



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AKEEM NAJEE LANIER 906 W MAXWELL STREET PENSACOLA, FL 32501	Application date	Mar 02, 2021
Property description	COMER SCOTT C & BARBER VICKIE COMER EST OF 14 RICHMOND ST PENSACOLA, FL 32507 14 RICHMOND ST 08-1006-000 LT 8 BLK 3 JONAS BROWN PB 1 P 36 OR 2495 P 187 OR 3452 P 386 CA 219	Certificate #	2014 / 4122
		Date certificate issued	06/01/2014

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)
# 2014/4122	06/01/2014	241.64	12.08	253.72
# 2015/4451	06/01/2015	222.51	11.13	233.64
→Part 2: Total*				487.36

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)
# 2020/4166	06/01/2020	105.81	6.25	15.87	127.93
# 2019/3834	06/01/2019	98.05	6.25	32.36	136.66
# 2016/4071	06/01/2016	332.07	6.25	288.90	627.22
# 2016/9109	06/01/2016	245.30	6.25	213.41	464.96
Part 3: Total*					1,356.77

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)	1,844.13
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
7. Total Paid (Lines 1-6)	2,219.13

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		Escambia, Florida
	Signature, Tax Collector or Designee	Date March 2nd, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
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)	
<div style="display: flex; justify-content: space-between;"> <div> Sign here _____ Signature, Clerk of Court or Designee </div> <div> Date of sale <u>11/1/2021</u> </div> </div>	

INSTRUCTIONS *+ 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: 2100059

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AKEEM NAJEE LANIER
906 W MAXWELL STREET
PENSACOLA, FL 32501,

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
08-1006-000	2014/4122	06-01-2014	LT 8 BLK 3 JONAS BROWN PB 1 P 36 OR 2495 P 187 OR 3452 P 386 CA 219

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
AKEEM NAJEE LANIER
906 W MAXWELL STREET
PENSACOLA, FL 32501

03-02-2021
Application Date

Applicant's signature

Images



6/9/15

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 03/02/2021 (tc. 29692)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AKEEM NAJEE LANIER** holder of **Tax Certificate No. 04122**, issued the **1st day of June, A.D., 2014** 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 8 BLK 3 JONAS BROWN PB 1 P 36 OR 2495 P 187 OR 3452 P 386 CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081006000 (1121-07)

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

SCOTT C COMER and VICKIE COMER BARBER EST OF

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 November, which is the **1st day of November 2021**.

Dated this 6th day of April 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



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 #: 08-1006-000 CERTIFICATE #: 2014-4122

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: August 18, 2001 to and including August 18, 2021 Abstractor: Cody Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

Michael A. Campbell,
As President
Dated: August 29, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 29, 2021

Tax Account #:08-1006-000

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES PORTER A/K/A JAMES MANSELL PORTER, AS TO LIFE ESTATE INTEREST, AND SCOTT C. COMER AND THE ESTATE OF VICKIE COMER BAKER A/K/A VICKIE COMER BARBER, AS TO FEE SIMPLE INTEREST**

By Virtue of Warranty Deed recorded 12/30/1987 – OR 2495/187, together with Quit Claim Deed recorded 10/20/1993 – OR 3452/386(as to fee simple interest), and Stipulated Settlement recorded 07/31/2009 in Case No. 2009-CA-1600 (as to life estate interest)

ABTRACTOR’S NOTE: No probate filings have been found for the Estate of Vicki Comer Barber a/k/a Vicki Comer Baker.

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:
 - a. **Fire Protection MSBU Lien in favor of Escambia County, Florida recorded 10/05/1998 – OR 4317/139**
 - b. **Judgment in favor of State Farm Mutual Automobile Insurance Company recorded 08/26/1997 – OR 4164/578, as re-recorded 11/16/2007 in OR 6248/1851, together with Affidavit of Re-Recordation in OR 6248/1850**
 - c. **Judgment/Certificate of Delinquency recorded 01/22/2013 – OR 6963/1213**

4. Taxes:

Taxes for the year(s) 2013-2020 are delinquent.

Tax Account #:08-1006-000

Assessed Value: \$4,251

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.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: NOV 1, 2021

TAX ACCOUNT #: 08-1006-000

CERTIFICATE #: 2014-4122

In compliance with Section 197.522, 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	
<u> </u>	<u>X</u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u>X</u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u>X</u>	Homestead for <u>2020</u> tax year.

**JAMES PORTER A/K/A JAMES MANSELL PORTER
AND THE ESTATE OF VICKIE COMER BAKER A/K/A VICKIE COMER BARBER
AND SCOTT C. COMER A/K/A SCOTT CHARLES COMER
14 RICHMOND ST
PENSACOLA, FL 32507**

CLERK OF CIRCUIT COURT DIVISION ENFORCEMENT 1800 WEST ST. MARY'S ST PENSACOLA, FL 32501	DOR CHILD SUPPORT DOMESTIC RELATIONS 3670B NORTH "L" ST PENSACOLA, FL 32505	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY P.O. BOX 30329 PENSACOLA, FL 32503
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SCOTT C. COMER 2010 NORTH "G" ST PENSACOLA, FL 32501	SCOTT C. COMER 27 FLYNN DR PENSACOLA, FL 32507	SCOTT C. COMER 2010 N. "C" ST PENSACOLA, FL 32501
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Certified and delivered to Escambia County Tax Collector, this 29th day of August, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

August 29, 2021

Tax Account #:08-1006-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 8 BLK 3 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 2495 P 187 OR 3452 P 386 CA
219**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1006-000 (1121-07)

5.00 H. 00
22.00
28.00

ORBOOK 2495K 187

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That F.M. Johnson the only surviving
heir of Georgia Mae Johnson

for and in consideration of Ten Dollars and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Martha Comer

and Vickie Comer Barber
14 Richmond St, Pensacola, FL 32507

and their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the _____ County of Escambia State of Florida
to-wit:

Lot 8, Block 3 of the estate of Jonas Brown Subdivision, Escambia County
Florida, Plat of Stephen Lee in September 22, 1928 as recorded in
Plat 1 at page 36 of the Public Records of said County.

D.S. PD. \$ 22.00

DATE 12-30-87

JOE A. FLOWERS, COMPTROLLER

BY Centred

CERT. REG. #59-2043328-27-01 D.C.

DEC 30 10 36 AM '87
IN THE COUNTY OF ESCAMBIA
FLORIDA

601833

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And _____ covenant that he well seized of an indefeasible
estate in fee simple in the said property, and has _____ a good right to convey the same; that it is free of lien or encum-
brance, and that his heirs, executors and administrators, the said grantee and their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, 1 have hereunto set my hand and sealed this 8
day of February A.D. 19 79

Signed, sealed and delivered in the presence of

F.M. Johnson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared F.M. Johnson

and

his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of February 19 79

this instrument
was prepared by
Willie Crutchfield
303 Lakewood Rd
Pensacola FL 32507



Notary Public
MY COMMISSION EXPIRES MAY 28, 1979

2009 CA 001600 - PORTER, JAMES vs. COMER, SCOTT C

SUMMARY

Judge: GOODMAN, ROSS	Case Type: DECLARATORY JUDGMENT	Status: CLOSED
Case Number: 2009 CA 001600	Uniform Case Number: 172009CA001600XXXXXX	
Clerk File Date: 5/20/2009	Status Date: 7/31/2009	
SAO Case Number:	Total Fees Due: 0.00	
Agency:	Agency Report #:	Custody Location:

PARTIES

TYPE	PARTY NAME	ATTORNEY
PLAINTIFF	PORTER, JAMES	 RATCHFORD, F THOMAS JR (Main Attorney)
DEFENDANT	COMER, SCOTT C	
DEFENDANT	ESTATE OF VICKIE COMER BAKER	








EVENTS

DATE	EVENT	JUDGE	LOCATION	RESULT
No Events on Case				

CASE HISTORY

CASE NUMBER	CHARGE DESCRIPTION	CASE STATUS	DISPOSITION	OUTSTANDING AMOUNT	NEXT EVENT	ALERTS
No Additional Cases						

CASE DOCKETS

IMAGE	DATE	ENTRY
	8/6/2009	CIVIL COUNT/PARTY DISPOSED BEFORE HEARING
 2	7/31/2009	ORDER
 1	6/12/2009	DEFENDANT WRITTEN RESPONSE
 Request	5/20/2009	LIS PENDENS
 Request	5/20/2009	REQUEST FOR ADMISSIONS
 Request	5/20/2009	CIVIL COVER SHEET
 Request	5/20/2009	SUMMONS ISSUED TO ATTY CRCIVIL SUMMONS ON NATURAL PERSON W/BARCD SENT ON: 05/20/2009 12:03:44
	5/20/2009	RECORDING OF LIS PENDENS RECEIPT: 1017465 DATE: 05/20/2009 RECEIPT 1017465 REVERSED BY 1021718 ON 06/02/2009.
	5/20/2009	ISSUANCE OF SUMMONS RECEIPT: 1017465 DATE: 05/20/2009 RECEIPT 1017465 REVERSED BY 1021718 ON 06/02/2009. RECEIPT: 1021768 DATE: 06/02/2009
	5/20/2009	CIRCUIT CIVIL FILING FEE RECEIPT: 1017465 DATE: 05/20/2009 RECEIPT 1017465 REVERSED BY 1021718 ON 06/02/2009. RECEIPT: 1021768 DATE: 06/02/2009
 3	5/20/2009	COMPLAINT/PETITION FILED

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, ERNIE LEE MAGAHA
IN AND FOR ESCAMBIA COUNTY, FLORIDA CLERK OF CIRCUIT COURT
CIVIL DIVISION ESCAMBIA COUNTY, FL

2009 MAY 20 P 12: 03

JAMES PORTER,

Plaintiff,

CIRCUIT CIVIL DIVISION
FILED & RECORDED

vs.

Case No.:

Division:

2009CA1600

SCOTT C. COMER, and
The ESTATE OF VICKIE COMER BAKER,
deceased,

Defendants.

NOTICE OF LIS PENDENS

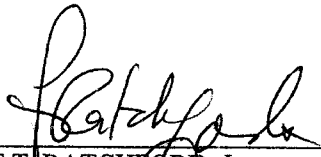
TO: DEFENDANTS, SCOTT C. COMER AND THE ESTATE OF VICKIE COMER
BAKER, Deceased, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against
you seeking recognition and enforcement of an equitable lien and a declaration of his
rights in and to the quiet enjoyment of the following property in Escambia County,
Florida,

Lot 8 Block 3, JONAS BROWN Subdivision, PB 1 P 36,
OR 2495 P 187, OR 3452 P 386 CA 219

Dated:

May 20, 2009


F.T. RATCHFORD, Jr.
Attorney for Plaintiff
314 S. Baylen St.
Pensacola, Fl. 32502
(850) 432-7661
Bar # 231053

Case: 2009 CA 001600


00022723967

Dkt: CA1039 Pg#:

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

2009 MAY 20 P 12: 03

JAMES PORTER,
Plaintiff,

CIRCUIT CIVIL DIVISION
FILED & RECORDED

vs.

Case No.: 2009 CA 1600
Division: J

SCOTT C. COMER, and
The ESTATE OF VICKIE COMER BAKER,
deceased,
Defendants.

COMPLAINT

COMES NOW the Plaintiff, JAMES PORTER, by and through
his undersigned attorney and sues the Defendants, SCOTT C. COMER and The ESTATE
OF VICKIE COMER BAKER, deceased, and says:

1. This is an action for declaratory relief brought pursuant to Chapter 86,
Florida Statutes, 2008. PLAINTIFF is in doubt about his power, privilege and
rights in and to possession and occupation of real property in Escambia
County, Florida with a value that exceeds the jurisdictional limits of this
Court. PLAINTIFF also sues for injunctive relief and the recognition and
enforcement of an equitable lien.
2. DEFENDANTS are the fee simple owners of the following described real
property in Escambia County, Florida, which PLAINTIFF, for over 30 years, has
occupied as his homestead:

Lot 8, Block 3, JONAS BROWN SUBDIVISION as recorded in
PB 1, P 36, OR 2495 P 187, OR 3452 P 386 of the Public records
of Escambia County, Florida

Also described as 14 Richmond Street, Pensacola, FL. 32507-1958

The facts which give rise to this lawsuit are as follows:

3. For more than thirty years, PLAINTIFF co-habited with a divorced woman
named MARTHA COMER on the above-described property which they

Case: 2009 CA 001600



00043450651

Dkt: CA1024 Pg#: 3

occupied as their homestead. During their occupancy, said property was titled solely in the name of MARTHA COMER.

4. DEFENDANT, SCOTT C. COMER is the son of the said MARTHA COMER. The DEFENDANT, VICKI COMER BAKER, deceased, is the daughter of the said MARTHA COMER. VICKI COMER BAKER died intestate several years ago. DEFENDANTS also resided on said property with PLAINTIFF during their childhood. Although not legally required to do so, PLAINTIFF supported DEFENDANTS as if they were his own children.
5. At all times during their co-habitation, PLAINTIFF worked and supported the said MARTHA COMER as well as DEFENDANTS. Although the above-described property was never titled in his name and he was never married to MARTHA COMER, PLAINTIFF made all payments on the mortgage on said property and also paid all taxes, insurance and utilities and upkeep associated with ownership.
6. Additionally, PLAINTIFF invested his own time, labor and money in the preservation and maintenance of said property and personally undertook to make numerous repairs to those premises that increased the value of the property.
7. On July 4, 2008, MARTHA COMER died intestate. Prior to her death, a deed was recorded vesting her title in DEFENDANTS. At the time of her death, the above-described property was titled jointly in the names of SCOTT C. COMER and VICKI COMER BAKER.
8. DEFENDANTS, SCOTT C. COMER, and the ESTATE OF VICKI COMER BAKER have informed PLAINTIFF that they intend to sell the said homestead and that PLAINTIFF must make arrangements to vacate the premises immediately. DEFENDANTS refuse to acknowledge PLAINTIFF's lawful occupation of those premises and have threatened to have him forcefully removed. PLAINTIFF has occupied these premises as his homestead for more than thirty years and but for his contributions, DEFENDANTS would own nothing. PLAINTIFF has no relatives that can take him in and he has nowhere else to live. Without the equitable intervention of this Honorable Court, PLAINTIFF will become one of the many homeless souls that live on the fringe of our communities.

DECLARATORY JUDGEMENT

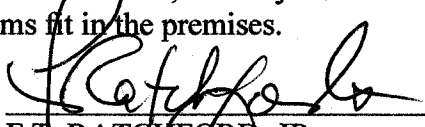
9. PLAINTIFF invokes the jurisdiction of this court seeking a declaratory judgment pursuant to Sections 86.011, 86.051, 86.061 and 86.111, Florida Statutes, and prays for the Court to recognize his contributions to the acquisition, preservation and maintenance of said property and to impose

thereon an equitable lien equal to the value of his contributions through the years.

INJUNCTIVE RELIEF

10. In addition to the above, and not in lieu thereof, PLAINTIFF prays the court to issue a temporary and permanent injunction ordering and directing that DEFENDANTS cease and desist any action designed to interfere with PLAINTIFF's quiet enjoyment of the premises pending final adjudication of the issues herein.
11. PLAINTIFF has been required to retain the services of the undersigned attorney to bring this action to protect his interests. PLAINTIFF is aged, and living barely above poverty level and cannot afford to pay the attorney fee. DEFENDANT, SCOTT C. COMER, is an able-bodied man who is employed and fully able to pay said fee. The ESTATE OF VICKI COMER BAKER is solvent and well able to pay said fee. This action was precipitated by the sole actions of DEFENDANTS and they should rightfully be required to shoulder all costs and fees associated with this lawsuit pursuant to Section 86.081 Florida Statutes.

WHEREFORE, PLAINTIFF seeks a declaration of his rights to continued possession and occupancy of the premises known as 14 Richmond Street, Pensacola, Florida, an injunction enjoining DEFENDANTS from interfering with his possession of same, together with costs, attorney fees and such other and further relief as the Court deems fit in the premises.


F.T. RATCHFORD, JR.
ATTORNEY FOR PLAINTIFF
314 S. Baylen Street
Pensacola, Fl. 32502
(850) 432-7661
Bar No. 231053

IN THE CIRCUIT COURT, FIRST JUDICIAL CIRCUIT , ESCAMBIA
COUNTY, FLORIDA

JAMES PORTER,
Plaintiff

Case NO: 2009 CA 001600
DIVISION: J

2009 JUN 12 P 12:47

FILED & RECORDED

VS.

SCOTT C COMER, and
The ESTATE OF VICKIE COMER BAKER, deceased,
Defendants.

DEFENDANT WRITTEN RESPONSE

COMES NOW the Defendant, SCOTT C. COMER, and The ESTATE OF VICKIE
COMER BAKER, deceased, and says:

1. DEFENDANT SCOTT C. COMER gives full permission and do allow JAMES PORTER to stay at the resident 14 Richmond Street, Pensacola , Fl. 32507-1958 his entire natural life.
2. DEFENDANT SCOTT C. COMER agree that PLAINTIFF JAMES PORTER receive recognition and enforcement of an equitable lien in one half of MARTHA COMER estate based on his statement in this complaint.
3. DEFENDANT SCOTT C. COMER support PLAINTIFF JAMES PORTER'S rights in and to the quiet enjoyment of the following property in Escambia County, Florida,
Lot 8 Block 3, JONAS BROWN Subdivision, PB 1P 36, OR 2495 P 187, 3452 P386 CA 219
4. DEFENDANT SCOTT C. COMER PETITION THIS COURT not to burden him with the PLAINTIFF JAMES PORTER attorney fees. DEFENDANT further ask this Court to order that the above-described property be assessed to bear all fees and attorney fee.

SCOTT C. COMER
2010 N G ST.
PENSACOLA, FLORIDA 32501
(850)469-9122

Case: 2009 CA 001600
00086136912
Dkt: CA1248 Pg#: /

*Copy has been giving to att. Scott C. Comer
but it is not signed

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

2009 JUL 31 P 2:51

JAMES PORTER,

Plaintiff,

vs.

Case No.: 09 CA 1600

Division: "J"

SCOTT C. COMER, and
The ESTATE OF VICKIE COMER BAKER,
Deceased,

Defendants.

STIPULATED SETTLEMENT

COMES NOW the Plaintiff, by and through his undersigned attorney and SCOTT C. COMER, Defendant, In Pro Per, individually and as an heir-at-law of MARTHA COMER, deceased, and as agent for the heirs-at-law of VICKI COMER BAKER, deceased, who, by these presents enter into the following STIPULATED SETTLEMENT of the above cause of action.

WITNESSETH:

1. The Defendants hereby acknowledge and recognize Plaintiff's lawful right to live and reside on the property known as 14 Richmond Street, Pensacola, Florida for the remainder of his natural life. As such, Defendants acknowledge Plaintiff's Life Estate in and to said property.

2. The Defendants hereby guarantee Plaintiff's quiet enjoyment of said property and shall indemnify and defend Plaintiff's lawfully recognized right to the quiet enjoyment of same against any person or persons whatsoever, including any other heirs-at-law of MARTHA COMER, deceased, or VICKI COMER BAKER, deceased, who may attempt to interfere with same whether they be parties to this lawsuit or not.

3. The Defendants recognize and acknowledge, and by these presents grant unto Plaintiff an equitable lien upon the estate of MARTHA COMER, deceased, as a result of money invested and labor performed upon the said property at 14 Richmond Street.

4. The parties agree that the above lawsuit shall be voluntarily dismissed, however, said dismissal shall be without prejudice to the Plaintiff to seek his remedy in a court of law against future violations should Defendants, their agents, or any other person

Case: 2009 CA 001600



00009570410

Dkt: CA1071 Pg#: 2

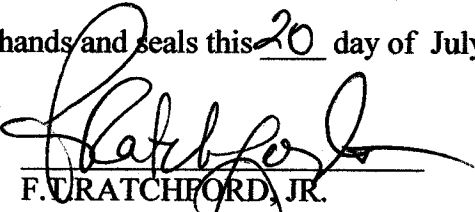
8

or persons under their control fail to abide by the terms of this STIPULATED SETTLEMENT. Notwithstanding voluntarily dismissal, this settlement agreement shall survive the litigation and shall be enforceable separately. In the event that Plaintiff shall find it necessary to seek legal enforcement of this agreement, it is understood that the prevailing party shall be entitled to payment of his reasonable attorney fees and costs by the non-prevailing party.

5. The parties to this STIPULATED SETTLEMENT shall each bear his own costs and attorney fees.

WHEREFORE, the Parties hereto set their hands and seals this 20 day of July, 2009.


SCOTT C. COMER
Defendant


F. TRATCHFORD, JR.
Attorney for Plaintiff

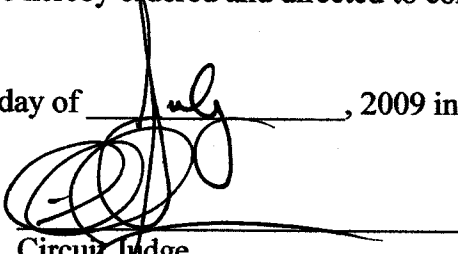
ORDER

THIS CAUSE came before the Court on the above STIPULATED SETTLEMENT, and the Court finding that the Parties have agreed to same in good faith and at arms length, it is, therefore:

ORDERED AND ADJUDGED:

That the Court adopts the above STIPULATED SETTLEMENT as being in the best interest of the parties and the Parties are hereby ordered and directed to comply with same.

DONE AND ORDERED this 31st day of July, 2009 in
Pensacola, Escambia County, Florida.


Circuit Judge


Copies to:

F.T.Ratchford, Jr.
Attorney for Plaintiff
314 S. Baylen Street
Pensacola, Fl. 32502

no enw.

Scott C. Comer
2010 N. "C" St.
Pensacola, Fl 32501

no enw.

08-06-09 

OR BK 4164 PG0578
Escambia County, Florida
INSTRUMENT 97-411975

RCD Aug 26, 1997 08:30 am
Escambia County, Florida

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY FUBO
JAMES R. & JODY C. DANIEL,
Plaintiffs,

CASE NO. 97-1500-CC -12

v.

JAMES MANSELL PORTER and
MARTHA M. COMER,
Defendants.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-411975

OR BK 4168 PG1094
Escambia County, Florida
INSTRUMENT 97-415145
RCD Sep 05, 1997 04:26 pm
Escambia County, Florida

FINAL JUDGMENT

THIS CAUSE having come before the Court upon Plaintiff's Motion for
Summary Judgment , it is hereby

ORDERED AND ADJUDGED as follows:

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-415145

1. Defendant James Mansell Porter is held to be responsible for the automobile accident that is at issue in this case.
2. Plaintiff, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, 9100 Regency Square Boulevard North, Jacksonville, Florida, 32211-8114, for the use and benefit of James R. and Jody C. Daniel shall recover from Defendant \$11,500.00 in damages, \$139.50 in court costs and \$2,788.75 in prejudgment interest for a total of \$14,428.25 to be taxed at 10% interest for calendar year 1997 and thereafter at the rate set by the Florida Comptroller pursuant to the provision of section 55.03, Florida Statutes, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County,

Florida this 19th day of August, 1997.

Witness my hand and official seal
ERNEE LEE MAGAHA
Clerk Circuit Court and County Court
Escambia County, Florida
By: Patricia Haight D.C.

County Judge
G. J. Roark, III

cc: Patricia Haight, Esq., Attorney for Plaintiffs, Pensacola, FL
James Mansell Porter, 14 Richman Street, Pensacola FL 32507

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

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY, fubo
James R. & Jody C. Daniel,
Plaintiff,

CASE NO. 1997-CC-1500-12

v.

JAMES MANSELL PORTER and
MARTHA M. COMER,
Defendants.

AFFIDAVIT OF RE-RECORDATION

COMES NOW Patricia Haight, who being first duly sworn, deposes and says:

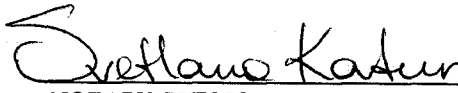
1. My name is Patricia Haight and I am the attorney for the Plaintiff in the above-styled cause.
2. I have personal knowledge of the matters and things set forth in this affidavit.
3. A certified copy of the Final Judgment was recorded in this matter on **September 5, 1997, Book 4168 Page 1094.**
4. This affidavit is made in compliance with §55.10, Florida Statutes, providing for re-recording of judgments.
5. The current address of the lienholder is:
State Farm Mutual Automobile Insurance Company
c/o Patricia Haight, Esquire
P.O. Box 30329
Pensacola, FL 32503


Patricia Haight

STATE OF FLORIDA, COUNTY OF ESCAMBIA

Sworn to and subscribed before me on this 7 day of November,
2007, the undersigned authority by Patricia Haight who is personally known to me.




NOTARY PUBLIC

RCD Oct 05, 1998 03:43 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-532415

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: COMER MARTHA &
BAKER VICKIE COMER
14 RICHMOND ST
PENSACOLA FL 32507

ACCT.NO. 08 1006 000 000

AMOUNT \$411.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998, plus a 10% penalty charge against real property, more particularly described as:

LT 8 BLK 3 OR 754 P 873
JONAS BROWN PB 1 P 36
CA 219

PROP.NO. 50 2S 30 5040 008 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$411.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
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: 081006000 Certificate Number: 004122 of 2014**

Payor: LADARON CLARDY 196 MILLET CIR CANTONMENT FL 32533 Date 09/09/2021

Clerk's Check #	1	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$2,497.93
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,097.97

2620.38

\$2637.38

+92.31

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

\$2,729.69

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
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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 # 2014 TD 004122
 Redeemed Date 09/09/2021**

Name LADARON CLARDY 196 MILLET CIR CANTONMENT FL 32533

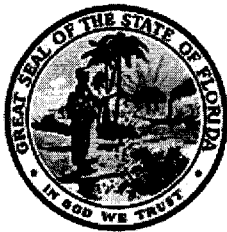
Clerk's Total = TAXDEED	\$523/04	<i>2620.38</i>
Due Tax Collector = TAXDEED	\$2,497.93	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 081006000 Certificate Number: 004122 of 2014

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/01/2021"/>	Redemption Date <input type="text" value="09/09/2021"/> 
Months	8	6
Tax Collector	<input type="text" value="\$2,219.13"/>	<input type="text" value="\$2,219.13"/>
Tax Collector Interest	\$266.30	\$199.72
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,497.93	<input type="text" value="\$2,431.35"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$56.04	\$42.03
Total Clerk	\$523.04	<input type="text" value="\$509.03"/> CX
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"/>
Total Redemption Amount	\$3,097.97	\$2,957.38
	Repayment Overpayment Refund Amount	\$140.59
Book/Page	<input type="text" value="8501"/>	<input type="text" value="1245"/>

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 8501, Page 1245, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04122, issued the 1st day of June, A.D., 2014

TAX ACCOUNT NUMBER: 081006000 (1121-07)

DESCRIPTION OF PROPERTY:

LT 8 BLK 3 JONAS BROWN PB 1 P 36 OR 2495 P 187 OR 3452 P 386 CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SCOTT C COMER and VICKIE COMER BARBER EST OF

Dated this 9th day of September 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk