19- 354

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900020

Date of Tax Deed Application
Mar 30, 2019

This is to certify that **KING SOLOMON INVESTMENT TRUST**, holder of **Tax Sale Certificate Number 2016 / 7818**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **12-3158-000**

Cert Holder:
KING SOLOMON INVESTMENT TRUST
8735 E DIANNA DR
SCOTTSDALE, AZ 85257

Property Owner:
TALMAGE CHRISTINA LYNETTE
343 EL MATADOR TRL
PENSACOLA, FL 32506
E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 437 (Full legal attached.)

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
2016/7818	12-3158-000	06/01/2016	636.54	305.54	942.08

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
2018/7780	12-3158-000	06/01/2018	629.21	6.25	94.38	729.84
2017/7638	12-3158-000	06/01/2017	628.87	6.25	207.53	842.65
2015/8510	12-3158-000	06/01/2015	582.64	6.25	402.02	990.91
2014/8093	12-3158-000	06/01/2014	564.02	6.25	490.70	1,060.97
2013/8879	12-3158-000	06/01/2013	570.06	6.25	224.46	800.77
2012/9764	12-3158-000	06/01/2012	578.98	6.25	534.11	1,119.34

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	6,486.56
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	196.90
4. Property Information 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)	7,058.46
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, if Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 11th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 7/1/19 By Jennifer N. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-3158-000 2016

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 437 9 P 756 RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900020

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KING SOLOMON INVESTMENT TRUST
8735 E DIANNA DR
SCOTTSDALE, AZ 85257,
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
12-3158-000	2016/7818	06-01-2016	E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 437 9 P 756 RD R/W

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
KING SOLOMON INVESTMENT TRUST
8735 E DIANNA DR
SCOTTSDALE, AZ 85257

03-30-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	255N321401000003
Account:	123158000
Owners:	TALMAGE CHRISTINA LYNETTE
Mail:	343 EL MATADOR TRL PENSACOLA, FL 32506
Situs:	2650 PURDUE RD 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
2018	$12,968	$0	$12,968	$12,968
2017	$12,968	$16,402	$29,370	$29,370
2016	$12,968	$15,884	$28,852	$28,852

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2000	4607	251	$100	QC	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

Extra Features

None

Parcel Information

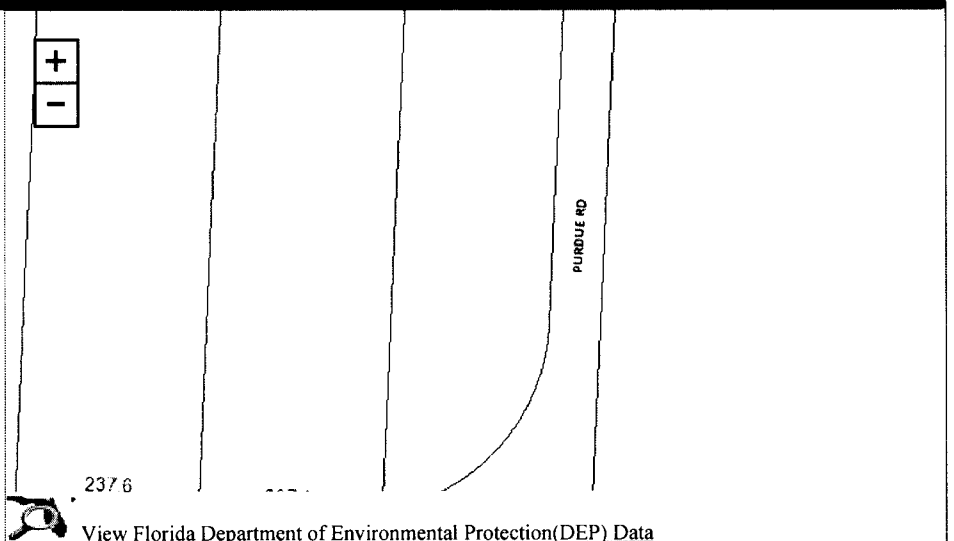
Launch Interactive Map

Section Map Id:
25-5N-32

Approx. Acreage:
2.7300

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019031729 4/11/2019 1:16 PM
OFF REC BK: 8077 PG: 734 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 11th day of April 2019.

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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

19-354

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15090

April 11, 2019

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 04-11-19099, through 04-11-2019, and said search reveals the following:

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

   Christina Lynette Talmage NKA Christina L. Sande

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

April 11, 2019

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15090

April 11, 2019

THE EAST 237.60 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 32 WEST; LESS AND EXCEPT DB 513/424/426 AND 430; ALSO, LESS AND EXCEPT O.R. BOOK 4379/756

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15090 April 11, 2019

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

1. Taxes for the year 2015-2018 delinquent. The assessed value is $12,968.00. Tax ID 12-3158-000.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: 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: 7-1-2019

TAX ACCOUNT NO.: 12-3158-000

CERTIFICATE NO.: 2016-7818

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.

Christina L. Sande fka
Christina Lynette Talmage
844 Oak Alley
Pensacola, FL 32506
and
343 Matador Trail
Pensacola, FL 32506
and
2650 Purdue Rd.
McDavid, FL 32568

Certified and delivered to Escambia County Tax Collector,
this 11th day of April, 2019.

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.

QUIT CLAIM DEED

RAMCO FORM 8

6-70

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Eddie Jo Talmage

Address: 6020 Hwy 97
McDavid, FL 32568

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. #(s)

OR BK 4607 PG0251
Escambia County, Florida
INSTRUMENT 2000-772427

DEED DOC STAMPS PD @ ESC CO $ 0.70
09/20/00 ERNIE LEE MAGAHA CLERK
By:

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 18th *day of* SEPTEMBER 2000 (Date), *by* EDDIE JO TALMAGE & NANCY D. HALL, *first party, to* CHRISTINA LYNETTE TALMAGE, *whose post office address is* 2650 PURDUE ROAD McDAVID, FLA. 32568, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* TWO (2), *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* ESCAMBIA, *State of* FLORIDA, *to-wit:*

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4
CASE #98-1365-CP-03 Less OR 513 P 424/426/430
RD R/W
LESS OR 4379 P 756 RD R/W

RCD Sep 20, 2000 09:28 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-772427

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor) Arlene Smith

Printed Name Arlene Smith

Witness Signature (as to First Grantor) Lori Castleberry

Printed Name LORI CASTLEBERRY

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grantor Signature Eddie Jo Talmage L.S.

Printed Name EDDIE JO TALMAGE

Post Office Address 6020 Hwy 97 McDavid, FL 32568

Co-Grantor Signature, (if any) Nancy D. Hall L.S.

Printed Name NANCY D HALL

Post Office Address 6051 Hwy 97A McDavid FL 32568

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared E.J. TALMAGE AND NANCY D. HALL known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL

OFFICIAL NOTARY SEAL
JOHN READING
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC661642
MY COMMISSION EXP. JULY 7 2001

Witness my hand and official seal in the County and State last aforesaid this 18th day of September 2000 (Date)

Notary Signature

Printed Name

©Form Design, Seminole Paper & Printing Co., Inc. 1994

11 02 95

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07818 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 16, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTINA LYNETTE TALMAGE 343 EL MATADOR TRL PENSACOLA FL 32506	CHRISTINA LYNETTE TALMAGE FKA CHRISTINA L SANDE 844 OAK ALLEY PENSACOLA FL 32506

CHRISTINA LYNETTE TALMAGE FKA CHRISTINA L SANDE 2650 PURDUE RD MCDAVID FL 32568

WITNESS my official seal this 16th day of May 2019.

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 July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

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 July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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:
2650 PURDUE RD 32568

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 July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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:

CHRISTINA LYNETTE TALMAGE
343 EL MATADOR TRL
PENSACOLA FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19- 354

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV022767NON **Agency Number:** 19-007878
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 07818 2016

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTINA LYNETTE TALMAGE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/20/2019 at 7:33 AM and served same at 6:40 AM on 5/21/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: A Hardin 5/21
A. HARDIN, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

007878

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 July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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:
2650 PURDUE RD 32568

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19- 354

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV022769NON **Agency Number:** 19-007880
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 07818 2016

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTINA LYNETTE TALMAGE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 5/20/2019 at 7:33 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CHRISTINA LYNETTE TALMAGE , Writ was returned to court UNEXECUTED on 6/7/2019 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AFTER NUMEROUS ATTEMPTS AT 343 EL MATADOR TRAIL, POSSIBLY VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____
P. WISE, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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:

CHRISTINA LYNETTE TALMAGE
343 EL MATADOR TRL
PENSACOLA FL 32506

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 July 1, 2019, 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 **KING SOLOMON INVESTMENT TRUST** holder of **Tax Certificate No. 07818**, issued the **1st** day of **June, A.D., 2016** 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

CHRISTINA LYNETTE TALMAGE

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 July, which is the **1st day of July 2019.**

Dated this 13th day of May 2019.

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:

CHRISTINA LYNETTE TALMAGE
343 EL MATADOR TRL
PENSACOLA FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CHRISTINA LYNETTE TALMAGE
[19-354]
343 EL MATADOR TRL
PENSACOLA FL 32506

9171 9690 0935 0128 2602 39

Rt UTF

5/23/19

CHRISTINA LYNETTE TALMAGE FKA
CHRISTINA L SANDE [19-354]
844 OAK ALLEY
PENSACOLA FL 32506

9171 9690 0935 0128 2602 46

✓ Delivered

5/17/19

CHRISTINA LYNETTE TALMAGE FKA
CHRISTINA L SANDE [19-354]
2650 PURDUE RD
MCDAVID FL 32568

9171 9690 0935 0128 2602 53

Rt No Mail Rec.

5/23/19

My Services

Profile | Print | Guide | Export

Equipment | Reports | Tracking | Supplies

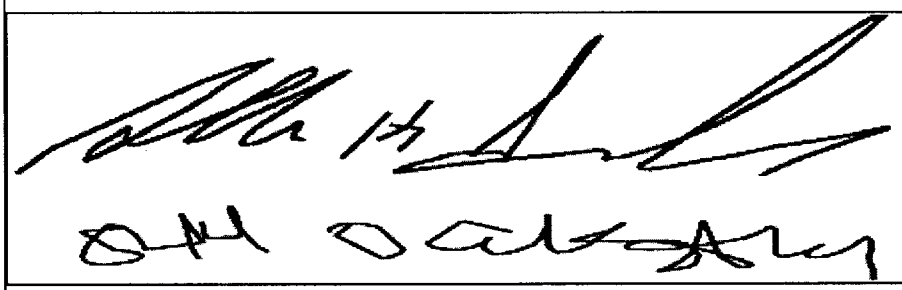
Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter:	11272965	**Mailing Date:**	05/16/19 02:14 PM
Tracking Number:	9171969009350128260246	**Sender:**	OR
Current Status:	OK : Delivered	**Recipient:**	
Class of Mail	FC	**Zip Code:**	32506
Service:	ERR	**City:**	PENSACOLA
Value	$0.500	**State:**	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Fri, 05/17/19, 01:23:00 PM	OK : Delivered
Fri, 05/17/19, 12:53:00 AM	Processed (processing scan)
Thu, 05/16/19, 10:21:00 PM	Dispatched from Sort Facility
Thu, 05/16/19, 10:02:00 PM	Processed (processing scan)
Thu, 05/16/19, 08:47:00 PM	Origin Acceptance

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

CERTIFIED MAIL™

9171 9690 0935 0128 2602 39

NEOPOST
05/16/2019
US POSTAGE $005.60⁰

ZIP 32502
041M11272965

2019 MAY 23 P 4:57

CHRISTINA LYNETTE TALMA
[19-354]
343 EL MATADOR TRL
PENSACOLA FL 32506

322 FE 1 0005/19/19

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF 32502583335 *2187-01233-16-44

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

To avoid delay in delivery have your Mail addressed to correct Street and Number, Zip Code, Apartment Number, P. O. Box or General Delivery.

2019 MAY 23 P 4:57

CERTIFIED MAIL™

9171 9690 0935 0128 2602 53

NEOPOST
05/16/2019
US POSTAGE $005.60

ZIP 32502

CHRISTINA LYNETTE TALMAGE FKA
CHRISTINA L SANDE [19-354]
2650 PURI
MCDAVID

NIXIE 322 DE 1 0005/20/19

RETURN TO SENDER
NO MAIL DELIVERABLE
UNABLE TO FORWARD

BC: 32502583335 *2187-03034-17-40

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: 123158000 Certificate Number: 007818 of 2016

Payor: CHRISTINA SANDE 844 OAK ALLEY PENSACOLA FL 32506 **Date** 06/27/2019

Clerk's Check #	4462332002	Clerk's Total	$495.02
Tax Collector Check #	1	Tax Collector's Total	$7,488.22
		Postage	$16.80
		Researcher Copies	$1.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	$8,018.04

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
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

Case # 2016 TD 007818
Redeemed Date 06/27/2019
Name CHRISTINA SANDE 844 OAK ALLEY PENSACOLA FL 32506

Clerk's Total = TAXDEED	$495.02
Due Tax Collector = TAXDEED	$7,488.22
Postage = TD2	$16.80
ResearcherCopies = TD6	$1.00
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

FINANCIAL SUMMARY

No Information Available - See Dockets

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 123158000 Certificate Number: 007818 of 2016

Redemption: Yes | Application Date: 03/30/2019 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/01/2019	Redemption Date 06/27/2019
Months	4	3
Tax Collector	$7,058.46	$7,058.46
Tax Collector Interest	$423.51	$317.63
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$7,488.22	$7,382.34 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$28.02	$21.02
Total Clerk	$495.02	$488.02 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$16.80	$16.80
Researcher Copies	$1.00	$1.00
Total Redemption Amount	$8,018.04	$7,905.16
	Repayment Overpayment Refund Amount	$112.88 +40 = $152.88
Book/Page		

redeemer

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019056387 6/28/2019 9:29 AM
OFF REC BK: 8120 PG: 626 Doc Type: RTD

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 8077, Page 734, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07818, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: **123158000 (19-354)**

DESCRIPTION OF PROPERTY:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W

SECTION 25, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: CHRISTINA LYNETTE TALMAGE

Dated this 27th day of June 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 DATE – 07-01-2019 – TAX CERTIFICATE # 07818 in the CIRCUIT Court was published in said newspaper in the issues of JUNE 6, 13, 20 & 27, 2019

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 27TH day of JUNE A.D., 2019

PAULA D. TURNER
NOTARY PUBLIC

PAULA D. TURNER
Notary Public - State of Florida
Commission #FF 999700
My Commission Expires
August 24, 2020

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KING SOLOMON INVESTMENT TRUST holder of Tax Certificate No. 07818, issued the 1st day of June, A.D., 2016 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:

E 237 60/100 FT OF S1/2 OF SE1/4 OF NE1/4 OR 4607 P 251 LESS DB 513 P 424/426/430 RD R/W LESS OR 4379 P 756 RD R/W SECTION 25, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123158000 (19-354)

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

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 July, which is the 1st day of July 2019.

Dated this 16th day of May 2019.

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-06-06-13-20-27-2019

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

1cl 07818

Date: 1-3-2023

King Solomon Investment Trust
8735 E Dianna Dr
Scottsdale AZ 85257

To Whom it May Concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check # 900037114 in the amount of $ 488.02 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ I do not wish to claim the monies.
- ☐ Please reissue the check.
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

_____
_____

_____ _____

Signature Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: _____
Mylinda Johnson, Deputy Clerk