

CTY-513

Date of Tax Deed Application
Nov 28, 2016

Property Owner:
BATTISTE-JANSSEN RACHEL
5078 SHOSHONE DR
PENSACOLA, FL 32507
 LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR
 6218 P 208

6.25

Done this the 20th day of December, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: March 06, 2017

By 

Jonathan Johnson, Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

10-2855-320 2013

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600613

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida
Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

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

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2013/ 6396	06-01-2013	LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

11-28-2016

Date



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 073S323100160010
Account: 102855320
Owners: BATTISTE-JANSSEN RACHEL
Mail: 5078 SHOSHONE DR
PENSACOLA, FL 32507
Situs: 12748 ISLAND SPIRIT DR 32506
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$27,625	\$0	\$27,625	\$26,620
2015	\$26,000	\$0	\$26,000	\$24,200
2014	\$26,000	\$0	\$26,000	\$22,000

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/06/2007	6218	208	\$60,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2016 Certified Roll Exemptions

Legal Description

LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39
OR 6218 P 208

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
07-3S-32-1

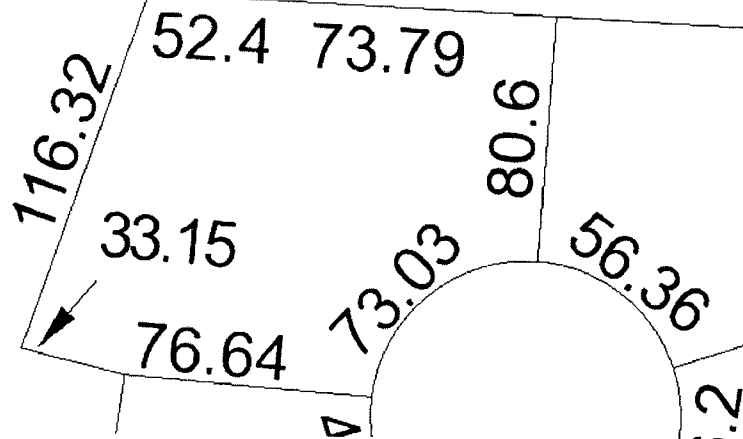
Approx. Acreage:
0.3505

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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



Buildings

Images

None

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.

Last Updated: 12/20/2016 (tc.4104)

17-110

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.: 13282

January 10, 2017

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 01-10-1997, through 01-10-2017, and said search reveals the following:

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

Rachel Battiste-Janssen

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: 

January 10, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13282

January 10, 2017

**Lot 16, Block J, Windward Cove Phase A-3, as per plat thereof, recorded in Plat Book 18, Page 39, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13282

January 10, 2017

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

1. HOA Lien filed by Windward Cove Homeowners Association recorded in O.R., Book 6926, page 1032.
2. Taxes for the year 2012-2016 delinquent. The assessed value is \$27,625.00. Tax ID 10-2885-320.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-6-2017

TAX ACCOUNT NO.: 10-2855-320

CERTIFICATE NO.: 2013-6396

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.

Rachel Battiste-Janssen
5078 Shoshone Dr.
Pensacola, FL 32507

Property address:
12748 Island Spirit Dr.
Pensacola, FL 32506

Windward Cove HOA
3440 Navigator Ave.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 10th day of January, 2017.

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. 4

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

Return to: Grantee

File No.: 1005-1247658

CORPORATE WARRANTY DEED

^{05 Sept 6}
This indenture made on ~~March 2~~, 2007 A.D., by

Henry Holdings of Tallahassee, Inc., a Florida corporation

whose address is: **1430 East Piedmont Drive Suite 101, Tallahassee, FL 32308**
hereinafter called the "grantor", to

Rachel Battiste-Janssen

whose address is: **5078 Shoshone Drive, Pensacola, FL 32507**
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 16, Block J of WINDWARD COVE PHASE A-3, according to the Plat thereof as recorded in Plat Book 18, Page(s) 39, of the Public Records of Escambia County, Florida.

Parcel Identification Number: **07-3S-32-3001-000-000**

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

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

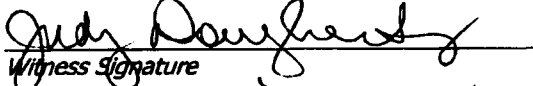
Henry Holdings of Tallahassee, Inc., a Florida corporation



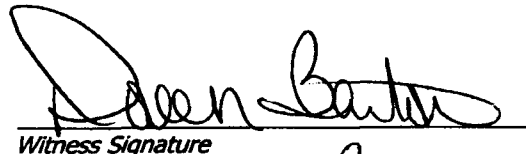
By: Albert J. Conner, Jr., Vice-President

(Corporate Seal)

Signed, sealed and delivered in our presence:



Print Name: Judy Dougherty

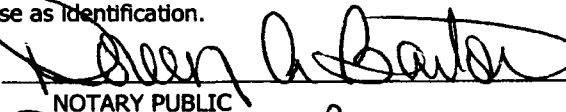


Print Name: Doreen Barton

State of **Florida**

County of **Escambia**

^{ac Sept. 6}
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on ~~March 2~~, 2007, by **Albert J. Conner, Jr., as Vice-President , and , as on behalf of Henry Holdings of Tallahassee, Inc., a Florida corporation,** 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

Doreen A Barton

Printed Name of Notary

My Commission Expires:

1/28/09



Doreen A. Barton
Commission # **DD377643**
Expires **January 28, 2009**
Howard Troy Post - Insurance, Inc. 888-666-7916

1247658

**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: **Island Spirit Drive**

Legal Address of Property: **Lot 16 Block J Island Spirit Drive, Pensacola, Florida 32507**

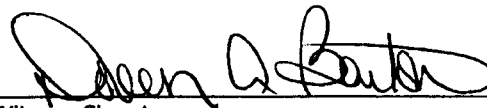
The County (_____) has accepted (X) has not accepted the abutting roadway for maintenance.

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

Signed, sealed and delivered in our presence:


Witness Signature


Print Name: Judy Dougherty


Witness Signature

Print Name: Doreen A. Barton

Henry Holdings of Tallahassee, Inc.

(Corporate Seal)

By: 
Albert J. Conner, Jr., Vice-President


Rachel Battiste-Janssen

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

October 23, 2012

CLAIM OF LIEN

This is a claim of lien for unpaid assessments, late fees together with associated costs related to preparation and registration of this lien due to and incurred by the undersigned designee incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following property in Escambia County, Florida.

Full Legal Description

12748 ISLAND SPIRIT DRIVE

Lot 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208

The record owner: BATTISTE-JASSEN, RACHEL

5078 SHOSHONE DRIVE

PENSACOLA FL 32507

This claim of lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated plus \$500.00 filing fee per lot.

Amount Due: \$1,449.50 Due Date: July 31, 2012 Filing Fee: 500.00 Total Due September 15, 2012:
\$1,949.50

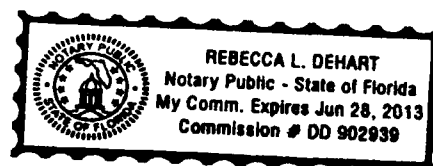
By Michael Choron / John Wyland
Michael Choron, PRESIDENT / John Wyland, VICE PRESIDENT,
Windward Cove Master Homeowner's Association
3440 Navigator Ave, Pensacola, FL 32506

State of Florida
County of Escambia

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared M. Choron / J. Wyland known to me to be the person, who after first being duly sworn, says that he executed the foregoing Instrument freely and voluntarily for the uses and purpose therein set forth

Witness my hand and official seal this 25 day of October, 2012

Notary: R. Dehart



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06396 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 19, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RACHEL BATTISTE-JANSSEN 5078 SHOSHONE DR PENSACOLA, FL 32507	WINDWARD COVE HOA 3440 NAVIGATOR AVE PENSACOLA FL 32506
--	---

WITNESS my official seal this 19th day of January 2017.



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 6, 2017, 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 13 LLW WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 06396, issued the 1st day of June, A.D., 2013 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 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208

SECTION 07, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 102855320 (17-110)

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

RACHEL BATTISTE-JANSSEN

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 **6th day of March 2017**.

Dated this 19th day of January 2017.

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:

12748 ISLAND SPIRIT DR 32506



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

RACHEL BATTISTE-JANSSEN
5078 SHOSHONE DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-110

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV003511NON

Agency Number: 17-003709

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 06396 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE RACHEL BATTISTE-JANSSEN

Defendant:

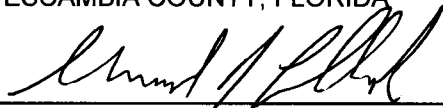
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2017 at 1:47 PM and served same at 11:06 AM on 1/25/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 924

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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Dated this 19th day of January 2017.

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.

Post Property:

12748 ISLAND SPIRIT DR 32506



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

By:
Emily Hogg
Deputy Clerk

1701
JAN 20 11 47
CLERK

17-110

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV003510NON

Agency Number: 17-003701

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06396 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RACHEL BATTISTE-JANSSEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 1/19/2017 at 1:46 PM and served same on RACHEL BATTISTE-JANSSEN , in ESCAMBIA COUNTY, FLORIDA, at 12:34 PM on 1/25/2017 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: BRANDON JANSSEN, HUSBAND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


MDS WILLIAM JOHNSTON

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Personal Services:

RACHEL BATTISTE-JANSSEN
5078 SHOSHONE DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

9771 G 110 10
JAN 20 2017
CLERK

RACHEL BATTISTE-JANSSEN [17-110]
5078 SHOSHONE DR
PENSACOLA, FL 32507

9171 9690 0935 0128 1053 49

1.20.17 delivered ✓

WINDWARD COVE HOA [17-110]
3440 NAVIGATOR AVE
PENSACOLA FL 32506

9171 9690 0935 0128 1053 32

My Services

 [Profile](#)  [Print](#)  [Guide](#)  [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)



[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	01/19/17 10:36 AM
Tracking Number:	9171969009350128105349	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32507
Service:	ERR	City:	PENSACOLA
Value	\$0.465	State:	FL

[Proof of Delivery](#)

Status Details

▼ Status Date	Status
Fri, 01/20/17, 10:43:00 AM	OK : Delivered
Fri, 01/20/17, 07:41:00 AM	Arrival at Unit
Fri, 01/20/17, 12:04:00 AM	Processed (processing scan)
Thu, 01/19/17, 11:01:00 PM	Dispatched from Sort Facility



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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of SALE

SALE 03-06-2017 - TAX CERTIFICATE # 06396

in the CIRCUIT Court
 was published in said newspaper in the issues of

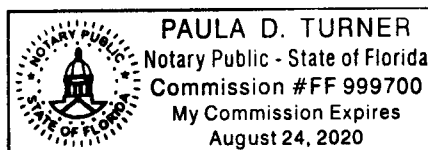
FEBRUARY 2, 9, 16 & 23, 2017

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 day of FEBRUARY
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 13 LLW WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 06396, issued the 1st day of June, A.D., 2013 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 16 BLK J WINDWARD COVE S/D
 PHASE A-3 PB 18 P 39 OR 6218 P 208
 SECTION 07, TOWNSHIP 3 S, RANGE
 32 W

TAX ACCOUNT NUMBER 102855320
 (17-110)

The assessment of the said property under the said certificate issued was in the name of RACHEL BATTISTE-JANSSEN

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 6th day of March 2017.

Dated this 19th day of January 2017.

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
 (SEAL)

By: Emily Hogg
 Deputy Clerk

oaw-4w-02-02-09-16-23-2017

Pam Childers

Clerk of the Circuit Court & Comptroller

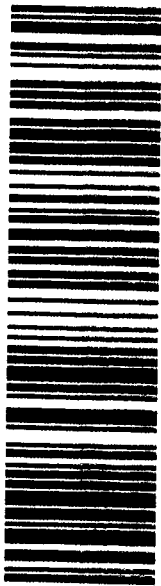
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

OFFICIAL RECORDS
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
12/17/17

CERTIFIED MAIL™



9171 9690 0935 0128 1053 32

NEOPOST FIRST CLASS MAIL

01/19/2017

US POSTAGE \$005.11¹⁵



ZIP 32502
041M11272965

WINDWARD COVE HOA [17-110]
3440 NAVIGATOR AVE
PENSACOLA FL 32506

322 DE 1 0002/17/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 325025833 32187-09524-19-45
325025833
325025833

17-110

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: 102855320 Certificate Number: 006396 of 2013**

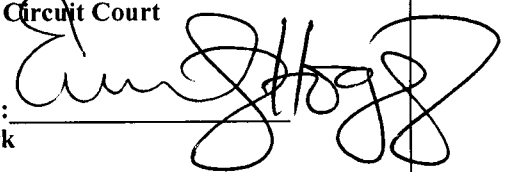
Payor: MANFRED KRAUSE 11425 SEAGLADE DR PENSACOLA FL 32507 Date 03/06/2017

Clerk's Check #	1	Clerk's Total	\$47.00
Tax Collector Check #	1	Tax Collector's Total	\$6,107.56
		Postage	\$10.24
		Researcher Copies	\$4.00
		Total Received	\$6,598.80

6544.56

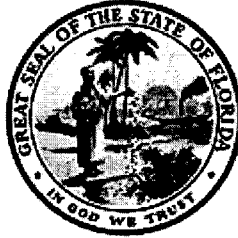
~~6544.56~~
6558.80

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 MENTAL HEALTH
 MIS
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 PROBATE
 TRAFFIC



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

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

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

Case # 2013 TD 006396

Redeemed Date 03/06/2017

Name MANFRED KRAUSE 11425 SEAGLADE DR PENSACOLA FL 32507

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$6,107.56
Postage = TD2	\$10.24
ResearcherCopies = TD6	\$4.00

~~6587.56~~ 6544.56

• 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: 102855320 Certificate Number: 006396 of 2013

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/06/2017"/>	Redemption Date <input type="text" value="03/06/2017"/>
Months	4	4
Tax Collector	<input type="text" value="\$5,755.95"/>	<input type="text" value="\$5,755.95"/>
Tax Collector Interest	\$345.36	\$345.36
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,107.56	\$6,107.56 <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$27.00	\$27.00
Total Clerk	\$477.00	\$477.00 <i>CH</i>
Postage	<input type="text" value="\$10.24"/>	<input type="text" value="\$10.24"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$6,598.80	\$6,598.80
	Repayment Overpayment Refund Amount	\$0.00

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 14, 2017

TC 13 LLC WWW.BUYTHISTAXLIEN.COM

PO BOX 173017

TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 006396	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division