

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 10000.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 15-2555-000**

Certificate Holder:
AM CERT LLC AND ABRTL LLC PART CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:
JANSSEN ALLEN L & BRENDA
7895 HESTIA PL
PENSACOLA, FLORIDA 32506

Legal Description:
LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

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
2013	10000.0000	06/01/13	\$1,059.02	\$0.00	\$52.95	\$1,111.97

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

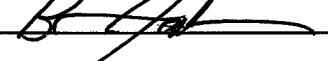
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2015	9611.0000	06/01/15	\$1,094.66	\$6.25	\$54.73	\$1,155.64
2014	9198.0000	06/01/14	\$1,048.53	\$6.25	\$52.43	\$1,107.21

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
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

\$3,374.82
\$0.00
\$200.00
\$125.00
\$3,699.82
\$3,699.82
\$6.25

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 11/2/15

* 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,

**AM CERT LLC AND ABRTL LLC PART CITIBANK,
N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121**

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
10000.0000	15-2555-000	06/01/2013	LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

2014 TAX ROLL

JANSSEN ALLEN L & BRENDA
7895 HESTIA PL
PENSACOLA , Florida 32506

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.

jsherpa (John Lemkey)

Applicant's Signature

06/29/2015

Date



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	000S009080016024
Account:	152555000
Owners:	JANSSEN ALLEN L & BRENDA
Mail:	7895 HESTIA PL PENSACOLA, FL 32506
Situs:	202 N G ST 32502
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2014	\$15,660	\$34,767	\$50,427	\$50,427
2013	\$15,660	\$31,908	\$47,568	\$47,568
2012	\$15,660	\$31,908	\$47,568	\$47,568

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1991	2995	62	\$29,500	WD	View Instr
02/1991	2972	772	\$25,400	WD	View Instr
05/1985	2062	438	\$32,000	WD	View Instr
06/1980	1446	685	\$30,000	SC	View Instr

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

2014 Certified Roll Exemptions
None

Legal Description
LTS 16 17 BLK 24 MAXENT TRACT OR 2995 P 62 CA 104

Extra Features
None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA104

Approx. Acreage:
0.1700

Zoned:
R-2

Evacuation & Flood Information
[Open Report](#)

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

Buildings

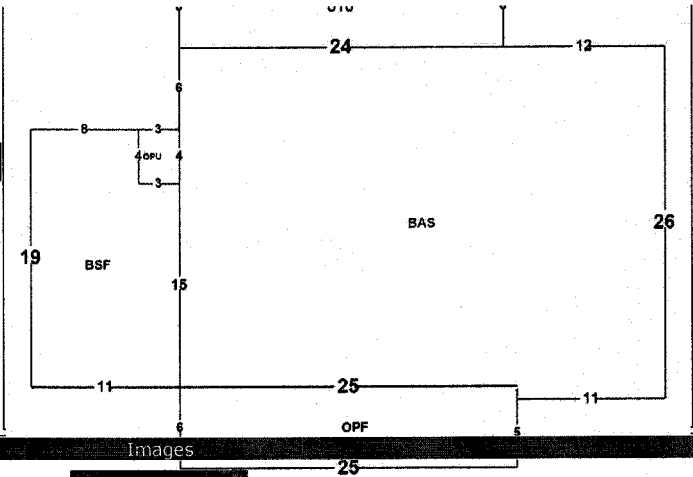
Address: 202 N G ST, Year Built: 1930, Effective Year: 1975

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1414 Total SF

BASE AREA - 911
BASE SEMI FIN - 197
OPEN PORCH FIN - 150
OPEN PORCH UNF - 12
UTILITY UNF - 144



4/14/15

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.

15-703

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.: 12323

August 20, 2015

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 08-20-1995, through 08-20-2015, and said search reveals the following:

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

Allen L. Janssen and Brenda 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

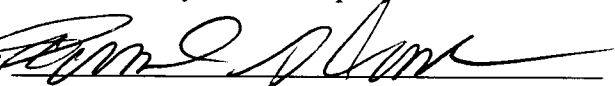
4. Taxes:

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: 

August 20, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12323

August 20, 2015

Lots 16 and 17, Block 24, Maxent Tract, City of Pensacola, Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12323

August 20, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$52,596.00. Tax ID 15-2555-000.

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: 11-2-2015

TAX ACCOUNT NO.: 15-2555-000

CERTIFICATE NO.: 2013-10000

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

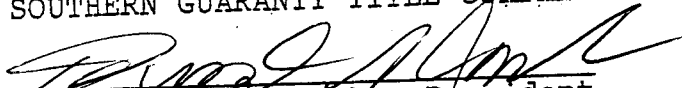
 X Homestead for tax year.

Allen L. Janssen
Brenda Janssen
7895 Hestia Place
Pensacola, FL 32506

Unknown Tenants
202 North G St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 24th day of August, 2015.

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.

BOOK 062

COUNTY DEED

Tax ID # 15-2555-000

ESCAMBIA

WITNESSETH THESE PRESENTS: That

MICHAEL M. HENDRIX AND JOYCE L. HENDRIX, HUSBAND AND WIFE

Grantor

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has granted, conveyed and granted unto ALLEN L. JANSSEN AND BRENDA JANSSEN, HUSBAND

Grantee

10000 WILSON BLVD, PENSACOLA, FL. 32506

do hereby, execute, administer and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

LOTS 16 AND 17, BLOCK 24 MAXENT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS W. WILSON IN 1906.

BOOK PAGE NOTES
FILED IN RECORDS OF
ESCAMBIA COUNTY

APR 23 2 26 PM '91

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA

870380

Handwritten signature and notes
JAMES R. COLLIER
NOTARY PUBLIC
ESCAMBIA COUNTY, FLORIDA
1991-01-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby released. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular number shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on APRIL 19, 1991

Signed, sealed and delivered
in the presence of
James R. Collier
James R. Collier

Michael M. Hendrix (SEAL)
MICHAEL M. HENDRIX (SEAL)
Joyce L. Hendrix (SEAL)
JOYCE L. HENDRIX (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Subscribed by the subscriber personally appeared MICHAEL M. HENDRIX AND JOYCE L. HENDRIX,

known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged the same as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on APRIL 19, 1991

Blank rectangular area for stamp or signature.



James R. Collier
Notary Public
My Commission Expires 7-15-1993

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 152555000 Certificate Number: 010000 of 2013

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 Date 09/24/2015

Clerk's Check #	6650601402	Clerk's Total	\$506.33
Tax Collector Check #	1	Tax Collector's Total	\$3,983.56
		Postage	\$20.19
		Researcher Copies	\$1.00
		Total Received	\$4,511.08

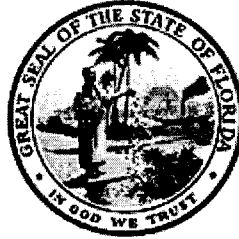
PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to be "Lynn Stoggs", written over a horizontal line.

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2013 TD 010000
Redeemed Date 09/24/2015

Name BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$506.33
Due Tax Collector = TAXDEED	\$3,983.56
Postage = TD2	\$20.19
ResearcherCopies = TD6	\$1.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 152555000 Certificate Number: 010000 of 2013

Redemption Yes ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2015	Redemption Date 09/24/2015
Months	5	3
Tax Collector	\$3,699.82	\$3,699.82
Tax Collector Interest	\$277.49	\$166.49
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,983.56	\$3,872.56 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$35.33	\$21.20
Total Clerk	\$506.33	\$492.20 CH
Postage	\$20.19	\$20.19
Researcher Copies	\$1.00	\$1.00
Total Redemption Amount	\$4,511.08	\$4,385.95
	Repayment Overpayment Refund Amount	\$125.13 + 20.19 + 120 = \$265.32

ACTUAL SHERIFF \$120.00
 8/25/15 Owner called for quote-SB

Notes 9/23/15 Brenda Jansen called for quote-SB



= \$265.32
 redeemer



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 1, 2015

BRENDA JANSSEN
7895 HESTIA PL
PENSACOLA FL32506

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 010000

\$265.32

TOTAL \$265.32

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 1, 2015

AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

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 002963	\$471.00	\$21.20	\$492.20
2013 TD 010000	\$471.00	\$21.20	\$492.20
2013 TD 004500	\$671.00	\$30.20	\$701.20

TOTAL \$1,685.60

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE ESCAMBIA SUN-PRESS, LLC
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

11/02/2015 - TAX CERTIFICATE # 10000

in the CIRCUIT Court was published in said newspaper in the issues of

OCTOBER 1, 8, 15, 22, 2015

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 22ND DAY OF OCTOBER A.D., 2015

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN That AM-CERT LLC AND ABRTL LLC PART-CITIBANK NA AS holder of Tax Certificate No. 10000, 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:

LP# 16-17 BLK 24 MAXENT TRACT OR 29954 62 CA 104

SECTION: 40, TOWNSHIP: 0 S, RANGE: 10 W

TAX ACCOUNT NUMBER 152555000 (15-703)

The assessment of the said property under the said certificate issued was in the name of ALEEN L. JANSSEN and BRENDA 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 of the month of November, which is the 2nd day of November, 2015.

Dated this 1st day of October 2015

In accordance with the AMERICANS WITH DISABILITIES ACT, anyone 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 no later than seven days prior to the proceeding at Escambia County Government Complex, 224 Baytown Place Ste. 110, Pensacola FL 32502. Tel: phone: 850-595-3783

EMILY HOGG
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-10-01-08-15-22-2015

