Sa a COUNTY ROBER

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

Agency Number: 25-008128

0925-06

Document Number: ECSO25CIV028349NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03311 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 7/28/2025 at 9:14 AM and served same at 3:45 PM on 7/28/2025 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

A. DUDA, CPS

' ——

\$40.00

Service Fee: Receipt No:

BILL

Printed By: CNMORTON

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 September 3, 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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Post Property:

910 N 57TH AVE 32506



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

0925.00

Document Number: ECSO25CIV028386NON

Agency Number: 25-008157

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 03311 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: KDANDD LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/28/2025 at 9:12 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for KDANDD LLC , Writ was returned to court UNEXECUTED on 8/12/2025 for the following reason:

AFTER NUMEROUS ATTEMPTS, UNABLE TO MAKE CONTACT WITH ANYONE AT 916 CRYSTAL SPRINGS AVENUE PRIOR TO SERVE BY DATE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

YPRET, CPS

Service Fee: Receipt No: \$40.00 BILL

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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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2025 JUL 28 MM 9: 12

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KDANDD LLC 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505

COMP

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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KDANDD LLC [0925-06] 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505

KHURRAM SHAHZAD DAR [0925-06] 916 CRYSTAL SPRINGS AVE STE A PENSACOLA, FL 32505

9171 9690 0935 0127 1957 54

1/24 NO ANTHORIZED
RECIPIENT

9171 9690 0935 0127 1957 61

1/24 NO AUTHORIZED RECIDIENT

> KDANDD LLC [0925-06] 910 N 57TH AVE PENSACOLA FL 32506

KHURRAM SHAHZAD [0925-06] 910 N 57TH AVE PENSACOLA FL 32506

9171 9690 0935 0127 1957 78

7/26 NOT DELIVERUED. VADANT RETURNED 9171 9690 0935 0127 1957 85

THE NOT DELIVERED, "WATCHNIT"

- DETURNED

Business phone

850.474.177 850.221.3466 8/6/25 UEFT **GEKIIFIED WAIL**

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110 9171 9690 0935 0127 1957 85

NIXIE

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FIRST-CLASS MAIL

07/24/2025 ZIP 32502 043M31219251

0007/30/25

\$008.86⁹

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

910 N 57TH AVE PENSACOLA FL 32506

Pensacola, FL 32502

_. 9308120006784258

UTF

*2191-02831-30-33

UEKIIFIEU WAIL

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

URRAM SHAHZAD [0925-06]
910 N 57TH AVE
PENSACOLA FL 32506

. A1: 93700201824006

9171 9690 0935 0127 1957 78

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quadient FIRST-CLASS MAIL

\$008.86 07/24/2025 ZIP 32502 043M31219251

NIXIE 326 0007/30/25 RETURN TO SENDER

BC: 32502583335

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

*2638-04418-25-15 կ/կորդիկիրիդիժիրևորիիայիդիուսիկունուրիկիկը

Clerk of the Circuit Court & Compti Official Records

221 Palafox Place, Suite, 110 Pensacola, FL 32502











AMBIA COUNT

NOTICE OF SURPLUS FUNDS FROM TAX DEED SAL

KHURRAM SHAHZAD 910 N 57TH AVE PENSACOLA FL 32506 3x Deed File # 0925-06

NIXIE

326

FE 1

0009/14/25

RETURN TO SENDER LIVERABLE AS ADDRESSED UNABLE TO FORWARD

BC: 32502583335

*2638-00774-11-20

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 High Bid Tax Deed Sale

Cert # 003311 of 2023 Date 9/3/2025 Name Maksim Matyunin

Cash Summary

Cash Deposit	\$2,455.00
Total Check	\$47,031.20
Grand Total	\$49,486.20

PAM CHILDERS
Clerk of the Circuit Court

By:		
Deputy	Clerk	

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

PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
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MIS
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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

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Name Maksim Matyunin

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Total Check	\$47,031.20
Grand Total	\$49,486.20

Purchase Price (high bid amount)	\$49,100.00	Total Check \$47,031.20
+ adv recording deed	\$10.00	Adv Recording Deed \$10.00
+ adv doc. stamps deed	\$343.70	Adv Doc. Stamps \$343.70
+ Adv Recording For Mailing	\$18.50	
Opening Bid Amount	\$3,634.94	Postage \$35.60
	AC 41 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	Researcher Copies \$0.00
- postage	\$35.60	
- Researcher Copies	\$0.00	
		Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	
		Clerk's Prep Fee \$14.00
=Registry of Court	\$3,599.34	Registry of Court \$3,599.34
Purchase Price (high bid)	\$49,100.00	
-Registry of Court	\$3,599.34	Overbid Amount \$45,465.06
-advance recording (for mail certificate)	\$18.50	
-postage	\$35.60	
-Researcher Copies	\$0.00	
= Overbid Amount	\$45,465.06	

PAM CHILDERS
Clerk of the Circuit Court

By:	
Deputy Clerk	

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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

Case # 2023 TD 003311

Sold Date 9/3/2025

Name Maksim Matyunin

RegistryOfCourtT = TAXDEED	\$3,599.34
overbidamount = TAXDEED	\$45,465.06
PostageT = TD2	\$35.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$343.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	M VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 003311	
4/28/2025	TD83	TAX COLLECTOR CERTIFICATION	
4/28/2025	TD84	PA INFO	
4/28/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025031999	
5/16/2025	TD84	TDA NOTICE - RECORDED	
6/25/2025	TD82	PROPERTY INFORMATION REPORT	, Alexandria
7/24/2025	TD81	CERTIFICATE OF MAILING	
7/31/2025	TD84	SHERIFF'S RETURN OF SERVICE	
8/1/2025	CheckVoided	CHECK (CHECKID 144326) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
8/1/2025	CheckMailed	CHECK PRINTED: CHECK # 900039276 - - REGISTRY CHECK	
8/4/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL / ADDITIONAL RESEARCH	
8/28/2025	CheckVoided	CHECK # 900039276 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
8/28/2025	CheckVoided	CHECK # 900039276 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	,
8/28/2025	CheckVoided	CHECK (CHECKID 145064) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	7

8/28/2025	CheckVoided	CHECK (CHECKID 145066) VOIDED: ESCAMBIA SUNPRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507
8/28/2025	CheckVoided	CHECK (CHECKID 145066) VOIDED: ESCAMBIA SUNPRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507
8/29/2025	CheckVoided	CHECK (CHECKID 145092) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507
8/29/2025	CheckMailed	CHECK PRINTED: CHECK # 900039276 REGISTRY CHECK

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/28/2025 9:10:09 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/28/2025 9:10:10 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
4/28/2025 9:10:09 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/28/2025 9:10:08 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/28/2025 9:10:10 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/28/2025 3:24:28 PM	2025031999	SCOTT LUNSFORD	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/29/2025 11:48:42 AM	Check (outgoing)	102032197	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039276 CLEARED ON 8/29/2025
4/28/2025 3:24:28 PM	Deposit	101993381	SCOTT LUNSFORD		584.00	Deposit
Deposited		Used Balance		lance		
	584.00		5 800 00 -5 216 00		216.00	

	마음 사용과 기술을 보는 것이 함께 가입을 통해 가입니다. 이 기술을 보는 것이 되었다. 그리고 있는 것이 가입니다. 이 기술을 보는 것이 되었다. 그 것이 되었다. 그 것이 없는 것이 없는 것이 사용하는 것이 되었다. 그런 것이 되었다면 되었다. 그런 것이 되었다면 되었다. 그런 것이 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면
Auction Results Report	
** Doc stamps for tax deed auctions are due	in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.
Sale Date Case ID Parcel Bidder Winnin Rin	g Deposit Auction Clerk Rec Fee EA Fee POPR F Doc Starr Total Due Auction Certificate Name On Title Title Address Ralanne Fee Status Number
☑ 09/03/202 2023 TD 0033 352S306 Edit Name on Title	343.70 \$47,031.20 Sold 03311 Maksim matyunir 6522 park ave M
Name on Title	Custom Fields Style
	mber: 2023 TD 003311 ate: 09/03/2025
Title Info	rmation:
Name:	Maksim matyunin
Address1:	6522 park ave
Address2:	
City:	Milton
State:	FL 🕶
Zip:	32570
	Cancel Update
ф ?	he → Page 1 of 1 + > > : 30 ✓ View 1 - 1 of 1

TOTAL S: Items Count: 1 Balance: \$48,645.00 Clerk Fees: \$0.00 Rec Fees: \$42.50 Doc Stamps: \$343.70 Total Due: \$47,031.20

\$ 49,100.00

Maksim Matyunin

805 48

Deposit \$ 2,455,00



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

KDANDD LLC 910 N 57TH AVE PENSACOLA FL 32506

Tax Deed File # 0925-06 Certificate # 03311 of 2023 Account # 073142000

Property legal description:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 3, 2025**, and a surplus of **\$44,729.98** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of September 2025.

COUNTY

ESCAMBIA COUNTY CLERK) OF COURT

By: 1 Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

KDANDD LLC 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505

Tax Deed File # 0925-06 Certificate # 03311 of 2023 Account # 073142000

Property legal description:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 3, 2025**, and a surplus of **\$44,729.98** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 9th day of September 2025.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

KHURRAM SHAHZAD 910 N 57TH AVE PENSACOLA FL 32506

Tax Deed File # 0925-06 Certificate # 03311 of 2023 Account # 073142000

Property legal description:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996

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Dated this 9th day of September 2025.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

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Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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

Tax Deed File # 0925-06 Certificate # 03311 of 2023 Account # 073142000

Property legal description:

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Dated this 9th day of September 2025.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

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

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KDANDD LLC [0925-06] 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505

Pam Childers

Clerk of the Circuit Court & Comptroller

RETURN TO SENDER

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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

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Pam Childers

Clerk of the Circuit Court & Comptro Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



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NOTICE OF SURPLUS FUNDS FROM TAX DEED S

KDANDD LLC 910 N 57TH AVE PENSACOLA FL 32506

Tax Deed File # 0974:06: 32502>5833 32506-99955 NIXIE DE 1

RETURN TO SENDER UNABLE TO FORWARD

BC: 32502583335 *2638-01196-11-20

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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 The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 03311

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Will PO

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=0.01470C0000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.08.21 11:36:29 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>21ST</u> day of <u>AUGUST</u>

A.D., 2025

Pather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:43:59 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE

Notary Public, State of Florida

My Comm. Expires June 24, 2028

Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03311, 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:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996 SECTION 35, TOWNSHIP 2 S. RANGE 30 W

TAX ACCOUNT NUMBER 073142000 (0925-06)

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 September, which is the 3rd day of September 2025.

Dated this 24th day of July 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-07-31-08-07-14-21-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025068610 9/9/2025 8:26 AM
OFF REC BK: 9374 PG: 1821 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03311 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

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

KHURRAM SHAHZAD KDANDD LLC 910 N 57TH AVE 910 N 57TH AVE PENSACOLA FL 32506 PENSACOLA FL 32506

WITNESS my official seal this 17th day of July 2025.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk (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 (Warrington) Pensacola in Escambia County, at advertisement, Florida; that the attached copy of being TAX DEED SALE **NOTICE** in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 03311 CIRCUIT in the Court was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is newspaper published at (Warrington) Pensacola. 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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01 40C00000197F49F39B00058C1A, cn=Michael P Driver
Date: 2025.08 21 11:36 29 -0500'

PUBLISHER

Sworn to and subscribed before me this 21ST day of

A.D., 2025

Heather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025.08.21 11:43:59 -0500'

HEATHER TUTTLE NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03311, 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:

N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996 SECTION 35. TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073142000 (0925-06)

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 September, which is the 3rd day of September 2025.

Dated this 24th day of July 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 (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-07-31-08-07-14-21-2025

Pam Childers CLERK OF THE CIRCUIT COURT **ESCAMBIA COUNTY FLORIDA** INST# 2025068611 9/9/2025 8:26 AM OFF REC BK: 9374 PG: 1823 Doc Type: TXD Recording \$10.00 Deed Stamps \$343.70

Tax deed file number 0925-06

Parcel ID number 352S306305000000

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 03311 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of September 2025, the land was offered for sale. It was sold to Maksim Matyunin, 6522 Park Ave Milton FL 32570, who was the highest bidder and has paid the sum of the bid as

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996 SECTION 35, TOWNSHIP 2 S, RANGE 30 W

** Property previously assessed to: KDANDD LLC

On 3rd day of September 2025, in Escambia County, Florida, for the sum of (\$49,100.00) FORTY NINE THOUSAND ONE HUNDRED

paid as required by law.

221 Palafox Place, Ste

mily Hogg 221 Palafox Plac

Pensacola, FL 32

Pam Childers

Clerk of Court and Comptroller Escambia County, Florida

On this

before me personally appeared

Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid

Emily Hoga Comm.: HH 373864 Expires: March 15, 2027 Notary Public - State of Florida

120 days

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

**Lienholder claims must be filed wi	thin 120 days of the date of the surplus notice or they are barred.
COMPLETE NOTARIZED FORM AND RE	
Escambia Clerk of the Circuit Court, At	tn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:
taxdeeds@escambiaclerk.com	Clerk Contact Number: 850-595-4813
1. TAX DEED CASE INFORMATION	
TAX DEED ACCOUNT NUMBER:	073142000 S B 5
CERTIFICATE NUMBER:	073142000
SALE DATE:	_09/03/2025 <u> </u>
PROPERTY ADDRESS:	
**NOTE: The Clerk must pay all valid	1 claim the surplus proceeds resulting from the above tax deed sale. 1 am NOT making a claim and waive any claim I might have.
x	_ I claim the surplus proceeds resulting from the above tax deed sale. 를 표 얼궁
The second of th	_ I am NOT making a claim and waive any claim I might have.
2. CLAIMANT'S INFORMATION	화면원 이는 다른다. 그는 보통을 하다면 가장 그렇게 하는 사람이 되었다. 그는 사람들은 사람들이 가장 하는 것이 되었다. 그렇게 하는데 그렇게 되었다.
CLAIMANT'S NAME:	KDANDD LLC
CONTACT NAME, IF APPLICABLE:	Khurram Shahzad Dar
MAILING ADDRESS:	916 Crystal Springs Ave suite A Pensacola FL 32505
TELEPHONE NUMBER:	850-221-5420
EMAIL ADDRESS:	kdanddllc@outlook.com
MAIL CHECK TO: (if different address)	
	[]
I am one of the following:	Lienholder: If claiming as a lienholder please complete Section 3.
	Titleholder: x If claiming as a titleholder please complete Section 4.
TEN BARRES BARRES BARRES TO BARRES BA	Other:Describe other:
	lete if claim is based on a lien against the sold property)
MORTGAGE LIEN:	Book # Page # Amount due:
COURT JUDGMENT:	Book # Page # Amount due:
CONDO/HSA LIEN:	Book # Page # Amount due:
OTHER:	Describe other: Amount due:
The second secon	plete if claim is based on title formerly held on sold property)
NATURE OF TITLE DEED:	Dock # 9037 Dock # 006
PROBATE ORDER:	Book # 8037 Page # 996
OTHER:	Book # Page # Describe other:
The service of the se	under penalty of perjury that all of the above information is true and correct.
	나이면 주에 보았습니다. 그런 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은
CLAIMANT SIGNATURE:	Amount of surplus claimed: \$44,729.98
TO BE COMPLETED BY A NOTARY	PRINTED NAME: Khuhram 5 hah 3 and Dad
TO BE GOT II EETED DI A NOTAN	STATE OF Florida
	COUNTY OF ALACHUA
The foregoing instrument was ackn	owledged before me by means of physical presence or online
notarization this day of	September, 2025, by Khuran Shahzad Dar
F-	NOTARY SIGNATURE: Maker & 1000
Personally known Type of ID VALERIE L. HOWARD	LUCIVOS PRIMIERRIBAMBOWARD LEVIL HOWARD
Notary Public	Notary Public State of Florida
State of Florida	Comm# HH644229
Comm# HH644229	Expires 5/28/2029

Expires 5/28/2029



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company KDANDD, LLC

Filing Information

Document Number

L10000007975

FEI/EIN Number

30-0604980

Date Filed

01/21/2010

State

FL

Status

ACTIVE

Principal Address

916 CRYSTAL SPRINGS AVE

Suite A

PENSACOLA, FL 32505

Changed: 04/13/2016

Mailing Address

916 CRYSTAL SPRINGS AVE

Suite A

PENSACOLA, FL 32505

Changed: 04/13/2016

Registered Agent Name & Address

DAR, KHURRAM SHAHZAD 916 CRYSTAL SPRINGS AVE Suite A

PENSACOLA, FL 32505

Name Changed: 04/10/2017

Address Changed: 04/13/2016

Authorized Person(s) Detail

Name & Address

Title Manager

DAR, KHURRAM SHAHZAD 916 CRYSTAL SPRINGS AVE Suite A

PENSACOLA, FL 32505

Title Authorized Representative

Dar, Diana L 916 CRYSTAL SPRINGS AVE Suite A PENSACOLA, FL 32505

Title Authorized Representative

Mehwish, Butt 916 CRYSTAL SPRINGS AVE Suite A PENSACOLA, FL 32505

Annual Reports

Report Year	Filed Date
2024	04/28/2024
2024	09/27/2024
2025	04/27/2025

Document Images

04/27/2025 ANNUAL REPORT	View image in PDF format
09/27/2024 AMENDED ANNUAL REPORT	View image in PDF format
04/28/2024 ANNUAL REPORT	View image in PDF format
04/30/2023 ANNUAL REPORT	View image in PDF format
04/17/2022 ANNUAL REPORT	View image in PDF format
04/29/2021 ANNUAL REPORT	View image in PDF format
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03/15/2019 ANNUAL REPORT	View image in PDF format
02/27/2018 ANNUAL REPORT	View image in PDF format
04/10/2017 ANNUAL REPORT	View image in PDF format
04/13/2016 ANNUAL REPORT	View image in PDF format
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01/28/2013 ANNUAL REPORT	View image in PDF format
04/29/2012 ANNUAL REPORT	View image in PDF format
04/05/2011 ANNUAL REPORT	View image in PDF format
01/21/2010 Florida Limited Liability	View image in PDF format

Mylinda Johnson (COC)

From:

KDANDD LLC <kdanddllc@outlook.com>

Sent:

Tuesday, September 9, 2025 9:47 PM

To:

COC TaxDeeds

Subject:

[EXTERNAL] Claim To Surplus Proceeds OF Tax Deeds Form

Attachments:

 $Tax Deed Surplus Claim Form Not.pdf; \ DLF ront.jpg; \ DLB ack.jpg$

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hi there

I have attached a Notaries Claim form for Surplus Fund from a tax deed sale with ID card for property address 910 N 57th Ave Pensacola FL 32506.

Please let me know if I need any think else and for any Update. Thank you very much and have a wonderful day.

KDANDD LLC Khurram Shahzad Dar 916 Crystal Springs Ave Suite A Pensacola FL 32505 850-221-5420