

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application  
Number  
1600613

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida  
Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM  
WAPN, AS CUSTODIAN FOR TC 13 S  
PO BOX 173017  
TAMPA, FL 33672

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

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2013/ 6396	06-01-2013	LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

*Electronic signature on file*

Applicant's Signature

*11-28-2016*

Date

Done this the 20th day of December, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: March 06, 2017

By 

Jonathan Johnson, Deputy Tax Collector

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

10-2855-320 2013

**CTY-513**

**Date of Tax Deed Application**  
Nov 28, 2016

Property Owner:  
**BATTISTE-JANSSEN RACHEL**  
**5078 SHOSHONE DR**  
**PENSACOLA, FL 32507**  
LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR  
6218 P 208

[illegible]



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

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[Printer Friendly Version](#)

**General Information**

**Reference:** 073S323100160010  
**Account:** 102855320  
**Owners:** BATTISTE-JANSSEN RACHEL  
**Mail:** 5078 SHOSHONE DR  
PENSACOLA, FL 32507  
**Situs:** 12748 ISLAND SPIRIT DR 32506  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

**Assessments**

Year	Land	Imprv	Total	Cap Val
2016	\$27,625	\$0	\$27,625	\$26,620
2015	\$26,000	\$0	\$26,000	\$24,200
2014	\$26,000	\$0	\$26,000	\$22,000

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/06/2007	6218	208	\$60,000	WD	<a href="#">View Instr</a>

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

**2016 Certified Roll Exemptions**

**Legal Description**

LT 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39  
OR 6218 P 208

**Extra Features**

None

**Parcel Information**

[Launch Interactive Map](#)

**Section Map Id:**  
07-3S-32-1

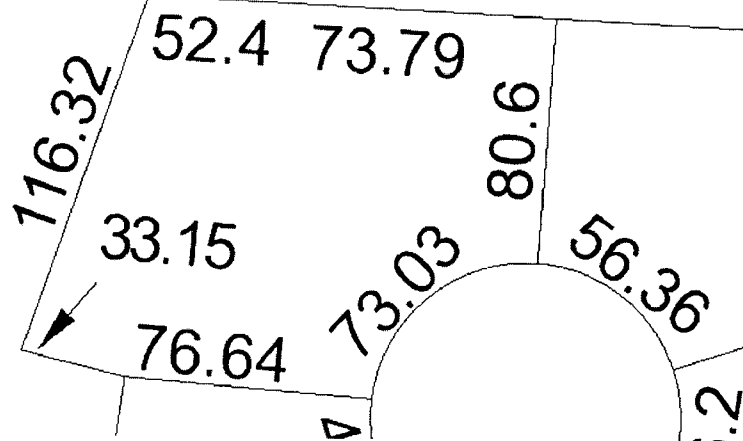
**Approx. Acreage:**  
0.3505

**Zoned:**   
MDR

**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.

Last Updated: 12/20/2016 (tc 4104)

October 23, 2012

CLAIM OF LIEN

This is a claim of lien for unpaid assessments, late fees together with associated costs related to preparation and registration of this lien due to and incurred by the undersigned designee incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following property in Escambia County, Florida.

Full Legal Description

12748 ISLAND SPIRIT DRIVE

Lot 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208

The record owner: BATTISTE-JASSEN, RACHEL

5078 SHOSHONE DRIVE

PENSACOLA FL 32507

This claim of lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated plus \$500.00 filing fee per lot.

Amount Due: \$1,449.50 Due Date: July 31, 2012 Filing Fee: 500.00 Total Due September 15, 2012:  
\$1,949.50

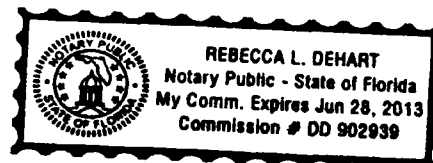
By Michael Choron / John Wyland  
Michael Choron, PRESIDENT / John Wyland, VICE PRESIDENT,  
Windward Cove Master Homeowner's Association  
3440 Navigator Ave, Pensacola, FL 32506

State of Florida  
County of Escambia

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared M. Choron / J. Wyland known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purpose therein set forth

Witness my hand and official seal this 25 day of October, 2012

Notary: R. Dehart



1247658

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: **Island Spirit Drive**

Legal Address of Property: **Lot 16 Block J Island Spirit Drive, Pensacola, Florida 32507**

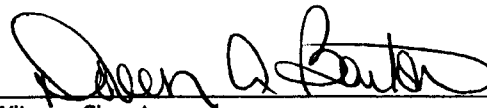
The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company  
2065 Airport Boulevard, Suite 200  
Pensacola, Florida 32504**

*Signed, sealed and delivered in our presence:*

  
Witness Signature


Print Name: Judy Dougherty

  
Witness Signature

Print Name: Doreen A. Barton

**Henry Holdings of Tallahassee, Inc.**

(Corporate Seal)

By:   
**Albert J. Conner, Jr., Vice-President**

  
Rachel Battiste-Janssen

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

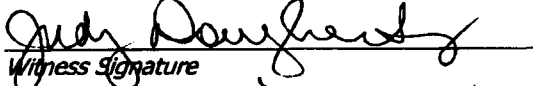
Henry Holdings of Tallahassee, Inc., a Florida corporation



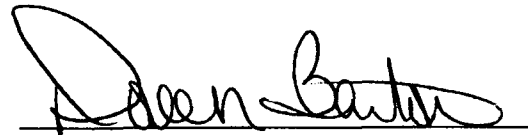
By: Albert J. Conner, Jr., Vice-President

(Corporate Seal)

Signed, sealed and delivered in our presence:

  
Witness Signature

Print Name: Judy Dougherty

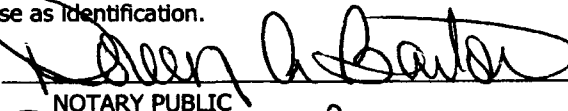
  
Witness Signature

Print Name: Doreen Barton

State of **Florida**

County of **Escambia**

<sup>ac Sept. 6</sup>  
**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on ~~March 2~~, 2007, by **Albert J. Conner, Jr., as Vice-President , and , as on behalf of Henry Holdings of Tallahassee, Inc., a Florida corporation,** existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.

  
NOTARY PUBLIC

Doreen A Barton

Printed Name of Notary

My Commission Expires: 1/28/09



**Doreen A. Barton**  
Commission # **DD377643**  
Expires **January 28, 2009**  
Howard Troy Pelt - Insurance, Inc. 888-666-7916

Prepared by  
Teri Kitchen, an employee of  
First American Title Insurance Company  
2065 Airport Boulevard, Suite 200  
Pensacola, Florida 32504  
(850)473-0044

Return to: Grantee

File No.: 1005-1247658

### **CORPORATE WARRANTY DEED**

<sup>05 Sept 6</sup>  
This indenture made on ~~March 2~~, 2007 A.D., by

**Henry Holdings of Tallahassee, Inc., a Florida corporation**

whose address is: **1430 East Piedmont Drive Suite 101, Tallahassee, FL 32308**  
hereinafter called the "grantor", to

**Rachel Battiste-Janssen**

whose address is: **5078 Shoshone Drive, Pensacola, FL 32507**  
hereinafter called the "grantee":

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

**Lot 16, Block J of WINDWARD COVE PHASE A-3, according to the Plat thereof as recorded in Plat Book 18, Page(s) 39, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: **07-3S-32-3001-000-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.



# 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: 3-6-2017

TAX ACCOUNT NO.: 10-2855-320

CERTIFICATE NO.: 2013-6396

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.

Rachel Battiste-Janssen  
5078 Shoshone Dr.  
Pensacola, FL 32507

Property address:  
12748 Island Spirit Dr.  
Pensacola, FL 32506

Windward Cove HOA  
3440 Navigator Ave.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 10th day of January, 2017.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct. 4

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13282

January 10, 2017

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

1. HOA Lien filed by Windward Cove Homeowners Association recorded in O.R., Book 6926, page 1032.
2. Taxes for the year 2012-2016 delinquent. The assessed value is \$27,625.00. Tax ID 10-2885-320.

**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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13282

January 10, 2017

**Lot 16, Block J, Windward Cove Phase A-3, as per plat thereof, recorded in Plat Book 18, Page 39, of the  
Public Records of Escambia County, Florida**

17-110

# **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.: 13282

January 10, 2017

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-10-1997, through 01-10-2017, and said search reveals the following:

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

Rachel Battiste-Janssen

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

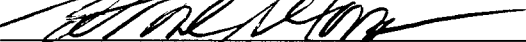
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

January 10, 2017

## 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 March 6, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 13 LLW WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 06396, issued the 1st day of June, A.D., 2013 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 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208**

**SECTION 07, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 102855320 (17-110)**

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

**RACHEL BATTISTE-JANSSEN**

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 March, which is the **6th** day of March 2017.

Dated this 19th day of January 2017.

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

### Personal Services:

**RACHEL BATTISTE-JANSSEN**  
5078 SHOSHONE DR  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

**12748 ISLAND SPIRIT DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

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

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 06396 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 19, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RACHEL BATTISTE-JANSSEN 5078 SHOSHONE DR PENSACOLA, FL 32507	WINDWARD COVE HOA 3440 NAVIGATOR AVE PENSACOLA FL 32506
--	---

WITNESS my official seal this 19th day of January 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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**RACHEL BATTISTE-JANSSEN**  
5078 SHOSHONE DR  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

9/17/17 10:00 AM  
CLERK

17-110

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV003510NON

**Agency Number:** 17-003701

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06396 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RACHEL BATTISTE-JANSSEN

**Defendant:**

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

Substitute

Received this Writ on 1/19/2017 at 1:46 PM and served same on RACHEL BATTISTE-JANSSEN , in ESCAMBIA COUNTY, FLORIDA, at 12:34 PM on 1/25/2017 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: BRANDON JANSSEN, HUSBAND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
MDS WILLIAM JOHNSTON

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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### Post Property:

**12748 ISLAND SPIRIT DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

1701  
JAN 20 14 47  
CLERK

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-110

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV003511NON

**Agency Number:** 17-003709

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 06396 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE RACHEL BATTISTE-JANSSEN

**Defendant:**

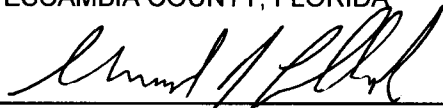
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2017 at 1:47 PM and served same at 11:06 AM on 1/25/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

 924

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

## My Services

 [Profile](#)  [Print](#)  [Guide](#)  [Export](#)

Equipment

Reports

Tracking

Supplies


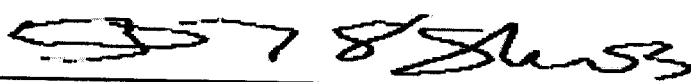
[Home](#) > [Tracking](#) > Status History

### Status History ?

#### Tracking Number Information

Meter:	11272965	Mailing Date:	01/19/17 10:36 AM
Tracking Number:	9171969009350128105349	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32507
Service:	ERR	City:	PENSACOLA
Value	\$0.465	State:	FL

[Proof of Delivery](#)

#### Status Details

▼ Status Date	Status
Fri, 01/20/17, 10:43:00 AM	OK : Delivered
Fri, 01/20/17, 07:41:00 AM	Arrival at Unit
Fri, 01/20/17, 12:04:00 AM	Processed (processing scan)
Thu, 01/19/17, 11:01:00 PM	Dispatched from Sort Facility

RACHEL BATTISTE-JANSSEN [17-110]  
5078 SHOSHONE DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 1053 49

1.20.17 delivered ✓

WINDWARD COVE HOA [17-110]  
3440 NAVIGATOR AVE  
PENSACOLA FL 32506

9171 9690 0935 0128 1053 32



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 03-06-2017 - TAX CERTIFICATE # 06396

in the CIRCUIT Court

was published in said newspaper in the issues of

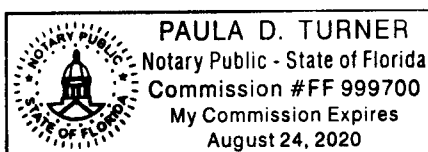
FEBRUARY 2, 9, 16 & 23, 2017

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 23rd day of FEBRUARY  
 A.D., 2017

PAULA D. TURNER  
 NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 13 LLW WWW.BUYTHISTAXLIEN.COM holder of Tax Certificate No. 06396, issued the 1st day of June, A.D., 2013 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 16 BLK J WINDWARD COVE S/D PHASE A-3 PB 18 P 39 OR 6218 P 208 SECTION 07, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 102855320 (17-110)

The assessment of the said property under the said certificate issued was in the name of RACHEL BATTISTE-JANSSEN

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 March, which is the 6th day of March 2017.

Dated this 19th day of January 2017.

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

PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA  
 (SEAL)

By: Emily Hogg  
 Deputy Clerk

oaw-4w-02-02-09-16-23-2017

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

OFFICIAL RECORDS  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
221 PALAFOX PLACE, SUITE 110  
PENSACOLA, FL 32502  
12/11/17

**CERTIFIED MAIL™**



9171 9690 0935 0128 1053 32

NEOPOST FIRST CLASS MAIL

01/19/2017

**US POSTAGE \$005.11<sup>15</sup>**



ZIP 32502  
041M11272965

WINDWARD COVE HOA [17-110]  
3440 NAVIGATOR AVE  
PENSACOLA FL 32506

322 DE 1 0002/17/17

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC 325025833 32187-09524-19-45  
325025833  
325025833

17-110





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

**Tax Deed - Redemption Calculator**

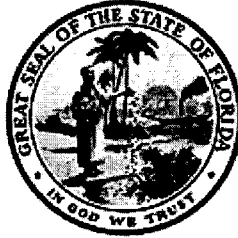
**Account: 102855320 Certificate Number: 006396 of 2013**

Redemption ☐ Yes ☒ No      Application Date       Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/06/2017"/>	Redemption Date <input type="text" value="03/06/2017"/>
Months	4	4
Tax Collector	<input type="text" value="\$5,755.95"/>	<input type="text" value="\$5,755.95"/>
Tax Collector Interest	\$345.36	\$345.36
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,107.56	\$6,107.56 <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$27.00
Total Clerk	\$477.00	\$477.00 <i>CH</i>
Postage	<input type="text" value="\$10.24"/>	<input type="text" value="\$10.24"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$6,598.80	\$6,598.80
	Repayment Overpayment Refund Amount	\$0.00

Notes

**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 # 2013 TD 006396**

**Redeemed Date 03/06/2017**

**Name MANFRED KRAUSE 11425 SEAGLADE DR PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$6,107.56
Postage = TD2	\$10.24
ResearcherCopies = TD6	\$4.00

~~6587.56~~ 6544.56

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
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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: 102855320 Certificate Number: 006396 of 2013**

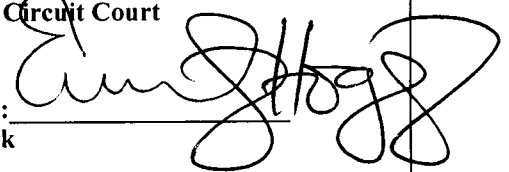
**Payor: MANFRED KRAUSE 11425 SEAGLADE DR PENSACOLA FL 32507      Date 03/06/2017**

Clerk's Check #	1	Clerk's Total	\$47.00
Tax Collector Check #	1	Tax Collector's Total	\$6,107.56
		Postage	\$10.24
		Researcher Copies	\$4.00
		Total Received	<del>\$6,598.80</del>

6544.56

~~6598.80~~  
6558.80

**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 and Comptroller, Escambia County

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

March 14, 2017

TC 13 LLC WWW.BUYTHISTAXLIEN.COM

PO BOX 173017

TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 006396	\$450.00	\$27.00	\$477.00

**TOTAL \$477.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division