



# 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

0722.65

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 19, 2021
Property description	HANALLA ADEL F 6317 NORTH PALAFOX ST PENSACOLA, FL 32503 2285 WELCOME RD 12-0577-710 LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574	Certificate #	2019 / 6956
		Date certificate issued	06/01/2019

**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)
# 2019/6956	06/01/2019	512.48	25.62	538.10
# 2020/7340	06/01/2020	761.51	38.08	799.59
<b>→ Part 2: Total*</b>				<b>1,337.69</b>

**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)
# 2021/5761	06/01/2021	757.64	6.25	37.88	801.77
<b>Part 3: Total*</b>					<b>801.77</b>

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,139.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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
<b>7. Total Paid (Lines 1-6)</b>	<b>2,514.46</b>

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: <u><i>Shirley Rich, CFCA</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>July 28th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/05/2022</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**PLUS \$12.50**

**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: 2100615

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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
12-0577-710	2019/6956	06-01-2019	LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

07-19-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

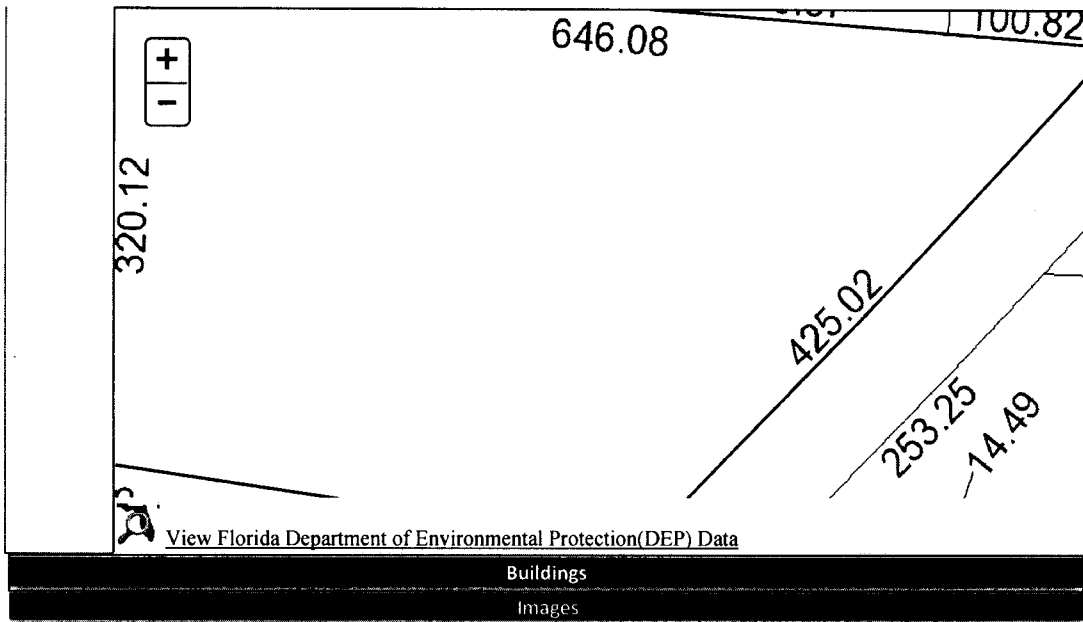
General Information	
<b>Parcel ID:</b>	342N311400030003
<b>Account:</b>	120577710
<b>Owners:</b>	HANALLA ADEL F
<b>Mail:</b>	C/O NAGAT R WAHBA 1715 W DETROIT BLVD PENSACOLA, FL 32534
<b>Situs:</b>	2285 WELCOME RD 32533
<b>Use Code:</b>	MULTI-FAMILY <=9
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$30,284	\$2	\$30,286	\$30,286
2020	\$30,284	\$2	\$30,286	\$30,286
2019	\$30,284	\$2	\$30,286	\$30,286
<a href="#">Disclaimer</a>				
<a href="#">Market Value Breakdown Letter</a>				
<a href="#">Tax Estimator</a>				
<a href="#">File for New Homestead Exemption Online</a>				
<a href="#">Report Storm Damage</a>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/28/2020	8473	395	\$100	WD	
06/27/2018	7931	577	\$46,800	WD	
05/16/2018	7931	574	\$100	QC	
02/2000	4530	681	\$6,900	WD	
09/1999	4468	1422	\$100	QC	
01/1998	4211	1320	\$100	WD	
12/1997	4204	288	\$100	CJ	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions
None
<b>Legal Description</b> LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574
<b>Extra Features</b> MOBILE HOME

Parcel Information	<a href="#">Launch Interactive Map</a>
<b>Section Map Id:</b> 34-2N-31	
<b>Approx. Acreage:</b> 3.8912	
<b>Zoned:</b> LDR	
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	



Buildings

Images



2/5/19



2/5/19

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 **TLGFY LLC CAPITAL ONE NA** holder of **Tax Certificate No. 06956**, issued the **1st** day of **June, A.D., 2019** 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:

**LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574**

**SECTION 34, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120577710 (0722-65)**

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

**ADEL F HANALLA**

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** Tuesday in the month of July, which is the **5th day of July 2022**.

Dated this 7th day of September 2021.

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

**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

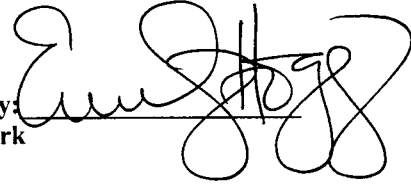
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 120577710 Certificate Number: 006956 of 2019**

**Payor: CYCLONE NATIONAL LLC 7791 UNTREINER AVE PENSACOLA FL 32534      Date  
 11/24/2021**

Clerk's Check #	453146549	Clerk's Total	<del>\$538.08</del> 2841.19
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,979.56</del>
		Postage	<del>\$6.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,594.64</del>

2858.19

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2019 TD 006956**

**Redeemed Date 11/24/2021**

**Name CYCLONE NATIONAL LLC 7791 UNTREINER AVE PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$538.08	2841.19
Due Tax Collector = TAXDEED	\$2,979.56	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 120577710 Certificate Number: 006956 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/05/2022"/>	Redemption Date <input type="text" value="11/24/2021"/>
Months	12	4
Tax Collector	<input type="text" value="\$2,514.46"/>	<input type="text" value="\$2,514.46"/>
Tax Collector Interest	\$452.60	\$150.87
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	\$2,979.56	<input type="text" value="\$2,677.83"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$82.08	\$27.36
<b>Total Clerk</b>	\$538.08	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$3,594.64	\$3,178.19
	Repayment Overpayment Refund Amount	\$416.45
Book/Page	<input type="text" value="8614"/>	<input type="text" value="195"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8614, Page 195, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06956, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **120577710 (0722-65)**

DESCRIPTION OF PROPERTY:

**LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574**

**SECTION 34, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: ADEL F HANALLA

Dated this 24th day of November 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 12-0577-710 CERTIFICATE #: 2019-6956

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

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

Period Searched: April 8, 2002 to and including April 8, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: April 18, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

April 18, 2022

Tax Account #: **12-0577-710**

1. The Grantee(s) of the last deed(s) of record is/are: **NAGAT R. WAHBA**  
**By Virtue of Warranty Deed recorded 2/26/2021 in OR 8473/395**
  
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:  
**NONE FOUND OF RECORD**
  
4. Taxes:  
**Taxes for the year(s) 2021 are delinquent.**  
**Tax Account #: 12-0577-710**  
**Assessed Value: \$30,286.00**  
**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 title search 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.



**PROPERTY INFORMATION REPORT**

**April 18, 2022**

**Tax Account #:12-0577-710**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 3 BLK C QUINTETTE ACRES PB 6 P 68 OR 7931 P 574**

**SECTION 34, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0577-710(0722-65)**

Recorded in Public Records 2/26/2021 1:31 PM OR Book 8473 Page 395,  
Instrument #2021021193, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

**Prepared By**

Name: Mariana William  
Address: 8083 Stonebrook Pkwy APT 1101  
Frisco TX 75034-7211

**After Recording Return To**

Name: NAGAT R WAHBA  
Address: 1715 West Detroit Blvd  
Pensacola FL 32534

Space Above This Line for Recorder's Use

**WARRANTY DEED**

STATE OF FLORIDA  
Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ZERO CENTS (\$ 10) in hand paid to Adel Hanalla, a married man residing at 7791 Untreiner Ave Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to , NAGAT R WAHBA ,a married women residing at 1715 West Detroit Blvd Pensacola FL 32534, County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following \*described real estate, physical address 2285 WELCOME RD Pensacola FL 32533, Florida to-wit:

**LOT 3, BLOCK C, QUINETTE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 68, OF PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA**

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current year, and except for any Restrictions pertaining to

the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

[Signature]  
 Grantor's Signature  
Adel Hanalla  
 Grantor's Name  
7791 untreiner AVE  
 Address  
Pensacola FL 32534  
 City, State & Zip

\_\_\_\_\_  
 Grantor's Signature  
 \_\_\_\_\_  
 Grantor's Name  
 \_\_\_\_\_  
 Address  
 \_\_\_\_\_  
 City, State & Zip

Signed, Sealed and delivered in our presence:

[Signature]  
 Signature of Witness  
Rebecca Yates 8100 Whitney Apt 1312  
 Print Name and Address  
Pensacola FL 32506

[Signature]  
 Signature of Witness  
Forey nessim 1715 west Detroit ave  
 Print Name and Address  
Pensacola FL 32534

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this December 28, 2020 (date) by Adel Hanalla (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) \_\_\_\_\_ (identification number) as identification.

[Signature]  
(Notary Public Signature)

(Seal)

\_\_\_\_\_  
(Notary's Name print,)  
\_\_\_\_\_  
(My Commission Expires)

