



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

0925.06

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 910 N 57TH AVE 07-3142-000 N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996	Certificate #	2023 / 3311
		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)
# 2023/3311	06/01/2023	1,100.81	55.04	1,155.85
→ Part 2: Total*				1,155.85

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)	1,155.85
2. Delinquent taxes paid by the applicant	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)	2,671.34

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

46.25

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>09/03/2025</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: 2500115

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
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

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: 3525306305000000 Account: 073142000 Owners: KDANDD LLC Mail: 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505 Situs: 910 N 57TH AVE 32506 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$21,395</td> <td>\$59,670</td> <td>\$81,065</td> <td>\$72,838</td> </tr> <tr> <td>2023</td> <td>\$21,395</td> <td>\$56,545</td> <td>\$77,940</td> <td>\$66,217</td> </tr> <tr> <td>2022</td> <td>\$17,116</td> <td>\$50,578</td> <td>\$67,694</td> <td>\$60,198</td> </tr> </tbody> </table> <div> Disclaimer </div> <div> Tax Estimator </div> <div> Change of Address </div> <div> File for Exemption(s) Online </div> <div> Report Storm Damage </div>	Year	Land	Imprv	Total	Cap Val	2024	\$21,395	\$59,670	\$81,065	\$72,838	2023	\$21,395	\$56,545	\$77,940	\$66,217	2022	\$17,116	\$50,578	\$67,694	\$60,198																																											
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Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel Records</th> </tr> </thead> <tbody> <tr> <td>01/29/2019</td> <td>8037</td> <td>996</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/30/2010</td> <td>6632</td> <td>280</td> <td>\$28,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/24/2010</td> <td>6613</td> <td>760</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>06/17/2010</td> <td>6613</td> <td>750</td> <td>\$64,300</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/2006</td> <td>5938</td> <td>1037</td> <td>\$69,900</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>04/2004</td> <td>5382</td> <td>1513</td> <td>\$40,900</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/2003</td> <td>5159</td> <td>58</td> <td>\$30,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>03/1999</td> <td>4385</td> <td>196</td> <td>\$25,000</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Multi	Parcel Records	01/29/2019	8037	996	\$100	WD	N		08/30/2010	6632	280	\$28,000	WD	N		06/24/2010	6613	760	\$100	QC	N		06/17/2010	6613	750	\$64,300	WD	N		06/2006	5938	1037	\$69,900	WD	N		04/2004	5382	1513	\$40,900	WD	N		06/2003	5159	58	\$30,000	WD	N		03/1999	4385	196	\$25,000	WD	N		2024 Certified Roll Exemptions None Legal Description N 56 FT OF S 1781 6/10 FT OF W 330 FT OF LT 6 OR 8037 P 996 Extra Features CARPORT UTILITY BLDG
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Parcel Information	Launch Interactive Map																																																															

Section
Map Id:
35-2S-30-2

Approx.
Acreage:
0.4279

Zoned:
MDR

Evacuation
& Flood
Information
[Open
Report](#)

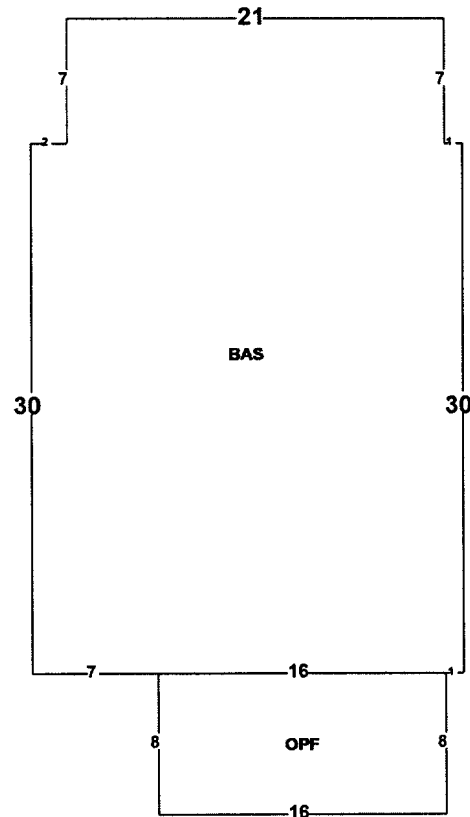
 [View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address: 910 N 57TH AVE, Improvement Type: SINGLE FAMILY, Year Built: 1931, Effective Year: 1960, PA Building ID#: 84903

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 995 Total SF

BASE AREA - 867

OPEN PORCH FIN - 128

Images



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.

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.



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 #: 07-3142-000 CERTIFICATE #: 2023-3311

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 any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 07-3142-000

CERTIFICATE #: 2023-3311

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

KHURRAM SHAHZAD
KDANDD LLC
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

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 29 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 hereunto signed on this 29 day of **January 2019** A.D.

Grantor #1 KHURRAM S DAR

Signature _____

Grantor #2 DIANA L DAR

Signature _____

Witness#1 Abdul Razak Parupia

Signature: _____

Witness#2 Hasina Parupia

Signature: _____

STATE OF FLORIDA COUNTY OF ESCAMBIA

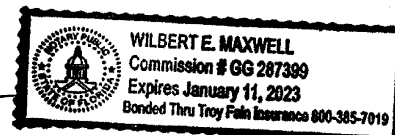
The forgoing instrument was acknowledge before me this 29 day of **January 2019** by **KHURRAM S DAR** and **DIANA L DAR** who is personally known to me or produce ID/ card to me.

Signature _____

Notary Sealed:

Notary Public _____

My Commission Expires: _____



23 | 3311

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24105813U
LOCATION: 910 N 57TH AVE
PR#: 352S306305000000

VS.

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, Nedde,
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

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACFAFECFG-FDFBJE-B Page 1 of 3



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

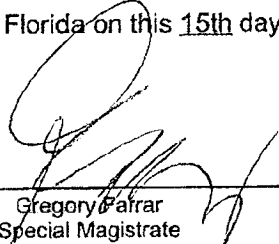
shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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 Parar
Special Magistrate
Office of Environmental Enforcement

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 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



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

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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

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**.

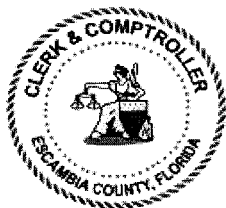
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Post Property:

910 N 57TH AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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

0925-06

Document Number: ECSO25CIV028349NON

Agency Number: 25-008128

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

By: A. Duda 926
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

WARNING

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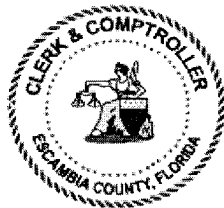
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Post Property:

910 N 57TH AVE 32506



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

By:
Emily Hogg
Deputy Clerk

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RECEIVED
2025 JUL 28 AM 9:14
ESCAMBIA COUNTY FL
SHERIFF'S OFFICE
CIVIL UNIT

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: _____

J. Cypret

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

000157

WARNING

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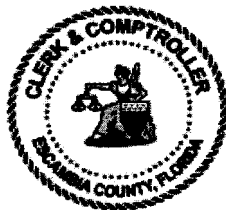
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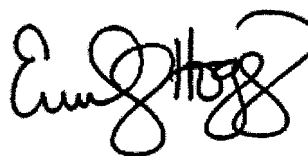
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Personal Services:

KDANDD LLC
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

By:
Emily Hogg
Deputy Clerk

RECEIVED
2025 JUL 28 AM 9:12
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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

9171 9690 0935 0127 1957 54

7/24 NO AUTHORIZED
RECIPIENT

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

9171 9690 0935 0127 1957 78

7/26 NOT
DELIVERED.
VACANT

- RETURNED

BUSINESS phone.

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

9171 9690 0935 0127 1957 61

7/26 NO
AUTHORIZED RECIPIENT

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

9171 9690 0935 0127 1957 85

7/26 NOT
DELIVERED
"VACANT"

- RETURNED

850.474.1772
850.221.3466

8/6/25

LEFT
WICEMAIL

CERTIFIED MAIL™

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



9171 9690 0935 0127 1957 85

PENSACOLA FL 32502
AUG 25 AM 11:11



quadiant
FIRST-CLASS MAIL
IMI
\$008.86
07/24/2025 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 AUG -4 A 11:58
SCAMBA COUNTY, FL
KDANDD LLC [0925-06]
910 N 57TH AVE
PENSACOLA FL 32506

.. 9308120006784258

VAC

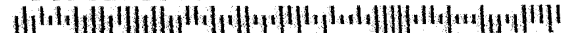
NIXIE 326 FE 1 0007/30/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335 *2191-02831-30-33

3250258333
32506-1400010



CERTIFIED MAIL™

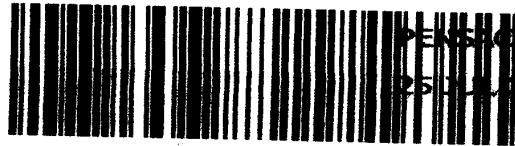
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 1957 78

PENSACOLA FL 325

25 AUG 2025 AM 1:14



quadiant

FIRST-CLASS MAIL

IMI

\$008.86⁰

07/24/2025 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

25 AUG -4 P 12:04

FL
PENSACOLA COUNTY, FL

KURRAH SHAHZAD [0925-06]

910 N 57TH AVE

PENSACOLA FL 32506

1: 93700201824006

VAC

NIXIE

326 FE 1

0007/30/25

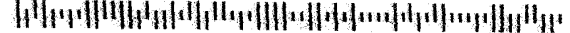
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335

*2638-04418-25-15

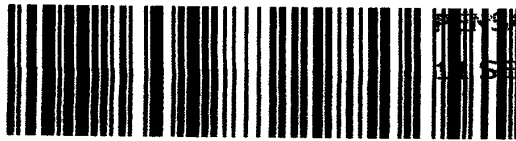
3250258333
3250258333



OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

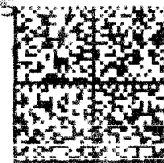
Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2056 75

PENSACOLA FL 325

SEP 2025 AM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁹

09/10/2025 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

KHURRAM SHAHZAD
910 N 57TH AVE
PENSACOLA FL 32506

Tax Deed File # 0925-06

NIXIE

326 FE 1

0009/14/25

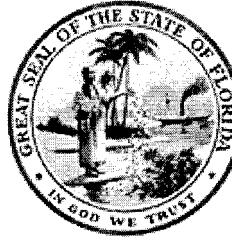
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
02506-092506

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

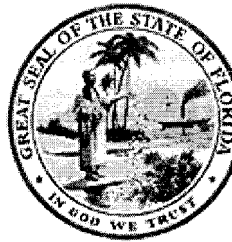
Cash Deposit	\$2,455.00
Total Check	\$47,031.20
Grand Total	\$49,486.20

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
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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

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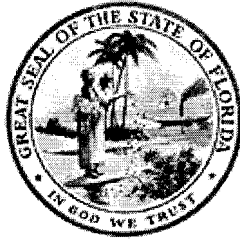
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Total Check	\$47,031.20
Grand Total	\$49,486.20

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
		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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
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 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

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	 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	
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 CORY 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 CORY FIELD RD PENSACOLA, FL 32507	
8/28/2025	CheckVoided	CHECK # 900039276 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
8/28/2025	CheckVoided	CHECK (CHECKID 145064) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	

8/28/2025	CheckVoided	CHECK (CHECKID 145066) VOIDED: ESCAMBIA SUNPRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
8/28/2025	CheckVoided	CHECK (CHECKID 145066) VOIDED: ESCAMBIA SUNPRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
8/29/2025	CheckVoided	CHECK (CHECKID 145092) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY 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 CORY 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	
584.00			5,800.00		-5,216.00	

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	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stamp	Total Due	Auction Status	Certificate Number	Name On Title	Title Address
09/03/202	2023 TD 0033	352S306									\$343.70	\$47,031.20	Sold	03311	Maksim matyunir	6522 park ave M

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2023 TD 003311

Result Date: 09/03/2025

Title Information:

Name: Maksim matyunin

Address1: 6522 park ave

Address2:

City: Milton

State: FL

Zip: 32570

Cancel

Update



Page 1 of 1

View 1 - 1 of 1

TOTALS: Items Count: 1 Balance: \$46,646.00 Clerk Fees: \$0.00 Rec Fees: \$42.50 Doc Stamps: \$343.70 Total Due: \$47,031.20

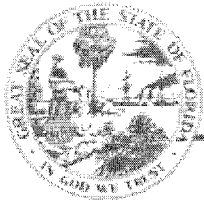
\$49,100.00

Maksim Matyunin

805 48

Deposit

\$2,455.00



Pam Childers

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.

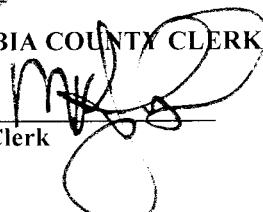
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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.

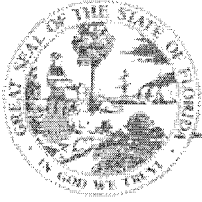


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2056 44



Pam Childers

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:

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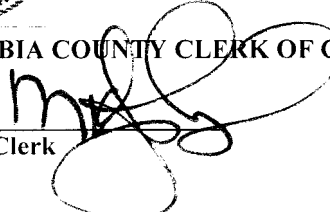
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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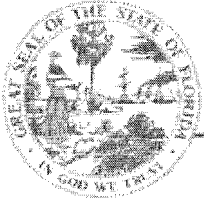


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2056 99



Pam Childers

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

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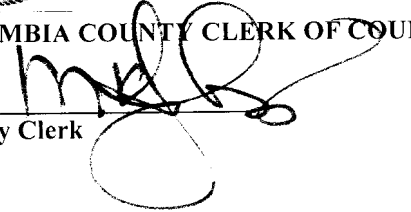
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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Dated this 9th day of September 2025.

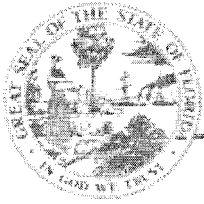


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2056 75



Pam Childers

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:

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.



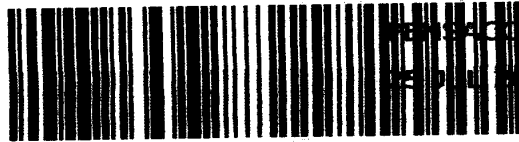
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 2057 05

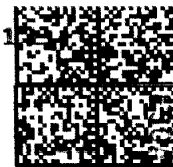
CERTIFIED MAIL™



9171 9690 0935 0127 1957 54

PENSACOLA FL 325

SEP 04 2025 AM 1:00



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

07/24/2025 ZIP 32502
043M31219251

PENSACOLA COUNTY, FL

SEP - 9 P 1:00

FILED

PAM CHILDERS
COMPTROLLER

US POSTAGE

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

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

NIXIE

326 DE 1

0000/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

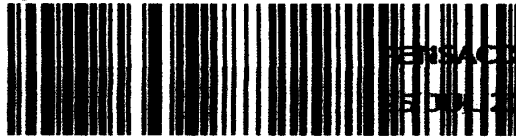
*2638-04737-25-15

UNC
32505-233916



CERTIFIED MAIL™

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



9171 9690 0935 0127 1957 61

PENSACOLA FL 32502
JUL 20 2025 AM 11:00



quadiant
FIRST-CLASS MAIL
IMI
\$608.86⁰
07/24/2025 ZIP 32502
043M81219251

US POSTAGE

FILED
PAM CHILDERS
& COMPTROLLER
SEP - 9 P 1:00
SCARBOROUGH COUNTY, FL

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

NIXIE 326 DE 1 0009/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

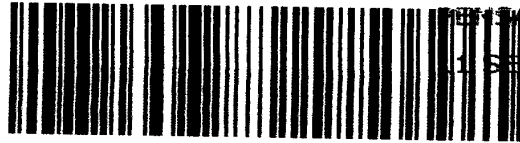
BC: 32502583335 *2638-04233-25-15

UNC
32505-233916



CERTIFIED MAIL™

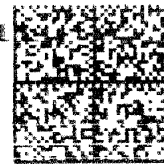
Pam Childers
Clerk of the Circuit Court & Comptrol
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2056 44

PENSACOLA FL 325

1 SEP 2025 AM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.86

09/10/2025 ZIP 32502
U43M3T219251

US POSTAGE

VAC 092506

NOTICE OF SURPLUS FUNDS FROM TAX DEED S

KDANDD LLC
910 N 57TH AVE
PENSACOLA FL 32506

Tax Deed File # 092506

NIXIE 326 DE 1 0009/15/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 3250258333 *2638-01196-11-20

9171 9690 0935 0127 2056 44

Tax Certificate #	2023 TD 003311
Account #	073142000
Property Owner	KDANDD LLC
Property Address	910 N 57 th Ave 32505

SOLD TO: Maksim Matyunin \$49,100.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 372.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 699.48 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 3,645.69	\$
Refund High Bidder unused sheriff fees	\$ 251.40 ✓	\$ 44,765.58
Additional taxes	\$	\$
Postage final notices	\$ 35.100	\$ 44,729.90
	\$	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	

Post sale process:

Tax Deed Results Report to Tax Collector
 Print Deed/Send to Admin for signature
 Request check for recording fees/doc stamps
 Request check for Clerk Registry fee/fee due clerk
 Request check for Tax Collector fee (\$6.25 etc)
 Request check for certificate holder refund/taxes & app fees
 Request check for any unused sheriff fees to high bidder
 Determine government liens of record/ amounts due
 Print Final notices to all lienholders/owners
 Request check for postage fees for final notices
 Record Tax Deed/Certificate of Mailing
 Copy of Deed for file and to Tax Collector

Notes:





Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a
NOTICE in the matter of TAX DEED SALE

DATE – 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, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. 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=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.08.21 11:36:29 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of AUGUST
A.D., 2025

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:

KDANDD LLC 916 CRYSTAL SPRINGS AVE PENSACOLA, FL 32505	KHURRAM SHAHZAD DAR 916 CRYSTAL SPRINGS AVE STE A PENSACOLA, FL 32505		
	<table><tr><td>KHURRAM SHAHZAD 910 N 57TH AVE PENSACOLA FL 32506</td><td>KDANDD LLC 910 N 57TH AVE PENSACOLA FL 32506</td></tr></table>	KHURRAM SHAHZAD 910 N 57TH AVE PENSACOLA FL 32506	KDANDD LLC 910 N 57TH AVE PENSACOLA FL 32506
KHURRAM SHAHZAD 910 N 57TH AVE PENSACOLA FL 32506	KDANDD LLC 910 N 57TH AVE PENSACOLA FL 32506		

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

DATE - 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, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. 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=A01410C0000197F4A9F39600058C1A, cn=Michael P. Driver
Date: 2025.08.21 11:36:29 -0500

PUBLISHER

Sworn to and subscribed before me this 21ST day of AUGUST
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:43:59 -0500

HEATHER TUTTLE

NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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OF LT 6 OR 8037 P 996 SECTION 35,
TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073142000
(0925-06)

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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

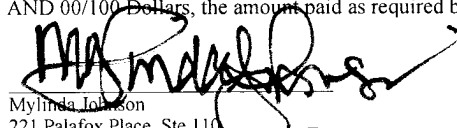
Tax Certificate numbered 03311 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 required by law.

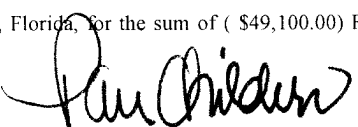
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

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

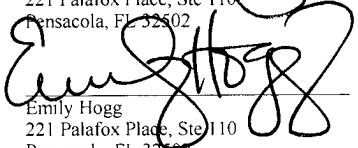
**** Property previously assessed to: KDANDD LLC**

On 3rd day of September 2025, in Escambia County, Florida, for the sum of (\$49,100.00) FORTY NINE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

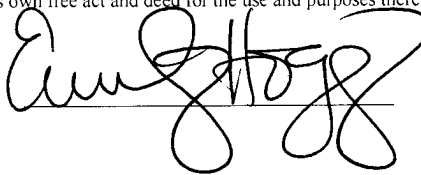

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 3rd day of September 25, 2025, before me personally appeared Pam Childers
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 Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

120 days
1.12.2025

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: 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
CERTIFICATE NUMBER: 03311
SALE DATE: 09/03/2025
PROPERTY ADDRESS: 910 N 57th Ave Pensacola FL 32506

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

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: kdandd11c@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: ☒ If claiming as a titleholder please complete Section 4.
Other: ☐ Describe other: _____

3. LIENHOLDER INFORMATION (Complete 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: _____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE
DEED: Book # 8037 Page # 996
PROBATE ORDER: Book # _____ Page # _____
OTHER: Describe other: _____

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

CLAIMANT SIGNATURE: _____

TO BE COMPLETED BY A NOTARY

Amount of surplus claimed: \$ 44,729.98

PRINTED NAME: Khurram Shahzad Dar

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 9th day of September, 2025, by Khurram Shahzad Dar

NOTARY SIGNATURE: Valerie L. Howard
PRINTER NAME: Valerie L. Howard

Personally known Type of ID FL Drivers
VALERIE L. HOWARD
Notary Public
State of Florida
Comm# HH644229
Expires 5/28/2029



Notary Public
State of Florida
Comm# HH644229
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
02/29/2020 -- ANNUAL REPORT	View image in PDF format
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
04/05/2015 -- ANNUAL REPORT	View image in PDF format
04/20/2014 -- ANNUAL REPORT	View image in PDF format
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

Mylanda 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: TaxDeedSurplusClaimFormNot.pdf; DLFront.jpg; DLBack.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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 12, 2026

KDANDD LLC
Khurram Shahzad Dar
916 Crystal Springs Ave. Suite A
Pensacola FL 32505

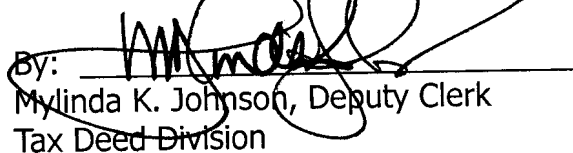
Re: Tax Certificate 2023 TD 003311

Dear Mr. Dar,

Please find the enclosed check in the amount of \$ 42,081.98. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2023 TD 003311 / KDANDD LLC / 910 N. 57th Ave 32506

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Tax Deed Division

/mkj
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America



PENSACOLA, FLORIDA

 63-27
 631

900039982

VOID AFTER 6 MONTHS

PAY

*FORTY-TWO THOUSAND EIGHTY-ONE AND 98/100

KDANDD LLC

 TO THE
 ORDER
 OF

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

DATE

AMOUNT

01/09/2026

\$42,081.98

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



II

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900039982

 01/09/2026 2023 TD 003311
 KDANDD LLC

Case # 2023 TD 003311 Registry Check

42,081.98

900039982

01/09/2026 KDANDD LLC

\$42,081.98

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03598 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

FRANKLIN E MAY CO TR FOR FRANKLIN E MAY REVOCABLE TRUST 4534 SIERRA DR HONOLULU, HI 96816	SANDRA WAINWRIGHT MAY CO TR FOR FRANKLIN E MAY REVOCABLE TRUST 4534 SIERRA DR HONOLULU, HI 96816
EST OF ANTONY E FIORENTINO 1/2 INT 4534 SIERRA DR HONOLULU, HI 96816	EST OF ANTONY ELMER FIORENTINO JR 431 S NAVY BLVD PENSACOLA, FL 32507
ALLEGHENY COLLEGE 520 N MAIN ST MEADVILLE, PA 16335	DAVIS & ELKINS COLLEGE 100 CAMPUS DR ELKINS, WV 26241
AUBURN A. BENTON, JR AS SUCCESSOR TRUSTEE OF THE AUBURN A. BENTON AND SARAH E. BENTON REVOCABLE TRUST AGREEMENT DATED 10/3/1980 3124 CROMWELL CT CANTONMENT, FL 32533	SANDRA WAINWRIGHT MAY AS SUCCESSOR TRUSTEE OF THE FRANKLIN E MAY TRUST 8/13/1997 105 S NAVY BLVD PENSACOLA, FL 32507
ANTONY E FIORENTINO 105 S NAVY BLVD PENSACOLA, FL 32507	SHERRI PUCILLO 1303 BELAIR RD PENSACOLA, FL 32505
EST OF ANTONY ELMER FIORENTINO JR 1303 BELAIR RD PENSACOLA, FL 32505	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 18th day of December 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 February 4, 2026, 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 **IL IRA INVESTMENTS** holder of **Tax Certificate No. 03598**, 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 9 ELLIOTT PLACE PB 1 P 33 OR 932 P 3 OR 1879 P 948 OR 4212 P 1525 OR 4940 P 922 CA 215

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081480000 (0226-31)

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

FRANKLIN E MAY CO TR FOR FRANKLIN E MAY REVOCABLE TRUST and SANDRA WAINWRIGHT MAY CO TR FOR FRANKLIN E MAY REVOCABLE TRUST and EST OF ANTONY E FIORENTINO 1/2 INT

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 February, which is the **4th day of February 2026**.

Dated this 15th day of December 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



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 February 4, 2026, 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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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 February, which is the **4th day of February 2026**.

Dated this 12th day of December 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:

101 S NAVY BLVD 32507



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.

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Wednesday, January 7, 2026 12:36 PM
To: Chinnia M. Moore; Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Miriam H. Nelson (COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis
Cc: Max Matyunin; Emily Hogg (COC); Shannon Suarez (COC)
Subject: RE: 910 N 57TH AVE / CE24105813U

Thanks, Chinnia.

We will pay the following.

CE24063167N / 924 Cranbrook \$274.00 – Paid in full

CE24105813U / 910 N. 57th Avenue – Paid \$2,374.00 (\$250.00 court costs, \$24.00 recording, and \$2,100.00 daily fines)



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Chinnia M. Moore <CMMOORE@myescambia.com>
Sent: Wednesday, January 7, 2026 12:00 PM
To: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>; Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Subject: Re: 910 N 57TH AVE / CE24105813U

\$250 court cost and \$2100 court cost

Chinnia Moore

Environmental Enforcement

Services Coordinator

Monday-Thursday 7am-5:30pm

Main Line 850-595-1820 X2

Fax 850-595-0149

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Wednesday, January 7, 2026 11:39 AM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Subject: FW: 910 N 57TH AVE / CE24105813U

Hi Chinnia,

Is this property in compliance? We have surplus funds to pay the lien.
If not, please provide payoff through the date of 9/3/2025.

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: CE24105813U
LOCATION: 910 N 57TH AVE
PR#: 352S306305000000

VS.

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, None,
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



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

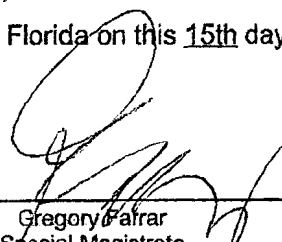
shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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 Palrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 9/10/2025 1:15 PM OR Book 9375 Page 1802,
Instrument #2025069251, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

KDANDD LLC,
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505

Case No: CE24063167N
Location: 924 CRANBROOK AVE
PR #: 441S301000012013

Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 5/13/2025.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

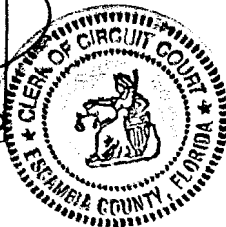
Total: \$250.00

DONE AND ORDERED at Escambia County, Florida on

September 9, 2025

DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY FLORIDA
BY: [Signature] D.C.
DATE: 9.10.2025



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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24063167N
LOCATION: 924 CRANBROOK AVE
PR#: 441S301000012013

VS.

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, Kheulam Dar,
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

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

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
6/27/2025 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of per day, commencing 6/28/2025. 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 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

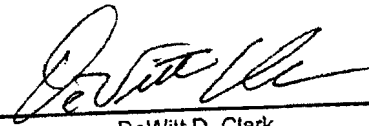
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County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. 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 13th day of May, 2025.



DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 9/10/2025 1:15 PM OR Book 9375 Page 1802,
Instrument #2025069251, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE24063167N
Location: 924 CRANBROOK AVE
PR #: 441S301000012013

vs.

KDANDD LLC,
916 CRYSTAL SPRINGS AVE
PENSACOLA, FL 32505

Cost Order

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

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 5/13/2025.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

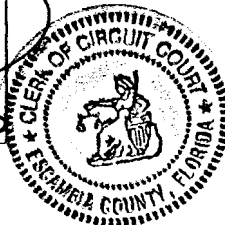
Total: \$250.00

DONE AND ORDERED at Escambia County, Florida on

September 9, 2025

DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

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ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: 9.10.2025



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE24063167N

The Code Enforcement Special Master Order dated 5/13/2025, created pursuant to Section 30-35 of Escambia County Code of Ordinances and recorded as a lien on 5/16/2025 against KDANDD LLC , whose address is 924 CRANBROOK AVE, 32505, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 9TH DAY OF JANUARY, 2026.

OFFICIAL RECORDS BOOK/PG#S: 9318/1451, 9318/967, 9375/1802 and 9375/1934



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk


**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned deputy clerk, personally appeared MYLINDA JOHNSON, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 9TH DAY OF JANUARY, 2026.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court