

**TAX COLLECTOR'S CERTIFICATION**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 6977.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-1093-000**

**Certificate Holder:**  
US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
AR TRADING INC  
PO BOX 70906  
ALBANY , GEORGIA 31708

**Legal Description:** 35-2S3-110  
N1/2 OF LT 20 AND ALL LT 21 BLK 146 BEACH HAVEN PLAT DB 46 P 51 OR 6157 P 1309 SEC 54/35 T2S R 30/31

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	6977.0000	06/01/11	\$185.02	\$0.00	\$70.15	\$255.17

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

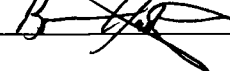
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	5969.0000	06/01/13	\$171.36	\$6.25	\$8.57	\$186.18
2012	6602.0000	06/01/12	\$194.54	\$6.25	\$37.94	\$238.73

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(   %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$680.08
\$0.00
\$150.00
\$75.00
\$905.08
\$905.08
\$6.25

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 3/3/14

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6977.0000	10-1093-000	06/01/2011	35-2S3-110 N1/2 OF LT 20 AND ALL LT 21 BLK 146 BEACH HAVEN PLAT DB 46 P 51 OR 6157 P 1309 SEC 54/35 T2S R 30/31

### **2012 TAX ROLL**

AR TRADING INC  
PO BOX 70906  
ALBANY , Georgia 31708

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

glfunl (Jacob Prince)  
Applicant's Signature

07/28/2013  
Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10733

September 10, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-06-1993, through 09-06-2013, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

AR Trading Inc. DBA AR Property Developer

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

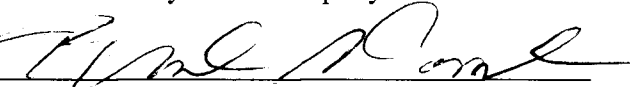
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 10, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10733

September 10, 2013

**The North half of Lot 20, and all of Lot 21, Block 146, Beach Haven, as per plat thereof,  
recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10733

September 10, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$8,675.00. Tax ID 10-1093-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: March 3, 2014

TAX ACCOUNT NO.: 10-1093-000

CERTIFICATE NO.: 2011-6977

In compliance with Section 197.256, 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

      X   Notify City of Pensacola, P.O. Box 12910, 32521

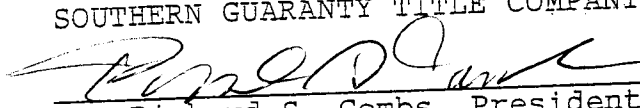
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

AR Trading Inc. dba  
AR Property Developer  
P.O. Box 70906  
Albany, GA 31708

Certified and delivered to Escambia County Tax Collector,  
this 10th day of September, 2013.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

Prepared by  
Teri Kitchen, an employee of  
First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504  
(850)473-0044

Return to: Grantee

File No.: 1005-1625721

## **SPECIAL WARRANTY DEED**

State of Florida

County of Escambia

**THIS SPECIAL WARRANTY DEED** is made on May 25, 2007, between

**Bank of Pensacola**

having a business address at: P. O. Box 12966, Pensacola, FL 32591  
("Grantor") and

**AR Trading Inc DBA AR Property Developer, a Texas Corporation**

having a mailing address of: P. O. Box 11455, Pensacola, FL 32524  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

The North half of Lot 20, and all of Lot 21, in Block 146 of BEACH HAVEN, according to the Plat thereof as recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida.

Tax Parcel Identification Number: **35-2S-31-1000-020-146**

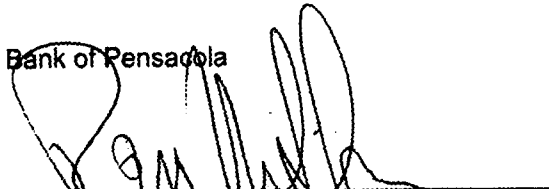
**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

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

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2006. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, first party has signed and sealed these presents on the **Twenty-fifth day of May, 2007.**

Bank of Pensacola  
  
By: Roger Huffman, Vice-President



Signed, sealed and delivered in our presence:


  
\_\_\_\_\_

Witness Signature **TERI KITCHEN**

Print Name: \_\_\_\_\_

State of **Florida**

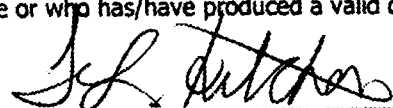
County of **Escambia**

  
\_\_\_\_\_

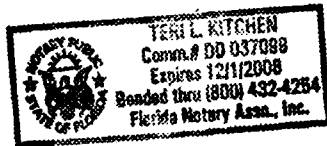
Witness Signature

Print Name: **John Bailey**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **May 25, 2007**, by **Roger Huffman, as Vice-President**, and, as **on behalf of Bank of Pensacola**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.

  
\_\_\_\_\_

NOTARY PUBLIC



Printed Name of Notary

My Commission Expires: \_\_\_\_\_



1625721

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Lownde Avenue**

Legal Address of Property: **1119 Lownde Avenue, Pensacola, Florida 32507**

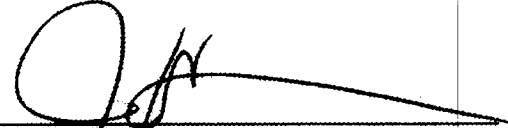
The County ( X ) has accepted ( \_\_\_\_\_ ) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504**

*Signed, sealed and delivered in our presence:*

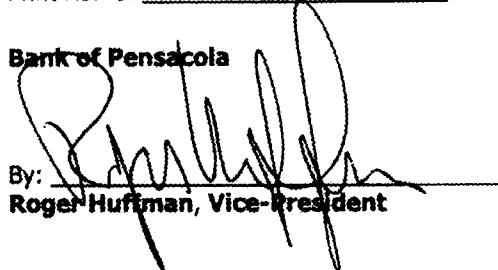
  
\_\_\_\_\_  
Witness Signature **TERI KITCHEN**

Print Name: \_\_\_\_\_

  
\_\_\_\_\_  
Witness Signature

Print Name: J. Hailey

**Bank of Pensacola**

  
By: \_\_\_\_\_  
**Roger Huffman, Vice-President**

(Corporate Seal)

**AR Trading Inc DBA AR Property Developer**

(Corporate Seal)

  
By: \_\_\_\_\_  
**Abdur-Rehman Ahmed Adam, President**

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 06977 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

AR TRADING INC DBA AR PROPERTY DEVELOPER  
PO BOX 70906  
ALBANY, GA 31708

WITNESS my official seal this 30th day of January 2014.

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 March 3, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK, AS C/F FL DUNDEE LIEN** holder of **Tax Certificate No. 06977**, issued the **1st day of June, A.D., 2011** 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:

**N1/2 OF LT 20 AND ALL LT 21 BLK 146 BEACH HAVEN PLAT DB 46 P 51 OR 6157 P 1309 SEC 54/35 T2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101093000 (14-221)**

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

**AR TRADING INC DBA AR PROPERTY DEVELOPER**

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 Monday** in the month of March, which is the **3rd day of March 2014**.

Dated this 30th day of January 2014.

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

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**Post Property:**

1119 LOWNDE AVE 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

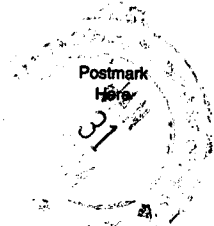
U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7008 1830 0000 0243 6884

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.49



Sent: AR TRADING INC DBA AR PROPERTY  
DEVELOPER [14-221]  
Street or PO: PO BOX 70906  
City: ALBANY, GA 31708

PS Form 3849, October 2002

11/6977

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV004540NON

**Agency Number:** 14-004389

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 06977 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: AR TRADING INC DBA AR PROPERTY DEVELOPER

**Defendant:**

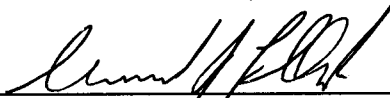
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/31/2014 at 10:30 PM and served same at 9:30 AM on 2/4/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

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**Post Property:**

**1119 LOWNDE AVE 32507**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
JAN 31 A 10:30  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

11/6977

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AR TRADING INC DBA AR PROPERTY  
DEVELOPER [14-221]  
PO BOX 79906  
ALBANY, GA 31708

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *[Signature]*  Agent  
 Addressee

B. Received by (Printed Name) C. Date  
*Celt Turner* *2/2*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No  
*PO Box 5558*

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7008 1830 0000 0243 6884**





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 31, 2015

AR Trading Inc DBA Property Developer  
P O Box 70906  
Albany GA 31708

---

Property: Excess Surplus funds from a Tax Deed Sale - TDA#: 2011 TD 06977

Surplus Amount: **\$1,889.91**

---

Dear Addressee,

Escambia County is holding the above Surplus Funds resulting from a Tax Deed Sale held on MARCH 3, 2014 and identified as belonging to you either as the owner and/or lienholder to the real property which was sold at the tax deed sale. If we do not receive a response from you within the next 30 days, we will turn this property over to the Florida Department of State's Unclaimed Property Division pursuant to Chapter 717 of the Florida Statutes.

**If you wish to claim these monies, ensure your correct address is provided, sign this form and return it along with the attached "Affidavit of Claim" to:** Escambia County Clerk of Circuit Court and Comptroller, Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502. If you have any questions you may contact the Clerk's Tax Deed Division at (850) 595-3793.

Unclaimed Property/ Tax Deeds  
Clerk of Circuit Court and Comptroller  
Escambia County

By:  \_\_\_\_\_, Deputy Clerk

\_\_\_\_\_  
Owner/Lienholder Signature

\_\_\_\_\_  
Date Signed

**Pam Childers**

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

TALLAHASSEE FL 323

neopost  
12/31/2016

05 JAN 2016 PM 2 T

US POSTAGE \$00 483



ZIP 32502  
041L11221084

W (ong)  
PAM CHILDERS LLC LDBA Property Developer  
P O Box 70906  
Albany GA 31708

Property: Excess Surplus funds from a  
~~01375021084~~

8232 523 55 1 0001/30/16

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

SC: 3250258335 \*2787-08280-30-16



IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN THE MATTER OF UNCLAIMED FUNDS  
IN THE REGISTRY OF THE COURT OF  
ESCAMBIA COUNTY, FLORIDA

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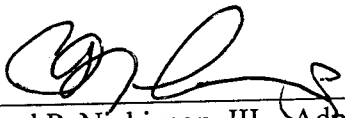
**ORDER OF DIRECTION REGARDING UNCLAIMED FUNDS**

Pam Childers, the Clerk of the Circuit Court for Escambia County, Florida, stipulates that certain Court Registry funds itemized in Attachment A, attached hereto, shall be remitted to the Florida Department of Financial Services, Bureau of Unclaimed Property, Reporting Section. The right to withdraw said funds has been adjudicated or is not in dispute, and the money remained so deposited in the Court Registry of Escambia County, Florida, for more than one year and unclaimed by the person entitled thereto. It is therefore,

ORDERED that the all cases as itemized in Attachment A involving Court Registry funds in the amount of \$ 90,484.17, be remitted in compliance with Section 717.113, Florida Statutes, and it is hereby,

ORDERED that a copy of this Order be filed in the action in which the money was originally deposited, and this Order shall be noted in the progress docket in the action of each case listed in Attachment A.

DONE AND ORDERED this 15th day of April, 2016, in Pensacola, Escambia County, Florida.

  
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Edward P. Nickinson, III – Administrative Judge