17-156

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600641

Date of Tax Deed Application
Dec 27, 2016

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 8114**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-3473-100**

Cert Holder:
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
PEADEN NATHAN &
JOHNSON THOMAS C
8546 INDIAN FORD RD
MILTON, FL 32583
W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OR 5946 P 1711

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/8114	12-3473-100	06/01/2014	256.59	24.86	281.45
2016/7844	12-3473-100	06/01/2016	263.05	14.58	277.63

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/8531	12-3473-100	06/01/2015	253.02	6.25	67.10	326.37

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	885.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	210.10
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,470.55
Amounts Certified by Clerk of Court (Lines 8-15):	**Total Amount Paid**
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 18th day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 4/3/17 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-3473-100 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600641

TO: Tax Collector of ESCAMBIA COUNTY: SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

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

Certificate No.	Date	Legal Description
2014/ 8114	06-01-2014	W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OR 5946 P 1711

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

12-27-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	233N331120001001
Account:	123473100
Owners:	PEADEN NATHAN & JOHNSON THOMAS C
Mail:	8546 INDIAN FORD RD MILTON, FL 32583
Situs:	8600 BLK HIGHWAY 97-A 32568
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2016	$13,823	$0	$13,823	$13,823
2015	$13,823	$0	$13,823	$13,823
2014	$13,822	$0	$13,822	$13,822

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2006	5946	1711	$25,000	WD	View Instr
11/1992	3278	298	$100	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OR 5946 P 1711

Extra Features

None

Parcel Information

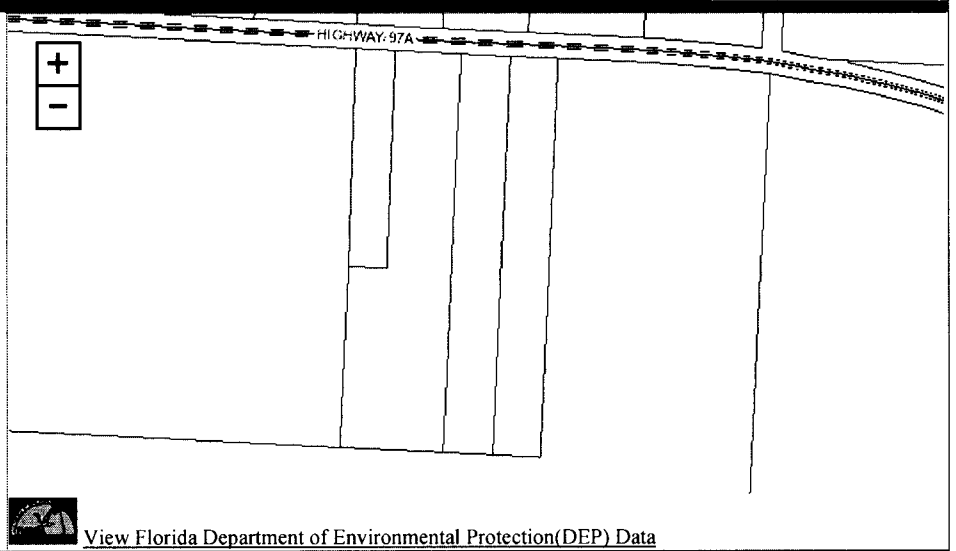
Launch Interactive Map

Section Map Id:
23-3N-33

Approx. Acreage:
4.8500

Zoned:
Agr

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.

17-156

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.: 13326 January 22, 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 01-20-1997, through 01-20-2017, and said search reveals the following:

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

   Nathan Peaden and Thomas C. Johnson

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 22, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13326

January 22, 2017

The West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 3 North, Range 33 West, Escambia County, Florida.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13326 January 22, 2017

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

1. Possible Judgment filed by Wachovia Bank, N.A. FKA First Union National Bank recorded in O.R. Bok 6769, page 1731.

2. Taxes for the year 2013-2016 delinquent. The assessed value is $13,823.00. Tax ID 12-3473-100.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-3-2017

TAX ACCOUNT NO.: 12-3473-100

CERTIFICATE NO.: 2014-8114

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.

Nathan Peaden
Thomas C. Johnson
8546 Indian Ford Rd.
Milton, FL 32583

Wachovia Bank N.A. fka
First Union National Bank
nka Wells Fargo Bank
P.O. Box 2248
Jacksonville, FL 32203

Certified and delivered to Escambia County Tax Collector,
this 23rd 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.

Recorded in Public Records 07/11/2006 at 03:42 PM OR Book 5946 Page 1711, Instrument #2006069869, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $175.00

27.00
175.00

Prepared by & Return To
Amy Streeter, an employee of
First American Title Insurance Company
4636 Summerdale Boulevard
Pace, Florida 32571
(850)994-3838

Return to: Grantee

File No.: 2122-1214007

WARRANTY DEED

This indenture made on **July 07, 2006** A.D., by

Curtis Chavers and Geneva Chavers, husband and wife

whose address is: **6821 Pine Forest Road, Walnut Hill, FL 32568**
hereinafter called the "grantor", to

Nathan Peaden, and Thomas C. Johnson, tenants in common

whose address is: **8546 Indian Ford Road, Milton, FL 32583**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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:
The West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 3 North, Range 33 West, Escambia County, Florida.

Parcel Identification Number: **23-3N-33-1120-001-001**

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Curtis Chavers

Geneva Chavers

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Linda Burgess

Witness Signature

Print Name: Pam Bailey

State of **FL**

County of **Santa Rosa**

The Foregoing Instrument Was Acknowledged before me on **July 07, 2006**, by **Curtis Chavers and Geneva Chavers, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Elinda O. Burgess

Notary Print Name

My Commission Expires: _____

ELINDA O. BURGESS
Notary Public - State of Florida
My Commission Expires Jul 16, 2007
Commission # DD223441
Bonded By National Notary Assn.

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 must 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 Ordinance Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 Street: Highway 97A

Legal Address of Property: 8600 block of Highway 97A

The County [✓] **has accepted** [ ] **has not accepted** the above abutting roadway for maintenance at the above address.

This form completed by: **Public Works, Roads & Bridges Division**
601 Hwy 297A
Cantonment, Florida 32533

AS TO SELLER (S)

Seller's Name _____

Seller's Name Curtis Chavers

Witness' Name Linda Burgess

Witness' Name Pam Bailey

AS TO BUYER (S)

Buyer's Name Nathan Reeden

Buyer's Name _____

Witness' Name Linda Burgess

Witness' Name Pam Bailey

THIS FORM APPOVED BY THE
ESCAMIBA COUNTY BORAD OF COUNTY COMMISSIONERS
Effective 4/5/95

Recorded in Public Records 10/03/2011 at 09:26 AM OR Book 6769 Page 1731, Instrument #2011068652, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

Recorded in Public Records 01/25/2011 at 09:19 AM OR Book 6682 Page 638, Instrument #2011004884, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

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

WACHOVIA BANK N.A. f/k/a
FIRST UNION NATIONAL BANK,
P.O. Box 2248
Jacksonville, Fl 32203

CASE NO.: 2009-SC-5229

Plaintiff,

vs.

THOMAS JOHNSON (SS# [redacted] and
MELISSA G. JOHNSON a/k/a MELISSA
JOHNSON (SS # [redacted]

Defendants.
_____/

FILED IN COUNTY CIVIL DIVISION
2011 JAN 21 A 9:21
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT

FINAL JUDGMENT UPON DEFAULT IN STIPULATION

THIS CAUSE, coming on to be heard before me upon the Plaintiff's Motion for Entry of Final Judgment Upon Default in Stipulation and the Court having considered said Motion, the Affidavit of Default previously filed by Plaintiff and being otherwise fully advised in the premises, finds that Defendants, THOMAS JOHNSON and MELISSA G. JOHNSON a/k/a MELISSA JOHNSON, defaulted under the terms of the Stipulation previously filed with this Court and the Plaintiff is entitled to a Final Judgment without further notice or hearing. It is therefore,

ORDERED, ADJUDGED and DECREED that the said, Plaintiff, WACHOVIA BANK N.A. f/k/a FIRST UNION NATIONAL BANK, does have and recover of and from said Defendants, THOMAS JOHNSON and MELISSA G. JOHNSON a/k/a MELISSA JOHNSON, jointly and severally, the sum of $3,772.09 as principal, $888.15 as pre-judgment interest, $100.00 as court costs and $300.00 as attorney's fees, for a total of $5,060.24, that shall bear interest at the rate of 6% per year, all for which let execution issue.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida this 20th day of January, 2011.

Pat Kinsey
County Court Judge

"CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
D.C.

cc: Marc B. Cohen, 250 S Australian Ave, #700, West Palm Beach, Fl 33401
THOMAS and MELISSA JOHNSON, 8400 GARDENIA CIRCLE, PENSACOLA FL 32534

CM9914598.001

Case: 2009 SC 005229
[redacted]
00045905308
Dkt: CC1033 Pg#: 1

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08114 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NATHAN PEADEN 8546 INDIAN FORD RD MILTON, FL 32583	THOMAS C JOHNSON 8546 INDIAN FORD RD MILTON, FL 32583
WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK NKA WELLS FARGO BANK PO BOX 2248 JACKSONVILLE FL 32203	THOMAS C JOHNSON 8400 GARDENIA CIRCLE PENSACOLA FL 32534

WITNESS my official seal this 16th day of February 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 April 3, 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 **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 08114**, 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:

W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OR 5946 P 1711

SECTION 23, TOWNSHIP 3 N, RANGE 33 W

TAX ACCOUNT NUMBER 123473100 (17-156)

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

NATHAN PEADEN and THOMAS C JOHNSON

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 April, which is the **3rd day of April 2017.**

Dated this 16th day of February 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:
8600 BLK HIGHWAY 97-A 32568

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

NATHAN PEADEN
8546 INDIAN FORD RD
MILTON, FL 32583

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

THOMAS C JOHNSON
8546 INDIAN FORD RD
MILTON, FL 32583

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO17CIV000967NON **Agency Number:**
Court: CIRCUIT
County: ESCAMBIA
Case Number: 08114

17-156

Attorney/Agent:
ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY
Defendant: NATHAN PEADEN THOMAS C JOHNSON

Type of Process: TAX DEED NOTICE

OTHER

Received the above named WRIT on 2/17/2017 at 1:35 PM, to be served to JOHNSON, THOMAS C and served the same at 3:00 PM on 2/20/2017 in Santa Rosa as follows:

NOTICE POSTED PER CLERKS INSTRUCTIONS ON ABOVE DATE AND TIME.

Bob Johnson, Sheriff
Santa Rosa

By: _____
R. ROGERS,

Service Fee: $80.00
Receipt No: 32667-17-D

Printed By: PALMEIDA

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 April 3, 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 **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 08114,** 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:

W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OR 5946 P 1711

SECTION 23, TOWNSHIP 3 N, RANGE 33 W

TAX ACCOUNT NUMBER 123473100 (17-156)

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2017 FEB 17 AM 11:05

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

NATHAN PEADEN and THOMAS C JOHNSON

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 April, which is the **3rd day of April 2017.**

Dated this 16th day of February 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.

Personal Services:

THOMAS C JOHNSON
8546 INDIAN FORD RD
MILTON, FL 32583

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

17-156

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO17CIV000967NON **Agency Number:**
Court: CIRCUIT
County: ESCAMBIA
Case Number: 08114

Attorney/Agent:
ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY
Defendant: NATHAN PEADEN THOMAS C JOHNSON

Type of Process: TAX DEED NOTICE

OTHER

Received the above named WRIT on 2/17/2017 at 1:35 PM, to be served to PEADEN, NATHAN and served the same at 3:00 PM on 2/20/2017 in Santa Rosa as follows:

NOTICE POSTED PER CLERKS INSTRUCTIONS ON ABOVE DATE AND TIME.

Bob Johnson, Sheriff
Santa Rosa

By: _____
R. ROGERS

Service Fee: $80.00
Receipt No: 32667-17-D

Printed By: PALMEIDA

WARNING

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SECTION 23, TOWNSHIP 3 N, RANGE 33 W

TAX ACCOUNT NUMBER 123473100 (17-156)

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2017 FEB 17 PM 1:35

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Personal Services:

NATHAN PEADEN
8546 INDIAN FORD RD
MILTON, FL 32583

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE

Document Number: SRSO17CIV000967NON
Agency Number:
Type of Process: TAX DEED NOTICE

Receive Date: 2/17/2017 1:35 PM
Clerk ID: SRSO05PER000007

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY
Defendant: NATHAN PEADEN THOMAS C JOHNSON

Case Number: 08114
Court Name: CIRCUIT
County: ESCAMBIA
Appear On: 04/03/2017 AT 9:00 A.M.

Attorney/Agent:
ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee:	$80.00
+ Other Fees:	
Total Fees:	$80.00

Deposit Amount: $80.00
Check No. 900025784
Receipt No. 32667-17-D

Refund Amount: Check No.
Receipt No.
Refund Date:

By: T. Riley
Received By

Bob Johnson, Sheriff
Santa Rosa

Printed By: TRILEY on 2/17/2017, 3:14:54 PM

17-156
Redeemed

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV008503NON **Agency Number:** 17-004759
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT #08114 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NATHAN PEADEN AND THOMAS C JOHNSON
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/16/2017 at 2:13 PM and served same at 10:09 AM on 3/13/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R Preston 924
R. PRESTON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

004759

WARNING

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RECEIVED
FEB 15 U 2:13

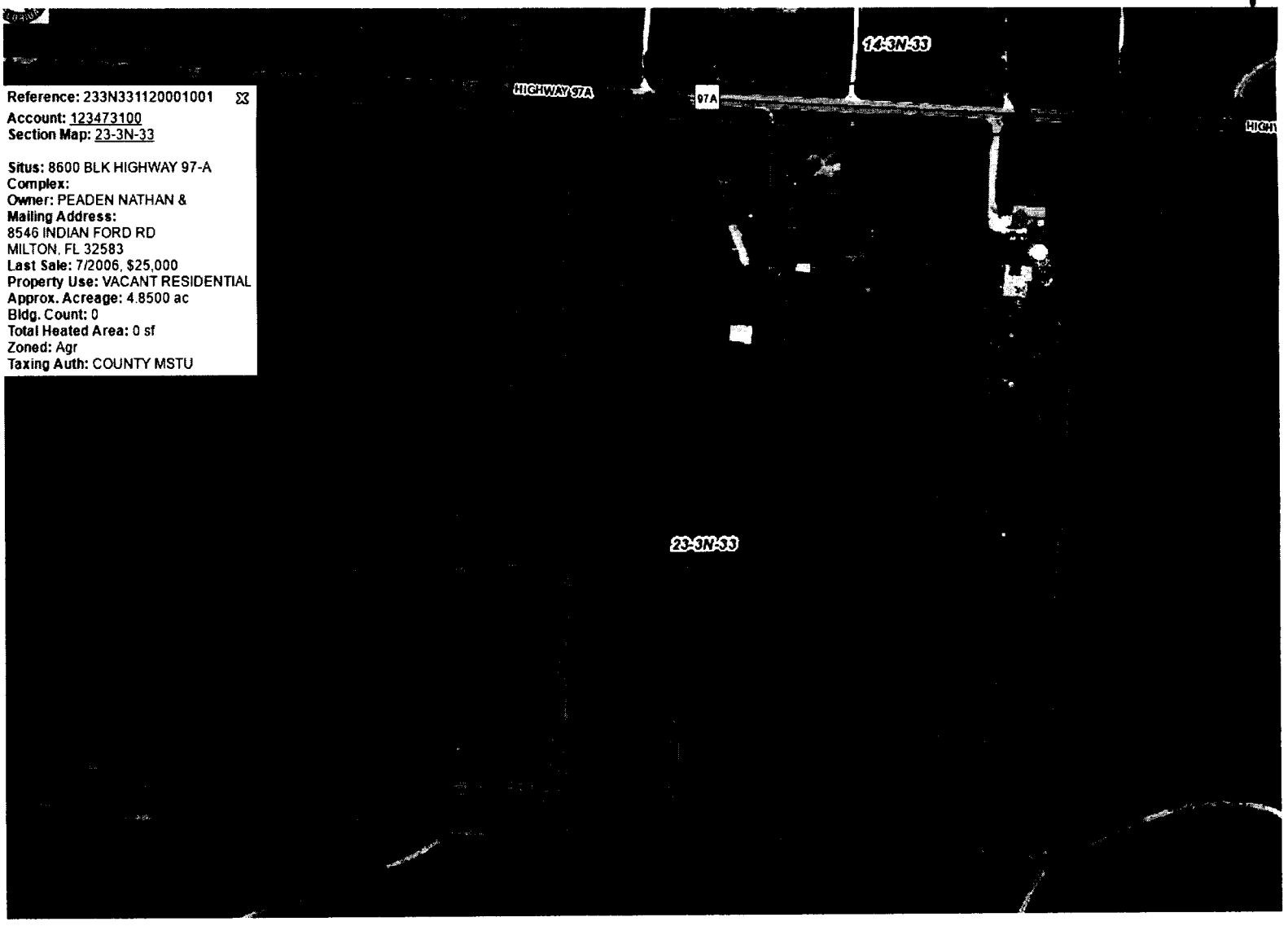
Post Property:
8600 BLK HIGHWAY 97-A 32568

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Map attached

Dan Hall Rd



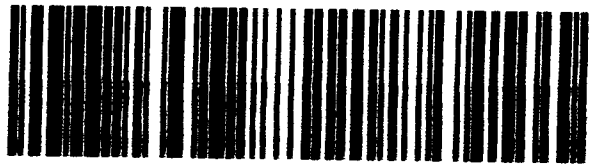
Reference: 233N331120001001
Account: 123473100
Section Map: 23-3N-33

Situs: 8600 BLK HIGHWAY 97-A
Complex:
Owner: PEADEN NATHAN &
Mailing Address:
8546 INDIAN FORD RD
MILTON, FL 32583
Last Sale: 7/2006, $25,000
Property Use: VACANT RESIDENTIAL
Approx. Acreage: 4.8500 ac
Bldg. Count: 0
Total Heated Area: 0 sf
Zoned: Agr
Taxing Auth: COUNTY MSTU

Wednesday, Feb 15, 2017 03:49 PM

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL



9171 9690 0935 0128 1070 15

NEOPOST FIRST-CLASS MAIL
02/16/2017
US POSTAGE $005.26⁰



ZIP 32502
041M11272965

CLERK OF THE COURTS
ESCAMBIA COUNTY, FL
2017 FEB 28 P 4:
OFFICIAL RECORDS

THOMAS C JOHNSON [17-156]
8400 GARDENIA CIRCLE
PENSACOLA FL 32534

FE 322 DE 1 0002/25/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583333 *2187-04386-16-42

UTF
32502>5833
32534>4109

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: 123473100 Certificate Number: 008114 of 2014

Payor: NATHAN PEADEN 8546 INDIAN FORD RD MILTON, FL 32570 **Date** 03/17/2017

Clerk's Check #	525069	Clerk's Total	$477.00
Tax Collector Check #	1	Tax Collector's Total	$1,571.28
		Postage	$21.04
		Researcher Copies	$4.00
		Total Received	$2,073.32

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
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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 008114
Redeemed Date 03/17/2017
Name NATHAN PEADEN 8546 INDIAN FORD RD MILTON, FL 32570

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$1,571.28
Postage = TD2	$21.04
ResearcherCopies = TD6	$4.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 123473100 Certificate Number: 008114 of 2014

Redemption: Yes | Application Date: 12/27/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/03/2017	Redemption Date 03/17/2017
Months	4	3
Tax Collector	$1,470.55	$1,470.55
Tax Collector Interest	$88.23	$66.17
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$1,571.28	$1,549.22 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	~~$20.25~~
Total Clerk	$477.00	$470.25 CH
Postage	$21.04	$21.04
Researcher Copies	$4.00	$4.00
Total Redemption Amount	$2,073.32	$2,044.51
	Repayment Overpayment Refund Amount	$28.81 Redeemer

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 27, 2017

NATHAN PEADEN
8546 INDIAN FORD RD
MILTON FL 32570

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2014 TD 008114	$28.81

TOTAL $28.81

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

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 27, 2017

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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
2014 TD 002633	$450.00	$20.25	$470.25
2014 TD 008114	$450.00	$20.25	$470.25
2014 TD 001004	$450.00	$20.25	$470.25

TOTAL $1,410.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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

4WR3/1-3/22TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 08114 in the Escambia County Court was published in said newspaper in and was printed and released on the start date of March 1, 2017 and end date of March 22, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X _____

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of March 2017, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC

Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020

NATHAN PEADEN [17-156]
8546 INDIAN FORD RD
MILTON, FL 32583

9171 9690 0935 0128 1071 07

THOMAS C JOHNSON [17-156]
8546 INDIAN FORD RD
MILTON, FL 32583

9171 9690 0935 0128 1071 14

WACHOVIA BANK NA FKA FIRST
UNION NATIONAL BANK NKA
WELLS FARGO BANK [17-156]
PO BOX 2248
JACKSONVILLE FL 32203

9171 9690 0935 0128 1070 08

THOMAS C JOHNSON [17-156]
8400 GARDENIA CIRCLE
PENSACOLA FL 32534

9171 9690 0935 0128 1070 15

2.28.17 RETURNED
UTF

CONTACT
3-13-17
TARA
Reade

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™

9171 9690 0935 0128 1070 15

NEOPOST FIRST-CLASS MAIL
02/16/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

RECORDS

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8400 GARDENIA CIRCLE
PENSACOLA FL 32534

FE 322 DE 1 0002/25/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 325025833335 *2187-04386-16-42

32502>5833
32534>4103

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2017 MAY 10 P 4:55
OFFICIAL RECORDS

CERTIFIED MAIL™

9171 9690 0935 0128 1071 14

NEOPOST FIRST-CLASS MAIL
02/16/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

2-17-17

THOMAS C JOHNSON [17-156]
8546 INDIAN FORD RD
MILTON, FL 32583

E 322 DE 1 0005/07/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 32502583335 *2187-04511-16-42

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA CO.
2017 APR 17 A 10:03
OFFICIAL RECORDS

CERTIFIED MAIL™

9171 9690 0935 0128 1071 07

NEOPOST FIRST-CLASS MAIL
02/16/2017
US POSTAGE $005.26⁰

ZIP 32502
041M11272965

2-17-17
3-24

NATHAN PEADEN [17-156]
8546 INDIAN FORD RD
MILTON, FL 32583

E 322 DE 1 0004/10/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2187-04510-16-42