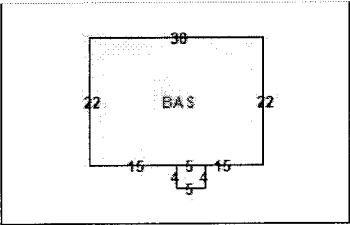


**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-PINE/SOFTWOOD**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 680 Total SF

**BASE AREA - 660**

**OPEN PORCH UNF - 20**



**Building 2 - Address:306 N M ST, Year Built: 1953, Effective Year: 1953**

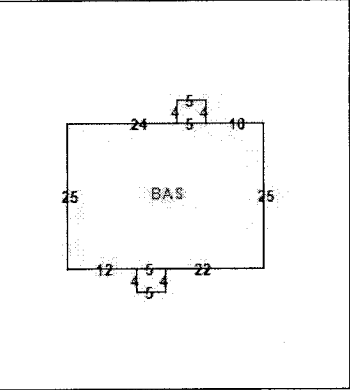
**Structural Elements**

**FOUNDATION-WOOD/SUB FLOOR**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**NO. PLUMBING FIXTURES-3.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**ROOF COVER-COMPOSITION SHG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-PINE/SOFTWOOD**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-BELOW AVERAGE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 890 Total SF

**BASE AREA - 850**

**OPEN PORCH UNF - 40**



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.

Last Updated:06/07/2013 (tc.13171)




# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1 Calculations](#)
[Back](#)

[←](#)
[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)

[Printer Friendly Version](#)

General Information		2012 Certified Roll Assessment	
Reference:	000S009060002120	Improvements:	\$40,190
Account:	151161000	Land:	\$21,726
Owners:	LANDERS JAMES J TRUST		
Mail:	1505 W GARDEN ST PENSACOLA, FL 32501	Total:	\$61,916
Situs:	302 N M ST 32501	<u>Save Our Homes:</u>	\$0
Use Code:	SINGLE FAMILY RESID 	<u>Disclaimer</u>	
Taxing Authority:	PENSACOLA CITY LIMITS	<u>Amendment 1 Calculations</u>	
Tax Inquiry:	<u>Open Tax Inquiry Window</u>		
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector			

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/26/2009	6500	553	\$100	TR	<a href="#">View Instr</a>
07/29/2009	6492	38	\$100	QC	<a href="#">View Instr</a>
10/2004	5506	834	\$100	QC	<a href="#">View Instr</a>
07/2001	4762	751	\$100	WD	<a href="#">View Instr</a>
12/1986	2342	971	\$100	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2012 Certified Roll Exemptions	
None	

Legal Description	
ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834...	

Extra Features	
None	

Parcel Information		<a href="#">Launch Interactive Map</a>	
<b>Section Map Id:</b> CA117			
<b>Approx. Acreage:</b> 0.2900			
<b>Zoned:</b> R-1A			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			

Buildings	
Building 1 - Address: 302 N M ST, Year Built: 1953, Effective Year: 1953	
<b>Structural Elements</b>	
FOUNDATION-WOOD/SUB FLOOR	
EXTERIOR WALL-SIDING-SHT.AVG.	
NO. PLUMBING FIXTURES-3.00	
DWELLING UNITS-1.00	
ROOF FRAMING-WOOD FRAME/TRUS	
ROOF COVER-COMPOSITION SHG	

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**CATALINA TAX CO LLC US BANK % CATALINA TAX  
CO LLC  
P.O. BOX 645040  
CINCINNATI, Ohio, 45264-5040**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
11393.0000	15-1161-000	06/01/2011	00-0S0-090 ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117

**2012 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.

towercap (Donna Ernwein)

Applicant's Signature

04/25/2013

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 25, 2013 / 130117

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11393.0000** , 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: 15-1161-000**

**Certificate Holder:**  
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC  
P.O. BOX 645040  
CINCINNATI, OHIO 45264-5040

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

**Legal Description:** 00-0S0-090

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117

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	11393.0000	06/01/11	\$1,464.21	\$0.00	\$73.21	\$1,537.42

**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
2012	10789.0000	06/01/12	\$1,408.28	\$6.25	\$70.41	\$1,484.94

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2012)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$3,022.36
\$0.00
\$1,263.66
\$150.00
\$75.00
\$4,511.02
\$4,511.02
\$6.25

\*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Dorinda N. Palmer

Date of Sale: October 7, 2013

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

# 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.: 10343

May 22, 2013

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 05-21-1993, through 05-21-2013, and said search reveals the following:

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

James J. Landers as Trustee of the 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 22, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10343

May 22, 2013

**000S009060002120 - Full Legal Description**

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING  
TRACT CA 117

---

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10343

May 22, 2013

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

1. Taxes for the year 2010-2011 delinquent. The assessed value is \$61,916.00. Tax ID 15-1161-000.

PLEASE NOTE THE FOLLOWING:

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

# 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: 10-7-2013

TAX ACCOUNT NO.: 15-1161-000

CERTIFICATE NO.: 2011-11393

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

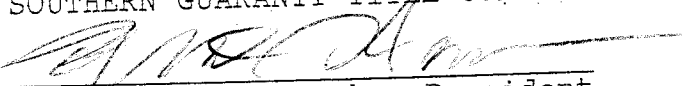
      X   Homestead for        tax year.

James J. Landers as Trustee of the  
James J. Landers Trust  
1505 W. Garden St.  
Pensacola, FL 32501

Unknown Tenants  
302 North M St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 22nd day of May, 2013.

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.



Sales Price: \$0.00

Rec  
Doc .70

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
4300 Bayou Blvd., Suite 34  
Pensacola Florida 32503  
Incident to the issuance of a title insurance policy.  
File Number: 09-062203  
Parcel ID #: 3825301003000001

## TRUSTEE'S DEED

THIS INDENTURE, made this Aug 26 2009, 2009, between **Linda L Landers Trustee for AJ-Adnil Living Trust dated October 15, 2007**, whose post office address is **11743 Chanticleer Drive Pensacola, FL 32507**, party of the first part, and **James J. Landers as Trustee of the James J. Landers Trust**, whose post office address is **1505 W. Garden Street Pensacola, FL 32501** party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the **Escambia** County of State of Florida, more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF**  
THE TRUSTEE HEREIN, IS GRANTED THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, CONVEY, LEASE, ENCUMBER AND OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN.

SUBJECT TO: Taxes for **2009** and subsequent years; restrictions attached hereto and made a part hereof; reservations and easements of record; and county zoning regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

SIGNED, SEALED and delivered in our presence:

Witness Karen McClammy

Print Name:

Witness CARA SHIBB

Print Name:

State of Florida  
County of **Escambia**

By Linda L Landers  
Linda L Landers Trustee for AJ-Adnil Living  
Trust dated October 15, 2007, Individually and as  
Trustee

I HEREBY CERTIFY that on this Aug 26, 2009, before me **Linda L Landers Trustee for AJ-Adnil Living Trust dated October 15, 2007** personally known to me to be the person described and who executed the foregoing conveyance or who produced a driver's license as identification and who did take an oath, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said Trustee aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written.

(SEAL)



[Signature]  
Notary Public  
Print Name:  
My Commission Expires:

File Number: 09-062203

## **EXHIBIT "A"**

Parcel 1:

Lots 2 through 6, both inclusive, in Block 120, West King Tract, in the City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

## 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 October 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 11393, 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:

**ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151161000 (13-734)**

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

**JAMES J LANDERS TRUSTEE OF THE 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 the courthouse door at 9:00 A.M. on the **first** Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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:

**JAMES J LANDERS TRUSTEE OF THE  
JAMES J LANDERS TRUST  
1505 W GARDEN ST  
PENSACOLA, FL 32501**

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:

Heather Mahoney  
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 October 7, 2013, 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 **CATALINA TAX CO LLC** holder of **Tax Certificate No. 11393**, 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:

**ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151161000 (13-734)**

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

**JAMES J LANDERS TRUSTEE OF THE 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 the courthouse door at 9:00 A.M. on the **first** Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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**

**Post Property:**

**302 N M ST 32501**

**By:**

**Heather Mahoney  
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 October 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 11393, 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:

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151161000 (13-734)

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

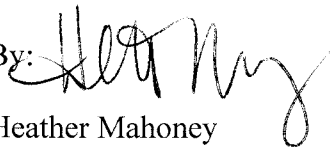
**JAMES J LANDERS TRUSTEE OF THE JAMES J LANDERS TRUST**

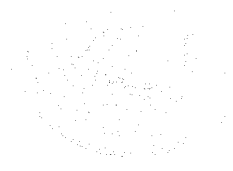
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of October, which is the **7th day of October 2013**.

Dated this 5th day of September 2013.

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 Heather Mahoney 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:   
Heather Mahoney  
Deputy Clerk



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 11393 of 2011**


I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J LANDERS TRUSTEE OF THE JAMES J LANDERS TRUST 1505 W GARDEN ST PENSACOLA, FL 32501	JAMES J LANDERS TRUSTEE OF THE JAMES J LANDERS TRUST 302 NORTH M ST PENSACOLA, FL 32501
---	---

WITNESS my official seal this 5th day of September 2013.

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT**

SEAL

BY   
Heather Mahoney  
Deputy Clerk



## 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 TRUSTEE OF THE  
JAMES J LANDERS TRUST [13-734]  
1505 W GARDEN ST  
PENSACOLA, FL 32501

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*[Signature]* ☐ Agent ☒ Addressee

## B. Received by (Printed Name)

*FOR LANDERS* C. Date of Delivery *8/30/13*

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## 2. Article Number

(Transfer from service label)

7012 1010 0002 8280 1294

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

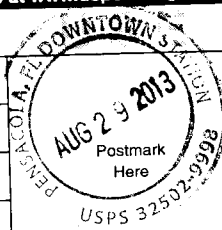
For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage \$ *0.46*  
Certified Fee *3.10*  
Return Receipt Fee (Endorsement Required) *2.55*  
Restricted Delivery Fee (Endorsement Required) *6.11*

Total F

Sent To  
JAMES J LANDERS TRUSTEE OF THE  
JAMES J LANDERS TRUST [13-734]  
1505 W GARDEN ST  
PENSACOLA, FL 32501

PS Form 3800, August 2000



# U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

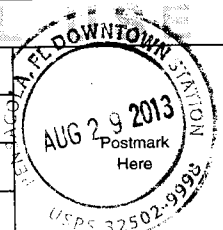
Postage \$ *0.46*  
Certified Fee *3.10*  
Return Receipt Fee (Endorsement Required) *2.55*  
Restricted Delivery Fee (Endorsement Required) *6.11*

Total Pos

Sent To  
JAMES J LANDERS TRUSTEE OF THE  
JAMES J LANDERS TRUST [13-734]  
302 NORTH M ST  
PENSACOLA, FL 32501

PS Form 3800, August 2000

See Reverse for Instructions



11 TD 11393

**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON-ENFORCEABLE RETURN OF SERVICE**

---

**Document Number:** ECSO13CIV041869NON

**Agency Number:** 13-012129

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 11393 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE JAMES J LANDERS TRUSTEE OF THE JAMES J LANDERS TRUST

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/27/2013 at 2:13 PM and served same at 11:50 AM on 8/28/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: V Bell 9B2  
V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: TYT



122129

## 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 October 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 393, 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:

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151161000 (13-734)

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

**JAMES J LANDERS TRUSTEE OF THE 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 the courthouse door at 9:00 A.M. on the first Monday in the month of October, which is the 7th day of October 2013.

Dated this 5th day of September 2013.

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 Heather Mahoney 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.

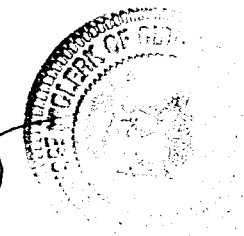
**Post Property:**

302 N M ST 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

B. *Heather Mahoney*

Heather Mahoney  
Deputy Clerk



RECEIVED  
SEP 27 2:13 PM  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV041898NON

**Agency Number:** 13-012078

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 11393, 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: JAMES J LANDERS TRUSTEE OF THE JAMES J LANDERS TRUST

**Defendant:**

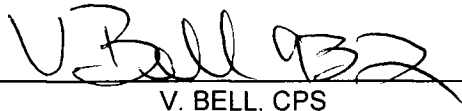
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/27/2013 at 2:11 PM and served same on JAMES J LANDERS TRUSTEE OF JAMES J LANDERS TRUST, in ESCAMBIA COUNTY, FLORIDA, at 1:25 PM on 9/6/2013 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JEANNIE HALLIGAN, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

12078

## 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 October 7, 2013, 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 CATALINA TAX CO LLC holder of Tax Certificate No. 11393, 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:

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 550  
834 WEST KING TRACT CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151161000 (13-734)

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

**JAMES J LANDERS TRUSTEE OF THE 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 the courthouse door at 9:00 A.M. on the first Monday in the month of October, which is the 7th day of October 2013.

Dated this 5th day of September 2013.

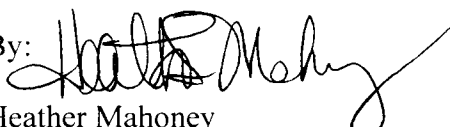
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Heather Mahoney not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

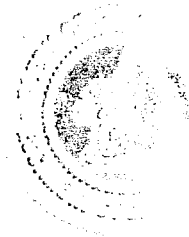
### Personal Services:

**JAMES J LANDERS TRUSTEE OF THE  
JAMES J LANDERS TRUST**  
1505 W GARDEN ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:

  
Heather Mahoney  
Deputy Clerk



RECEIVED  
2013 SEP 27 P 2:11  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Name (as shown on your income tax return)

JAMES JOSEPH LAUDERS

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

☒ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Exempt payee

☐ Other (see instructions) ▶

Address (number, street, and apt. or suite no.)

5522 HITA VISTA App B

City, state, and ZIP code

PEPPER CO FL 32526

List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign  
Here

Signature of  
U.S. person ▶

James J. Lauders

Date ▶ 10-18-2013

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

Escambia County Property Appraiser  
**000S009060002120 - Full Legal Description**

ALL OF LTS 2 AND 6 AND S 20 5/100 OF LT 3 AND N 20 5/100 FT OF LT 5 BLK 120 OR 5506 P 834 WEST KING TRACT CA 117

File No. 13-734  
Account No. 151161000

TAX DEED SALE EXCESS PROCEEDS AFFIDAVIT

James J. Landers, being the first duly sworn, deposes and says:  
(Print/Type Name of Affiant)

1. That as further stated in paragraph three (3) below, I am one of the persons described in F.S. 197.502(4), to wit:

1.

Legal titleholder of record who appears on the record of conveyance of lands to owner.

2.

Lien holder of record who appears on the recorded lien.

3.

Mortgagee of record who appears on the recorded mortgage.

4.

Vendee of a recorded contract or vendee who has applied to receive notice.

5.

Other lien holder who has applied to receive notice.

6.

Person to whom the property was assessed on the tax roll for the year in which the property was last assessed.

Of certain real property legally described as:

See Attach Legal  
302 & 306 North "M" Street

2. That, because of delinquent real property taxes, the above described property was sold under the administration of the Clerk of the Circuit Court and Comptroller of Escambia County, Florida, on 10-7-2013, all in accordance with and pursuant to law.

3. That at aforesaid time of sale of the above mentioned property, as connected with Tax Certificate Number 11393 of 2011, I am one of the persons described in paragraph one (1) above and entitled under Florida Statutes 197.582(2) to certain undistributed funds as my interests appear. 8,483.72

My maximum entitlement to such fund is \$ 8,483.72, which is subject to all other claims by such other persons described in F.S. 197.502(4) within a two year period.

Signature of Affiant: James J. Landers

Printed name of Affiant: JAMES J. LANDERS

Agency/Company Name:

Affiant Address: 8592 Hilda Vista App'd Pens. FI 32526

Affiant Telephone: 850 324-5197

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 20 13, James J. Landers, who appeared before me and is personally known to me or has produced US. Military ID as identification.

Emily Hogg  
Notary Public  
Emily Hogg

Printed Name  
State of Florida

My commission expires: 1/22/17

