



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

0123 - 24

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	VANDERVER JAMES VANDERVER PAMELA 714 WINGATE ST PENSACOLA, FL 32507 118 BAYNES AVE 08-1015-000 LT 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8322 P 1096 CA 219	Certificate #	2020 / 4168
		Date certificate issued	06/01/2020

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)
# 2020/4168	06/01/2020	634.89	31.74	666.63
→Part 2: Total*				666.63

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)
# 2021/3241	06/01/2021	659.51	6.25	32.98	698.74
Part 3: Total*					698.74

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)	1,365.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	650.06
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)	2,390.43

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

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)	
Sign here: _____ Date of sale <u>01/09/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

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: 2200178

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
08-1015-000	2020/4168	06-01-2020	LT 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8322 P 1096 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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)◀ Nav. Mode ☒ Account ☐ Parcel ID ▶[Printer Friendly Version](#)**General Information**

Parcel ID: 5025305040009004
Account: 081015000
Owners: VANDERVER JAMES
VANDERVER PAMELA
Mail: 8500 SAN JUAN CALZADA
PENSACOLA, FL 32507
Situs: 118 BAYNES AVE 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/02/2016	8322	1096	\$15,800	QC	
11/05/2015	7434	1631	\$11,100	TD	

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

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$4,250	\$32,733	\$36,983	\$36,214
2020	\$4,250	\$28,672	\$32,922	\$32,922
2019	\$4,250	\$26,760	\$31,010	\$31,010

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)**2021 Certified Roll Exemptions**

None

Legal Description

LT 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36
OR 8322 P 1096 CA 219

Extra Features

None

**Parcel
Information**[Launch Interactive Map](#)

Section
Map Id:
CA219



**Approx.
Acreage:**
0.1103

Zoned:
MDR

**Evacuation
& Flood
Information**
[Open
Report](#)

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

Address: 118 BAYNES AVE, Year Built: 1938, Effective Year: 1938, PA Building ID#: 87483

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1048 Total SF

BASE AREA - 888

BASE SEMI FIN - 160

37

BAS

37

20

Images



6/21/2016 12:00:00 AM

BSF

20

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.

Printed: 6/21/2016 12:00:00 AM

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04168**, issued the **1st day of June, A.D., 2020** 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 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8322 P 1096 CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081015000 (0123-24)

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

JAMES VANDERVER and PAMELA VANDERVER

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

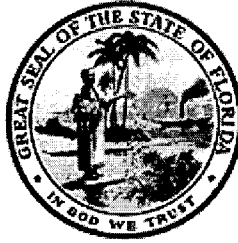
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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

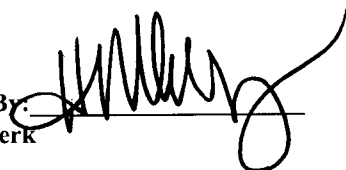
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 081015000 Certificate Number: 004168 of 2020**

**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA, FL 32503 Date
8/1/2022**

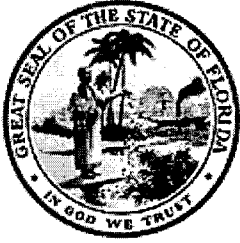
Clerk's Check # 11577
Tax Collector Check # 1

Clerk's Total	\$517.56
Tax Collector's Total	\$2,719.39
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,313.95

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 081015000 Certificate Number: 004168 of 2020

Redemption	Yes ▼	Application Date	4/21/2022	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment	ACTUAL
		ESTIMATED			
		Auction Date	1/9/2023	Redemption Date	8/1/2022
Months		9		4	
Tax Collector		\$2,390.43		\$2,390.43	
Tax Collector Interest		\$322.71		\$143.43	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$2,719.39		\$2,540.11	— TC
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		* \$120.00	
Legal Advertisement		\$200.00		* \$200.00	
App. Fee Interest		\$61.56		\$27.36	
Total Clerk		\$517.56		\$483.36	— Cert Holder
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		* \$60.00	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$3,313.95		\$3,100.47	

Repayment Overpayment
Refund Amount

* \$213.48 *
 60.00
 200.00
 + 120.00
 593.48

Refund Redeemer

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 8789, Page 1172, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04168, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 081015000 (0123-24)

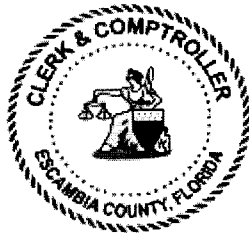
DESCRIPTION OF PROPERTY:

LT 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8322 P 1096 CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES VANDERVER and PAMELA VANDERVER

Dated this 1st day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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 # 2020 TD 004168

Redeemed Date 8/1/2022

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$517.56
Due Tax Collector = TAXDEED	\$2,719.39
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



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 #: 08-1015-000 CERTIFICATE #: 2020-4168

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: Sept 26, 2002 to and including Sept 26, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 21, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 21, 2022

Tax Account #: **08-1015-000**

1. The Grantee(s) of the last deed(s) of record is/are: **10 BROTHERS PRESSURE WASHING LLC**
By Virtue of Warranty Deed recorded 7/29/2022 in OR 8831/1917
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. **NONE**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 08-1015-000
Assessed Value: \$36,214.00
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: JAN 9, 2023

TAX ACCOUNT #: 08-1015-000

CERTIFICATE #: 2020-4168

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

10 BROTHERS PRESSURE WASHING
118 BAYNES AVE
PENSACOLA, FL 32507

10 BROTHERS PRESSURE WASHING
624 N 65TH AVE
PENSACOLA, FL 32506

JAMES VANDERVER AND PAMELA
VANDERVER
8500 SAN JUAN CALZADA
PENSACOLA, FL 32507

JAMES VANDERVER AND PAMELA
VANDERVER
118 BAYNES AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 21st day of October, 2022.

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

October 21, 2022

Tax Account #:08-1015-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 9 BLK 4 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8322 P 1096 CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1015-000(0123-24)

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, FL 32504
File No. 2022-1555
Consideration: \$50,000.00

WARRANTY DEED

THIS WARRANTY DEED made effective July 21, 2022, by **James Vanderver and Pamela Vanderver**, Husband and Wife, whose mailing address is 8500 San Juan Calzada, Pensacola, FL 32507, (herein "Grantor") (whether singular or plural), to **10 Brothers Pressure Washing, a Florida Limited Liability Company**, whose mailing address is 624 North 65th Avenue, Pensacola, FL 32506, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lot 9, Block 4 of the subdivision of Jonas Brown, according to the map or plat made by William Soule and recorded in Plat Book 1, Page 36 of the Public Records of Escambia County, Florida, and being in Section 50, Township 2 South, Range 30 West, Escambia County, Florida.

Parcel Identification Number: 502S305040009004

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

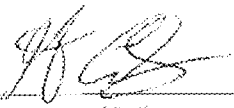
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

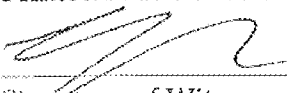
"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

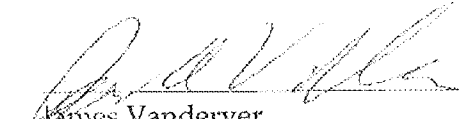
Signed, sealed and delivered
in the presence of:

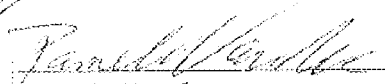

Signature of Witness

Robert Combs
Printed Name of Witness


Signature of Witness

Megan Smith
Printed Name of Witness

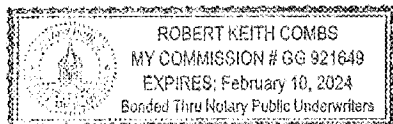

James Vanderver



Pamela Vanderver

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2022 by James Vanderver and Pamela Vanderver who ☐ is/are personally known or ☒ has/have produced driver licenses as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 17, 2024

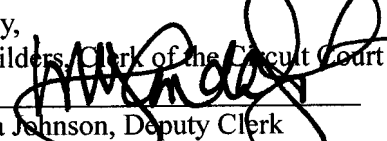
Harper Title Company LLC
2107 Airport Blvd,
Pensacola FL 32503

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
2020 TD 04168	Harper Title Company LLC	900033991	\$593.48

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