

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Nov 7, 2013 / 130861**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4842.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 07-4307-000**

Certificate Holder:
RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF SHORES
8902 NORTH DALE MABRY HWY
SUITE 200
TAMPA, FLORIDA 33614

Property Owner:
LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA , FLORIDA 32501

Legal Description: 38-2S3-010
LT 11 BLK 4 WESTERLY HEIGHTS PB 2 P 14 OR 5506 P 838 SEC 37 T 2S R 30W CA 164

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	4842.0000	06/01/11	\$529.19	\$0.00	\$82.69	\$611.88

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	4348.0000	06/01/13	\$490.56	\$6.25	\$24.53	\$521.34
2012	4736.0000	06/01/12	\$500.43	\$6.25	\$71.31	\$577.99

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,711.21
\$0.00
\$413.44
\$150.00
\$75.00
\$2,349.65
\$2,349.65
\$6.25

*Done this 7th day of November, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: 4th August 2014

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF
SHORES
8902 NORTH DALE MABRY HWY
SUITE 200
TAMPA, Florida, 33614**

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

Certificate No.	Parcel ID Number	Date	Legal Description
4842.0000	07-4307-000	06/01/2011	38-2S3-010 LT 11 BLK 4 WESTERLY HEIGHTS PB 2 P 14 OR 5506 P 838 SEC 37 T 2S R 30W CA 164

2013 TAX ROLL

LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA , Florida 32501

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

GULFLIFT (Matt Sheehan)
Applicant's Signature

11/07/2013
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-561

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11148

May 6, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

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 05-05-1994, through 05-05-2014, and said search reveals the following:

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

James J. Landers Trust

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

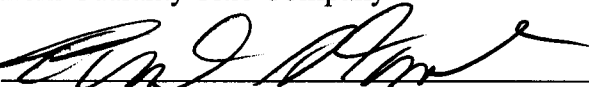
4. Taxes:

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: 

May 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11148

May 6, 2014

Lot 11, Block 4, Westerly Heights, as per plat thereof, recorded in Plat Book 2, Page 14, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11148

May 6, 2014

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

1. Taxes for the year 2010-2013 delinquent. The assessed value is \$22,656.00. Tax ID 07-4307-000.

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: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-4-2014

TAX ACCOUNT NO.: 07-4307-000

CERTIFICATE NO.: 2011-4842

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

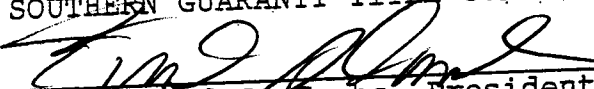
- Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for _____ tax year.

James J. Landers Trust
1505 W. Garden St.
Pensacola, FL 32501

Unknown Tenants
235 Shadow Lawn Ave.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 2014.

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.

10.02
.70

OR BK 5506 P60838
Escambia County, Florida
INSTRUMENT 2004-291534

NEED REC STRIPS PB @ ESC CO @ 0.70
10/12/04 ERNIE LEE MAGNA, CLERK

Prepared By: Linda L Landers
Mailing Address: 11743 Chanticleer Dr
Pensacola, Florida 32507

QUITCLAIM DEED


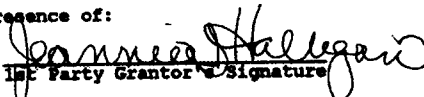


THIS QUITCLAIM DEED, Executed this 4th day of October, 2004 by first party, Grantor, Jeannie I Halligan and Elsia L Landers, with right's of survivorship, whose post office address is 1505 West Garden Street, Pensacola, Florida 32501, to second party, Grantee, James J Landers Trust, whose post office address is 1505 West Garden Street Pensacola, Florida 32501.

WITNESSETH, That the said first party, for good consideration and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit:

LT 11 BLK 4 WESTERLY HEIGHTS PB 2 P 14 OR 4762 P 746 SEC 37 T 2S R 30W CA 164

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 presence of:

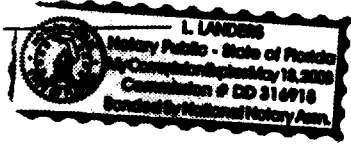
 Signature of Witness	 1st Party Grantor's Signature
Linda L Landers Name of Witness	Jeannie I Halligan Name of First Party
 Signature of Witness	 1st Party Grantor's Signature
Linda L Landers Name of Witness	Elsia L Landers Name of First Party

STATE OF Florida
COUNTY OF Escambia

On October 4, 2004 before me, Linda L Landers, personally appeared Jeannie I Halligan and Elsia L Landers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature 

Affiant Known Produced ID
Type of ID Florida Driver License
(Seal)



RCD Oct 12, 2004 09:17 am
Escambia County, Florida

ERNIE LEE MAGNA
Clerk of the Circuit Court
INSTRUMENT 2004-291534

Correction of the
wording on deed
Recorded

235 Shadow Lawn

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04842 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J LANDERS TRUST 1505 W GARDEN ST PENSACOLA, FL 32501	JAMES J LANDERS TRUST 235 SHADOW LAWN AVE PENACOLA FL 32507
--	---

WITNESS my official seal this 3rd day of July 2014.



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 August 4, 2014, 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 RMC GULF LIFT LLC holder of Tax Certificate No. 04842, issued the 1st day of June, A.D., 2011 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 11 BLK 4 WESTERLY HEIGHTS PB 2 P 14 OR 5506 P 838 SEC 37 T 2S R 30W CA 164

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074307000 (14-561)

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

JAMES J LANDERS TRUST

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 August, which is the 4th day of August 2014.

Dated this 3rd day of July 2014.

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:

235 SHADOW LAWN AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV029542NON

Agency Number: 14-009721

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04842 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES J LANDERS TRUST

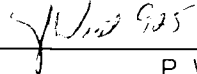
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2014 at 10:09 AM and served same at 1:32 PM on 7/7/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY the within named, to wit: . . .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **RMC GULF LIFT LLC** holder of Tax Certificate No. **04842**, issued the 1st day of **June, A.D., 2011** 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 11 BLK 4 WESTERLY HEIGHTS PB 2 P 14 OR 5506 P 838 SEC 37 T 2S R 30W CA 164

SECTION 38, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074307000 (14-561)

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JAMES J LANDERS TRUST

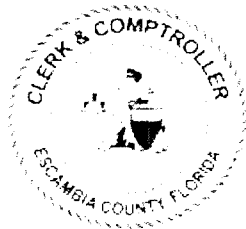
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **4th** day of **August 2014**.

Dated this 3rd day of July 2014.

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:

235 SHADOW LAWN AVE 32507



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

By:
Emily Hogg
Deputy Clerk

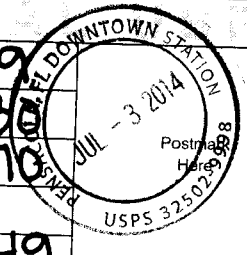
7013 2630 0000 0141 5997

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

CERTIFIED MAIL™ RECEIPT

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, A, or PO Bc
 City, Stat

JAMES J LANDERS TRUST [14-561]
 1505 W GARDEN ST
 PENSACOLA, FL 32501

PS Form 3811, July 2013

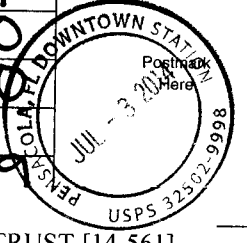
7013 2630 0000 0141 5997

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

CERTIFIED MAIL™ RECEIPT

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, A, or PO Bc
 City, Stat

JAMES J LANDERS TRUST [14-561]
 235 SHADOW LAWN AVE
 PENACOLA FL 32507

PS Form 3811, July 2013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMES J LANDERS TRUST [14-561]
 1505 W GARDEN ST
 PENSACOLA, FL 32501

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
Jamie Helgeson

B. Received by (Printed Name) Addressee
JENNIFER HALL

C. Date of Delivery
7-7-14

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

7013 2630 0000 0141 5997

PS Form 3811, July 2013

Domestic Return Receipt

11/04842

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON ENFORCEABLE RETURN OF SERVICE

14-561

Document Number: ECISO14CIV029597NON

Agency Number: 14-009655

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04842 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES J LANDERS TRUST

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2014 at 10:06 AM and served same at 10:40 AM on 7/9/2014 in ESCAMBIA COUNTY, FLORIDA, by serving JAMES J LANDERS TRUST , the within named, to wit: JEANNIE HALLIGAN, DAUGHTER.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V Bell 923

V. BELL, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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2014 JUL - 2 A 10:06
RECEIVED

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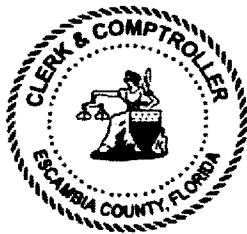
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Personal Services:

JAMES J LANDERS TRUST
1505 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CERTIFIED MAIL™

PAM CHILDER:
CLERK OF THE CIRCUIT COURT &
OFFICIAL RECORDS DIV

221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



7013 2630 0000 0141 5911

neopost
07/03/2014

US POSTAGE

\$06.48



ZIP 32502
041L11221084

JAMES J LANDERS TRU: NIXIE
235 SHADOW LAWN
PENACOLA FL 32

322 FE 1009 0007/09/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32591033333 *2087-00947-03-39



VA
No Fund

11/4842