

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Sep 26, 2014 / 140761

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4737.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 07-4309-000**

Certificate Holder:
TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, FLORIDA 33601

Property Owner:
LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA , FLORIDA 32501

Legal Description:
LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

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
2012	4737.0000	06/01/12	\$486.18	\$0.00	\$198.52	\$684.70

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
2014	4013.0000	06/01/14	\$473.82	\$6.25	\$28.43	\$508.50
2013	4349.0000	06/01/13	\$463.14	\$6.25	\$38.60	\$507.99
2011	4843.0000	06/01/11	\$497.93	\$6.25	\$298.76	\$802.94

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

\$2,504.13
\$0.00
\$200.00
\$125.00
\$2,829.13
\$2,829.13
\$6.25

*Done this 26th day of September, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

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

DR-512
R.05/88

Application Number: 140761

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, Florida, 33601**

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

Certificate No.	Parcel ID Number	Date	Legal Description
4737.0000	07-4309-000	06/01/2012	LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

2013 TAX ROLL

LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA , Florida 32501

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.

tc12llc (Jon Franz)
Applicant's Signature

09/26/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15363

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11934

February 6, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

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 02-05-1995, through 02-05-2015, and said search reveals the following:

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

James J. Landers Trust

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: 

February 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11934

February 6, 2015

**Lot 13, Block 4, Westerly Heights, as per plat thereof, recorded in Plat Book 2, Page 14, of
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11934

February 6, 2015

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

1. Taxes for the year 2010-2013 delinquent. The assessed value is \$22,695.00. Tax ID 07-4309-000.

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: 5-4-2015

TAX ACCOUNT NO.: 07-4309-000

CERTIFICATE NO.: 2012-4737

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

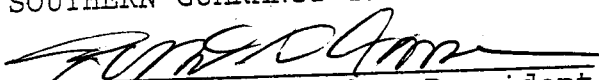
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
☒ X Notify Escambia County, 190 Governmental Center, 32502
☒ X Homestead for _____ tax year.

James J. Landers Trust
1505 W. Garden St.
Pensacola, FL 32501

Unknown Tenants
231 Shadow Lawn Lane
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 6th day of February, 2015.

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.

1000.20

OR BK 5506 P60837
Escambia County, Florida
INSTRUMENT 2004-291533

Prepared By: Linda L Landers
Mailing Address: 11743 Chanticleer Dr
Pensacola, Florida 32507

DEED REC STAMPS PD @ ESC CO \$ 0.70
10/12/04 ERNIE LEE MAGANA, CLERK

QUITCLAIM DEED

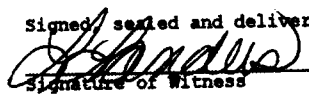


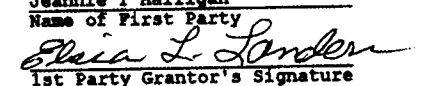
THIS QUITCLAIM DEED, Executed this 4th day of October, 2004 by first party, Grantor, Jeannie I Halligan and Elsie L Landers, with right's of survivorship, whose post office address is 1505 West Garden Street, Pensacola, Florida 32501, to second party, Grantee, James J Landers Trust, whose post office address is 1505 West Garden Street Pensacola, Florida 32501.

WITNESSETH, That the said first party, for good consideration and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit

LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 4762 P 741 CA 164

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

 Signature of Witness	 1st Party Grantor's Signature
<u>Linda L Landers</u> Name of Witness	<u>Jeannie I Halligan</u> Name of First Party
 Signature of Witness	 1st Party Grantor's Signature
<u>Linda L Landers</u> Name of Witness	<u>Elsie L Landers</u> Name of First Party

STATE OF Florida
COUNTY OF Escambia

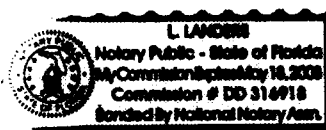
On October 4, 2004 before me, Linda L Landers, personally appeared Jeannie I Halligan and Elsie L Landers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: 

Affiant ☐ Known ☐ Produced ID

Type of ID Florida Driver License
(Seal)



*Correction of the
wording indeed
Recorded*

RCD Oct 12, 2004 09:17 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-291533

231 Shadow Lawn

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
07-4309-000		SEE BELOW	06	382S30-1000-013-004

Reminder REAL ESTATE 2014 146445.0000
PRIOR YEARS TAXES DUE

LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA FL 32501

231 SHADOW LAWN LN
LT 13 BLK 4
WESTERLY HTS PB 2 P 14
OR 5506 P 837

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

OFFICE
(850) 438-6500
Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	22,695		22,695	150.16
PUBLIC SCHOOLS					
By Local Board	2.0850	22,695		22,695	47.32
By State Law	5.2370	22,695		22,695	118.85
WATER MANAGEMENT	0.0390	22,695		22,695	0.89
SHERIFF	0.6850	22,695		22,695	15.55
M.S.T.U. LIBRARY	0.3590	22,695		22,695	8.15
TOTAL MILLAGE 15.0215 AD VALOREM TAXES					340.92

12/4737

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		85.00
NON-AD VALOREM ASSESSMENTS		85.00

PLEASE
PAY ONLY
ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

425.92

PAY ONLY
ONE AMOUNT

See reverse side for
important information

IF PAID BY PLEASE PAY			Mar 31 2015 \$425.92	Apr 30 2015 \$438.70	May 29 2015 \$438.70
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AMOUNT
DUE
IF PAID
BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
07-4309-000		SEE ABOVE	06	382S30-1000-013-004

Reminder REAL ESTATE 2014 146445.0000
PRIOR YEARS TAXES DUE

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1505 W GARDEN ST
PENSACOLA FL 32501

231 SHADOW LAWN LN
LT 13 BLK 4
WESTERLY HTS PB 2 P 14
OR 5506 P 837

TD TAX DEED APPLICATION-See Tax Roll For Full Legal Descr
(850) 438-6500 Ext. 3252

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

IF PAID BY PLEASE PAY			Mar 31 2015 \$425.92	Apr 30 2015 \$438.70	May 29 2015 \$438.70
--------------------------	--	--	-------------------------	-------------------------	-------------------------

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1

RETURN WITH
PAYMENT

0000000000 0000042592 0000001464450000 0001 0

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04737 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J LANDERS TRUST 1505 W GARDEN ST PENSACOLA, FL 32501	JAMES J LANDERS TRUST C/O TENANTS 231 SHADOW LAWN LANE PENSACOLA FL 32507
--	--

WITNESS my official seal this 2nd day of April 2015.



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 May 4, 2015, 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 TC 12 LLC BUYTHISTAXLIEN.COM holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2012 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 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074309000 (15-363)

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

JAMES J LANDERS TRUST

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 May, which is the **4th day of May 2015**.

Dated this 2nd day of April 2015.

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:

231 SHADOW LAWN LN 32507



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

7008 1830 0000 0238 5960

U.S. Postal Service	
CERTIFIED MAILTM RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Sent To	JAMES J LANDERS TRUST [15-363]
Street, Apt. or PO Box	C/O TENANTS
City, State	231 SHADOW LAWN LANE
	PENSACOLA FL 32507

PS Form 3849, June 2010

7008 1830 0000 0238 5953

U.S. Postal Service	
CERTIFIED MAILTM RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Sent To	JAMES J LANDERS TRUST [15-363]
Street, Apt. or PO Box	1505 W GARDEN ST
City, State	PENSACOLA, FL 32501

PS Form 3849, June 2010

12/4737

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-363

Document Number: ECSO15CIV014321NON

Agency Number: 15-006431

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04737 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES J LANDERS TRUST

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/2/2015 at 8:58 AM and served same at 11:20 AM on 4/7/2015 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: _____

L. Littlejohn 9/15

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074309000 (15-363)

RECEIVED
APR - 2 A 8:58
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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JAMES J LANDERS TRUST

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Post Property:

231 SHADOW LAWN LN 32507

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

15-363

Document Number: ECSO15CIV014281NON

Agency Number: 15-006494

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04737 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES J LANDERS TRUST

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 4/2/2015 at 9:02 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES J LANDERS TRUST , Writ was returned to court UNEXECUTED on 4/13/2015 for the following reason:

1505 WEST GARDEN STREET IS DAUGHTERS ADDRESS. ATTEMPTED SERVICE AT 8522 ALTA VISTA BUT WAS UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE AFTER SEVERAL ATTEMPTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

R Preston 927

R. PRESTON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 May 4, 2015, 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 **TC 12 LLC BUYTHISTAXLIEN.COM** holder of **Tax Certificate No. 04737**, issued the **1st day of June, A.D., 2012** 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 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074309000 (15-363)

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

JAMES J LANDERS TRUST

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 May, which is the **4th day of May 2015**.

Dated this 2nd day of April 2015.

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.

Personal Services:

JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
APR 2 2015
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 May 4, 2015, 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.

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Personal Services:

JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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:

JAMES J LANDERS TRUST [15-363]
C/O TENANTS
231 SHADOW LAWN LANE
PENSACOLA FL 32507

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 5960

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robert T. ...*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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JAMES J LANDERS TRUST [15-363]
1505 W GARDEN ST
PENSACOLA, FL 32501

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 5953

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J.J. Landers*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

12/4737

THE ESCAMBIA SUN-PRESS, LLC
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

SALE

in the matter of

05/04/2015 - TAX CERTIFICATE # 04737

in the CIRCUIT

Court

was published in said newspaper in the issues of

APRIL 2, 9, 16, 23, 2015

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 County, 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.

PUBLISHER

**NOTICE OF APPLICATION FOR
TAX DEED**

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12 LLC BUYTHISTAXLIEN.COM
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thereon. Said certificate embraces the
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221 Palafox Place Ste 110, Pensacola FL
32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By: (SEAL)
Emily Hogg
Deputy Clerk

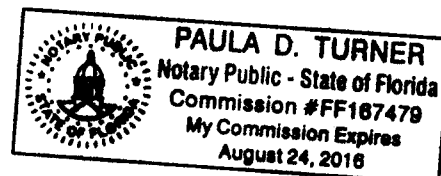
oaw-4w-04-02-09-16-23-2015

Sworn to and subscribed before me this 23RD
APRIL A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC



7007 1490 0002 6736 0069

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 6.69
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.69
Sent To JAMES J LANDERS TRUST [15-363]	
1505 W GARDEN ST	
PENSACOLA FL 32501	
PS Form 3800, October 2010	

FL DOWNTOWN
MAY 8 2015
Postmark Here

Sold

12/4737

7007 1490 0002 6736 0075

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 6.69
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.69
Sent To JAMES J LANDERS TRUST [15-363]	
C/O TENANTS	
231 SHADOW LAWN LANE	
PENSACOLA FL 32507	
PS Form 3800, October 2010	

FL DOWNTOWN
MAY 8 2015
Postmark Here

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 # 004737 of 2012 Date 05/04/2015
 Name RALPH MEACHAM**

Cash Summary

Cash Deposit \$210.00
 Total Check \$4,061.90
 Grand Total \$4,271.90

Purchase Price (high bid amount) \$4,200.00
 + adv recording deed \$10.00
 + adv doc. stamps deed \$29.40
 + Adv Recording For Mailing \$18.50

Total Check \$4,061.90
 Adv Recording Deed \$10.00
 Adv Doc. Stamps \$29.40

Opening Bid Amount \$4,155.08
 - postage \$12.98
 - Researcher Copies \$1.00
 - Homestead Exempt \$0.00

Postage \$12.98
 Researcher Copies \$1.00

Adv Recording Mail Cert \$18.50

=Registry of Court \$4,141.10
 Purchase Price (high bid) \$4,200.00
 -Registry of Court \$4,141.10
 -advance recording (for mail certificate) \$18.50
 -postage \$12.98
 -Researcher Copies \$1.00
 = Overbid Amount \$44.92

Clerk's Prep Fee \$14.00
 Registry of Court \$4,141.10
 Overbid Amount \$44.92

**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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**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 # 2012 TD 004737
 Sold Date 05/04/2015
 Name RALPH MEACHAM**

RegistryOfCourtT = TAXDEED	\$4,141.10
overbidamount = TAXDEED	\$44.92
PostageT = TD2	\$12.98
Researcher Copies = TD6	\$1.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$29.40
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
06/01/2012	0101	CASE FILED 06/01/2012 CASE NUMBER 2012 TD 004737	
10/16/2014	FEEASSESSED	TAX DEED APPLICATION ASSESSED \$60.00	
10/16/2014	FEEASSESSED	ONLINE AUCTION FEE ASSESSED \$70.00	
10/16/2014	FEEASSESSED	TAX DEED CERTIFICATES ASSESSED \$341.00	
10/16/2014	TD83	TAX COLLECTOR CERTIFICATION	
10/16/2014	RECEIPT	PAYMENT \$471.00 RECEIPT #2014098898	
03/09/2015	TD82	O & E REPORT	
03/26/2015	TD84	2014 TAXES	
04/02/2015	TD81	CERTIFICATE OF MAILING	
04/09/2015	TD84	CERTIFIED MAIL RECEIPT	
04/14/2015	TD84	SHERIFF'S RETURN OF SERVICE	
04/15/2015	TD84	GREEN CARDS	
04/28/2015	TD84	PROOF OF PULBICATION	
04/29/2015	CheckVoided	CHECK (CHECKID 62308) VOIDED: ESCAMBIA SUN-PRESS LLC 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
04/29/2015	CheckMailed	CHECK PRINTED: CHECK # 900023005 - - REGISTRY CHECK REMITTED TO: ESCAMBIA SUN-PRESS LLC 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
	TD10	TAX DEED APPLICATION	60.00	0.00	0.00	60.00
	TD70	ADVANCE PAY ONLINE AUCTION FEE	70.00	0.00	0.00	70.00
10/16/2014 10:52:06 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
10/16/2014 10:52:07 AM	TAXDEED	TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00
10/16/2014 10:52:07 AM	TD7	ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	601.00	471.00	0.00	130.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
10/16/2014 10:53:27 AM	2014098898	TC 12 LLC BUYTHISTAXLIEN.COM	471.00	471.00	0.00
		Total	471.00	471.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
04/29/2015 9:46:52 AM	Check (outgoing)	100816632	ESCAMBIA SUN-PRESS LLC	605 S OLD CORRY FIELD RD	221.00	900023005 CLEARED ON 4/29/2015
10/16/2014 10:53:27 AM	Deposit	100746975	TC 12 LLC BUYTHISTAXLIEN.COM		341.00	Deposit
Deposited			Used		Balance	
341.00			14,257.25		-13,916.25	



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

TAX DEED INFORMATION SHEET

Tax Certificate Number: 04737 of 2012

Date of Auction: May 4, 2015

Name of Grantee EXACTLY as it should appear on the tax deed:

New Direction FRA, INC. FBO Ralph Meacham FRA

Ruth Meacham
Signature of Purchaser

5/5/15
Date

Ruth Meacham
Printed Name of Purchaser

5/5/15
Date

THIS FORM MUST BE COMPLETED AND RETURNED TO THE CLERK OF CIRCUIT COURT, TAX DEEDS DIVISION IN ORDER FOR YOUR TAX DEED TO BE PREPARED AND RETURNED TO YOU.

65044

Ralph Meacham

\$ 4,200.00

Deposit
\$210.00

<input checked="" type="checkbox"/>	05/04/2015	2012 TD 005242	061S
<input checked="" type="checkbox"/>	05/04/2015	2012 TD 004737	362S
<input checked="" type="checkbox"/>	05/04/2015	2012 TD 004717	372S
<input checked="" type="checkbox"/>	05/04/2015	2012 TD 004116	332S
<input checked="" type="checkbox"/>	05/04/2015	2012 TD 003044	092S
<input checked="" type="checkbox"/>	05/04/2015	2012 TD 003027	092S
<input checked="" type="checkbox"/>	05/04/2015	2011 TD 010682	000S
<input checked="" type="checkbox"/>	05/04/2015	2011 TD 010572	000S
<input checked="" type="checkbox"/>	05/04/2015	2011 TD 003141	092S
<input checked="" type="checkbox"/>	05/04/2015	2010 TD 011886	000S
<input checked="" type="checkbox"/>	05/04/2015	2010 TD 009583	261N
<input checked="" type="checkbox"/>	05/04/2015	2010 TD 008876	326N
<input checked="" type="checkbox"/>	05/04/2015	2010 TD 002995	042S
<input checked="" type="checkbox"/>	05/04/2015	2008 TD 002999	172S

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2012 TD 004737

Result Date: 05/04/2015

Title Information:

Name: ralph

Address1: 8963 pensacola blvd

Address2:

City: Pensacola

State: FL

Zip: 32534

\$42.50	\$0.00	\$203.70	\$27,891.20
\$42.50	\$0.00	\$29.40	\$4,061.90
\$42.50	\$0.00	\$114.10	\$15,641.60
\$42.50	\$0.00	\$66.10	\$11,813.60
\$42.50	\$0.00	\$60.90	\$8,368.40
\$42.50	\$0.00	\$96.70	\$13,536.20
\$0.00	\$0.00	\$0.00	\$0.00
\$42.50	\$0.00	\$18.90	\$2,561.40
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00
\$42.50	\$0.00	\$33.60	\$4,636.10

Cancel

Update

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
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**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT
COURT**

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

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

**NOTICE
(Pursuant to F.S. 197.582(2))**

Cert # 04737 of 2012

To: JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

Legal Description:

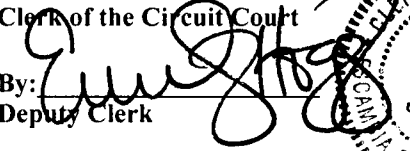
LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

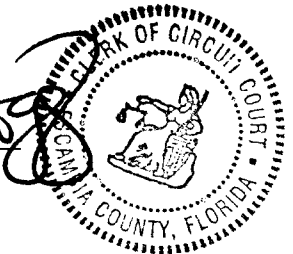
Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 4, 2015**. After payment of all funds due to government units has been made, a surplus of **\$27.46** will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

Attached hereto is a copy of the abstract of this property received from the office of the tax collector reflecting all such persons as described in Section 197.502(4), F.S., having an interest in the subject property. These funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien. In order to be considered for distribution of these funds, you must submit a notarized statement of claim to this office, at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, or P. O. Box 333, Pensacola, FL 32591-0333, detailing the particulars of your lien, and the amounts currently due, within (1) year of the date of this notice. A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will notify you if you are entitled to any payment.

Dated this 8th day of May 2015.

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk



**Escambia County Governmental Center • 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
FAMILY LAW
JURY ASSEMBLY
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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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
NOTICE
(Pursuant to F.S. 197.582(2))**

Cert # 04737 of 2012

To: JAMES J LANDERS TRUST
C/O TENANTS
231 SHADOW LAWN LANE
PENSACOLA FL 32507

Legal Description:

LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

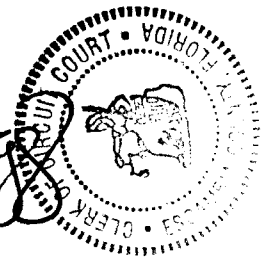
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Dated this 8th day of May 2015.

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk



**Escambia County Governmental Center • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

Tax Cert

Property Owner

Property Address

2012 TD 04737
James J Landers Trust

231 Shadow Lawn Ln 32507

SOLD TO:

Ralph Meacham \$ 4,200.00

Amt Available to Disburse \$

Disbursed to/for:

Amount:

Recording Fees (from TXD receipt)	\$ 57.90 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 11.35 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 3696.15 ✓
Refund High Bidder unused sheriff fees	\$ 40.00 ✓
Sheriff Fee	\$ 80.00 ✓
2014 Taxes	\$ 438.70 ✓
FN Postage	\$ 12.98 ✓

Check #

Balance

Key Fee in BM as OR860

20.59

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

Post sale process:

Lien Information:

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 lien payoffs/request checks~~
Print Final notices to 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

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

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Due \$

Paid \$

Due \$

Paid \$

Res:

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COM
OFFICIAL RECORDS DIVISION
221 Palafox Place
P O Box 333
Pensacola FL 32501-0333

VERIFIED MAIL™



7007 1490 0002 6736 0068

neopost™

05/05/2015

US POSTAGE

\$06.69



ZIP 32502

049111221084

*Decided
5-11-15
EJC*

JAMES J LANDERS TRUST [15-363]
1505 W GARDEN ST
PENSACOLA FL 32501

322 EE 1009 7205/14/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

32502084508 BC: 3259103333 *2187-06989-08-3F
3259100333

*Sold
12/4/37*

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COM
OFFICIAL RECORDS DIVISION
221 Palafox Place
P O Box 333
Pensacola FL 32591-0333



7007 1490 0002 6736 0075

neopost
05/08/2015
US POSTAGE
\$06.69



0411572103

UNCLAIMED

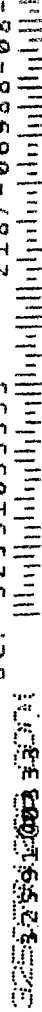
JAMES J LANDERS TRUST [15-363]
C/O TENANTS

231 SHADOW LAWN LANE
PENSACOLA FL 32507

322 DE 1009 0006/25/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2187-06988-08-38



Sold
12/04737

5/20
6/14

5/14/15

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 15-363
Property Identification No. 382S301000013004
Tax Account No. 074309000

TAX DEED

State of Florida
County of Escambia


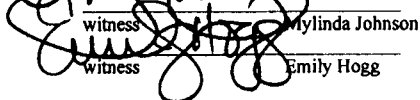
The following Tax Sale Certificate Numbered 04737 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 4th day of May 2015, offered for sale as required by law for cash to the highest bidder and was sold to: NEW DIRECTION IRA, INC. FBO RALPH MEACHAM IRA, 8963 PENSACOLA BLVD PENSACOLA FL 32534, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

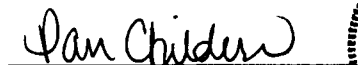
Now, on this 4th day of May 2015, in the County of Escambia, State of Florida, in consideration of the sum of (\$4,200.00) FOUR THOUSAND TWO HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

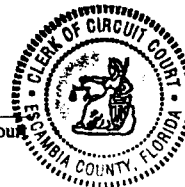
LT 13 BLK 4 WESTERLY HTS PB 2 P 14 OR 5506 P 837 CA 164

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

** Property previously assessed to: JAMES J LANDERS TRUST


witness Mylinda Johnson

witness Emily Hogg


PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida

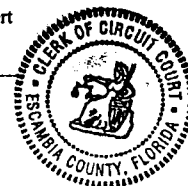


State of Florida
County of Escambia

On this 8th day of May 2015 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court 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 official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court
By: 
Emily Hogg, Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04737 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 2, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J LANDERS TRUST 1505 W GARDEN ST PENSACOLA, FL 32501	JAMES J LANDERS TRUST C/O TENANTS 231 SHADOW LAWN LANE PENSACOLA FL 32507
--	--

WITNESS my official seal this 2nd day of April 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE ESCAMBIA SUN-PRESS, LLC
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

SALE

in the matter of

05/04/2015 - TAX CERTIFICATE # 04737

in the CIRCUIT

Court

was published in said newspaper in the issues of

APRIL 2, 9, 16, 23, 2015

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 County, 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.

PUBLISHER

Sworn to and subscribed before me this 23RD
APRIL A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That TC
12 LLC BUYTHISTAXLIEN.COM
holder of Tax Certificate No. 04737, is-
sued the 1st day of June, A.D., 2012 has
filed same in my office and has made ap-
plication 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 13 BLK 4.WESTERLY HTS PB 2 P
14 OR 5506 P 837 CA 164

SECTION 38, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 074309000
(15-363)

The assessment of the said property
under the said certificate issued was in
the name of JAMES J LANDERS
TRUST

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 May, which is
the 4th day of May 2015.

Dated this 2nd day of April 2015.

In accordance with the AMERICANS
WITH DISABILITIES ACT, if you are
a person with a disability who needs spe-
cial accommodation in order to partici-
pate 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 Es-
cambia 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: (SEAL)
Emily Hogg
Deputy Clerk

oaw-4w-04-02-09-16-23-2015

