

913 So.2d 661  
District Court of Appeal of Florida,  
First District.

PROFILE INVESTMENTS, INC., Appellant,  
v.  
DELTA PROPERTY MANAGEMENT, INC.,  
and CIT Lending Services Corp., Appellees.

No. 1D05-396.

|  
Sept. 8, 2005.

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Rehearing Denied Oct. 17, 2005.

### Synopsis

**Background:** Tax sale purchaser brought action to quiet title. The Circuit Court, Duval County, [L. Haldane Taylor](#), J., granted final summary judgment in favor of purchaser. On appeal from legal titleholder, the District Court of Appeal, [830 So.2d 867](#), affirmed. Legal titleholder petitioned for review, and the Florida Supreme Court, [875 So. 2d 443](#), remanded the case back to the circuit court for consideration as to the notice sent to legal titleholder. On remand, the Circuit Court, Duval County, [L. Haldane Taylor](#), J., entered summary judgment in favor of legal titleholder. Purchaser appealed.

**Holding:** The District Court of Appeal, [Thomas](#), J., held that triable issue existed as to whether legal titleholder's address was reasonably ascertainable.

Reversed and remanded.

West Headnotes (1)

### [1] [Judgment](#)

#### [Tax Cases](#)

Genuine issue of material fact existed regarding whether new address of legal titleholder of real property, who was entitled to notice of tax deed sale, was reasonably ascertainable from the latest tax assessment roll available when clerk mailed notice of the

sale, thus precluding summary judgment in tax sale purchaser's action to quiet title of the property.

[2 Cases that cite this headnote](#)

### Attorneys and Law Firms

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### Opinion

\*662 [THOMAS](#), J.

Appellant, Profile Investments Inc. (Profile), challenges a final summary judgment in favor of Appellees, Delta Property Management, Inc. (Delta) and CIT Lending Services (CIT), which was entered upon remand from the supreme court's decision in [Delta Property Mgmt. v. Profile Investments, Inc., 875 So.2d 443 \(Fla.2004\)](#), to quiet title to real property purchased in a tax sale. Because summary judgment is not appropriate in this case, we reverse.

This case involves certain real property that was available for purchase in a tax deed sale. <sup>1</sup> Delta was entitled to notice of the tax sale, and the clerk of the circuit court mailed the notice in September 2000 to the address that was listed for Delta in the 1999 tax assessment rolls. However, Delta was no longer located at that address and never received notice of the sale. Profile purchased the property and brought an action to quiet title. Delta filed a counterclaim, arguing that it was not provided proper notice. The trial court granted summary judgment in favor of Profile on the basis that the clerk was not required to look beyond the tax collector's statement to determine whether names and address of the parties were correctly listed. However, the supreme court found that the clerk of the circuit court was required to mail a notice of tax deed

sale to the legal titleholder at the address that appeared on the latest tax assessment roll at the time the notice of the tax deed sale was sent. *Id.* at 447-448. The supreme court remanded the case back to the trial court for further proceedings.

<sup>1</sup> The facts and the procedural history of this case is discussed in detail in [Delta Property Management v. Profile Investments, Inc.](#), 830 So.2d 867 (Fla. 1st DCA 2002), and [Delta Property Management v. Profile Investments, Inc.](#), 875 So.2d 443 (Fla.2004).

On remand, the trial court did not allow Profile to present any new evidence concerning the availability of the tax assessment roll and entered summary judgment in Delta's favor. We find there is a factual dispute over whether Delta's new address was reasonably ascertainable from the latest tax assessment roll available at the time the clerk mailed the notice of the tax deed sale. Because there are genuine issues of material fact that are in dispute,

summary judgment is not appropriate. See [Menendez v. The Palms West Condominium Ass'n](#), 736 So.2d 58, 60-61 (Fla. 1st DCA 1999).

We therefore reverse the summary judgment order and remand the case to the trial court with directions to hold an evidentiary hearing to determine whether Delta's new address was reasonably ascertainable from the latest tax assessment roll, as required by the supreme court's decision.

REVERSED and REMANDED.

[KAHN](#), C.J., and [BENTON](#), J., concur.

**All Citations**

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