

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600301

**Date of Tax Deed Application**  
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 9284**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-3296-000**

**Cert Holder:**  
**CAPITAL ONE CLTRL ASSIGNEE OF**  
**PO BOX 54418**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**LANDERS JAMES J TRUST**  
**1505 W GARDEN ST**  
**PENSACOLA, FL 32501**  
LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P  
831 CA 118

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/9284	15-3296-000	06-01-2014	692.97	49.81	742.78

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/9702	15-3296-000	06-01-2015	696.97	6.25	34.85	738.07

**Amounts Certified by Tax Collector (Lines 1-7):**

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,480.85
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	650.35
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,506.20

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	2,512.45

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2016 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
15-3296-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

, 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>
2014/ 9284	06-01-2014	LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118

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*

*04-25-2016*

Applicant's Signature

Date



Chris Jones  
Escambia County Property Appraiser

ECPA Home

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

[Back](#)

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
Reference:	000S009080011108
Account:	153296000
Owners:	LANDERS JAMES J TRUST
Mail:	1505 W GARDEN ST PENSACOLA, FL 32501
Situs:	330 S J ST 32502
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$19,238	\$13,322	\$32,560	\$32,560
2014	\$19,238	\$12,613	\$31,851	\$31,851
2013	\$19,238	\$12,020	\$31,258	\$31,258

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2004	5506	831	\$100	QC	<a href="#">View Instr</a>
07/2001	4762	752	\$100	WD	<a href="#">View Instr</a>
08/1986	2275	976	\$100	WD	<a href="#">View Instr</a>
08/1986	2275	975	\$100	OT	<a href="#">View Instr</a>

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

**2015 Certified Roll Exemptions**

**Legal Description**  
LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR  
5506 P 831 CA 118

**Extra Features**  
None

**Parcel Information**

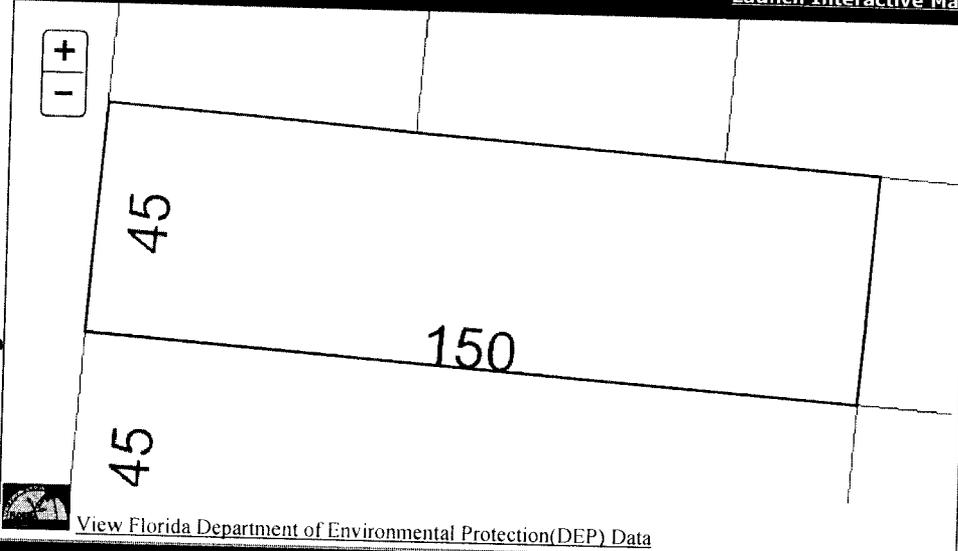
[Launch Interactive Map](#)

Section Map Id:  
CA118

Approx. Acreage:  
0.1550

Zoned:   
C-2  
C-3

Evacuation & Flood Information  
[Open Report](#)



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

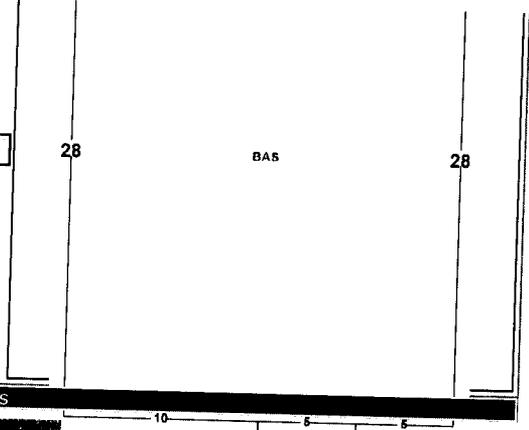
**Buildings**

Address: 330 S J ST, Year Built: 1942, Effective Year: 1942

**Structural Elements**  
DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER

**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 580 Total SF  
**BASE AREA - 560**  
**OPEN PORCH FIN - 20**



8/5/14

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:05/06/2016 (tc.777)

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

16-347

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12895

July 6, 2016

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 07-06-1996, through 07-06-2016, 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

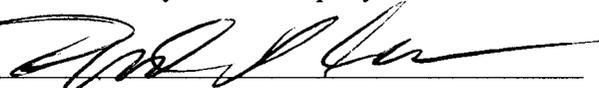
4. Taxes:

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: 

July 6, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12895

July 6, 2016

**Lot 11 and North 1/2 of Lot 12, Block 108, Maxent Tract, O.R. Book 5506, page 831, City of Pensacola,  
Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12895

July 6, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$32,560.00. Tax ID 15-3296-000.

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: 10-3-2016

TAX ACCOUNT NO.: 15-3296-000

CERTIFICATE NO.: 2014-9284

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

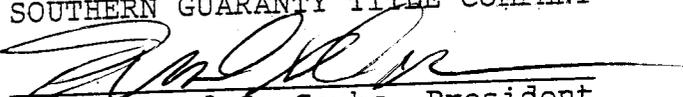
      X   Homestead for     tax year.

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

Unknown Tenants  
330 South J St.  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 6th day of July, 2016.

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.

10.00  
.70

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

QUITCLAIM DEED

OR BK 5506 P60831  
Escambia County, Florida  
INSTRUMENT 2004-291527  
NEED DIC STRIPS PD @ ESC CO \$ 0.70  
10/12/04 ERNIE LEE MAGAHA, CLERK

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 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 4762 P 752 CA 118

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]*  
Signature of Witness

Linda L Landers  
Name of Witness

*[Signature]*  
Signature of Witness

Linda L Landers  
Name of Witness

*[Signature]*  
1st Party Grantor's Signature

Jeannie I Halligan  
Name of First Party

*[Signature]*  
1st Party Grantor's Signature

Elsia L Landers  
Name of First Party

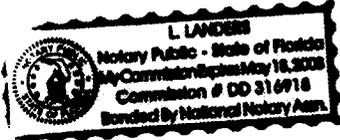
STATE OF Florida  
COUNTY OF Escambia

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 *[Signature]*

Affiant  Known  Produced ID

Type of ID Florida Driver License (Seal)



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

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-291527

*Correcting the  
wording on  
deed received*

330 South J

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 09284 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2016, 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 C/O TENANTS 330 SOUTH J ST PENSACOLA FL 32502
--	--

WITNESS my official seal this 18th day of August 2016.



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 October 3, 2016, 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 CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 09284, issued the 1st day of June, A.D., 2014 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 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118**

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

**TAX ACCOUNT NUMBER 153296000 (16-347)**

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 October, which is the 3rd day of October 2016.

Dated this 18th day of August 2016.

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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Dated this 18th day of August 2016.

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:

330 S J ST 32502



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

16-347

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040922NON

**Agency Number:** 16-011320

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 09284 2014

**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 8/18/2016 at 1:39 PM and served same at 1:40 PM on 8/23/2016 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: \_\_\_\_\_



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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**Post Property:**

**330 S J ST 32502**

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



By:  
Emily Hogg  
Deputy Clerk

16.347

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040842NON

**Agency Number:** 16-011395

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 09284 2014

**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

Non-Executed

Received this Writ on 8/18/2016 at 1:44 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES J LANDERS TRUST , Writ was returned to court UNEXECUTED on 9/1/2016 for the following reason:

PER SISTER AT 1505 WEST GARDEN STREET, SUBJECT IS AT 8522 ALTA VISTA. ATTEMPTED THIS ADDRESS; HOWEVER, PROPERTY IS FENCED AND GATE IS LOCKED. LEFT CARD; HOWEVER, NO RESPONSE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: R. Preston 927  
R. PRESTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

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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:**

**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

## 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 3, 2016, 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 CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 09284, issued the 1st day of June, A.D., 2014 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 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118**

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

**TAX ACCOUNT NUMBER 153296000 (16-347)**

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 October, which is the 3rd day of October 2016.

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1505 W GARDEN ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

JAMES J LANDERS TRUST [16-347]  
1505 W GARDEN ST  
PENSACOLA, FL 32501

9171 9690 0935 0129 0963 63

9.6.16 NOT DELIVERED  
UNCLAIMED

JAMES J LANDERS TRUST [16-347]  
C/O TENANTS  
330 SOUTH J ST  
PENSACOLA FL 32502

9171 9690 0935 0129 0963 70

8.2.16 RETURNED  
VACANT . UTF

Equipment

Reports

Tracking

Supplies

Home > Tracking > Status History

Status History ?

**Tracking Number Information**

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	08/18/16 09:49 AM
<b>Tracking Number:</b>	9171969009350129096363	<b>Sender:</b>	OR
<b>Current Status:</b>	Not delivered: Unclaimed	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32501
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.465	<b>State:</b>	FL

**Proof of Delivery**

**Status Details**

▼ Status Date	Status
Tue, 09/06/16, 02:03:00 PM	Not delivered: Unclaimed
Fri, 08/19/16, 01:48:00 PM	Delayed: No Authorized Recipient Available
Fri, 08/19/16, 08:58:00 AM	Arrival at Unit
Fri, 08/19/16, 12:03:00 AM	Processed (processing scan)
Thu, 08/18/16, 10:53:00 PM	Dispatched from Sort Facility
Thu, 08/18/16, 10:03:00 PM	Processed (processing scan)
Thu, 08/18/16, 08:48:00 PM	Origin Acceptance
Thu, 08/18/16, 01:23:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0129 0963 70

NEOPOST  
08/18/2016  
**US POSTAGE** \$005.11<sup>2</sup>  
FIRST-CLASS MAIL  
ZIP 32502  
041M11272965



*vacant*

JAMES J LANDERS TRUST [16-347]  
C/O TENANTS  
330 SOUTH J ST  
PENSACOLA FL 32502

NIXIE 322 DE 1 0008/21/15  
RETURN TO SENDER  
UNABLE TO FORWARD

EC: 325025833 \*2187-01029-18-44

3250205833  
3250235116 0010

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

*W/Barry*



9171 9690 0935 0129 0963 63

**CERTIFIED MAIL™**

NEOPOST  
08/18/2016  
**US POSTAGE \$005.115**

FIRST-CLASS MAIL



ZIP 32502  
041M11272965

JAMES J LANDERS TRUST [16-347]  
1505 W GARDEN ST  
PENSACOLA, FL 32501

3250275833  
3250284508 0007

*LN*  
*8/19/16*

1st NOTICE 8-24  
E 322 DE 1

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD



\*2157-91914-18-44

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 09284, issued the 1st day of June, A.D., 2014 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:

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SECTION 00, TOWNSHIP 0 S, RANGE 00  
W  
TAX ACCOUNT NUMBER 153296000  
(16-347)

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Dated this 18th day of August 2016.  
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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4wr/9/7-9/28TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 09284 in the Esc. County Court was published in said newspaper in and was printed and released on the start date of 9/20/16 of 9/7/16 and end date of 9/20/16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2016, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023800  
Expires 8/22/2020

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 09284 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2016, 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 C/O TENANTS 330 SOUTH J ST PENSACOLA FL 32502
--	--

WITNESS my official seal this 18th day of August 2016.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4wr9/7-9/28TD

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X Malcolm G. Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2016, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023600  
Expires 8/22/2020

This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 16-347  
Property/Identification No. 000S009080011108  
Tax Account No. 153296000

## TAX DEED

State of Florida  
County of Escambia

The following Tax Sale Certificate Numbered 09284 issued on June 1, 2014 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of October 2016, offered for sale as required by law for cash to the highest bidder and was sold to: SEE CHELL INVESTMENTS LLC, 1221 E JACKSON ST PENSACOLA FL 32501, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 3rd day of October 2016, in the County of Escambia, State of Florida, in consideration of the sum of (\$15,900.00) FIFTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

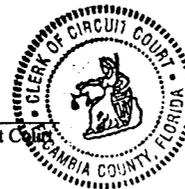
LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

\*\* Property previously assessed to: JAMES J LANDERS TRUST

  
witness Mylinda Johnson  
  
witness Emily Hogg

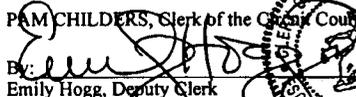
  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida

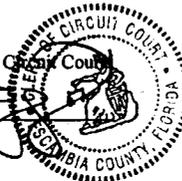


State of Florida  
County of Escambia

On this 3<sup>rd</sup> day of October 2016 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court  
By:   
Emily Hogg, Deputy Clerk



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**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 # 2014 TD 009284**  
**Sold Date 10/03/2016**  
**Name ANITA MILLER**

RegistryOfCourtT = TAXDEED	\$3,228.51
overbidamount = TAXDEED	\$12,660.25
PostageT = TD2	\$10.24
Researcher Copies = TD6	\$1.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$111.30
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
06/01/2014	0101	CASE FILED 06/01/2014 CASE NUMBER 2014 TD 009284	
05/11/2016	TD83	TAX COLLECTOR CERTIFICATION	
05/11/2016	TD84	PROPERTY APPRAISER INFO	
05/11/2016	RECEIPT	PAYMENT \$450.00 RECEIPT #2016047818	
08/04/2016	TD82	O & E REPORT	
08/23/2016	TD81	CERTIFICATE OF MAILING	
08/30/2016	TD84	SHERIFF'S RETURN OF SERVICE	
08/31/2016	CheckVoided	CHECK (CHECKID 74072) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
08/31/2016	CheckMailed	CHECK PRINTED: CHECK # 900025019 - - REGISTRY CHECK	
09/08/2016	TD84	CERTIFIED MAIL DELIVERY STATUS	
09/13/2016	TD84	RETURNED MAIL	
09/28/2016	CheckVoided	CHECK (CHECKID 74799) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
09/28/2016	CheckMailed	CHECK PRINTED: CHECK # 900025143 - - REGISTRY CHECK	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
05/11/2016		TAX DEED				

11:43:07 AM	TAXDEED	CERTIFICATES	320.00	320.00	0.00	0.00
05/11/2016 11:44:37 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
05/11/2016 11:44:35 AM	TD70	ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
Total			450.00	450.00	0.00	0.00

**RECEIPTS**

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
05/11/2016 12:15:21 PM	2016047818	CAPITAL ONE CLTRL ASSIGNEE OF	450.00	450.00	0.00
Total			450.00	450.00	0.00

**REGISTRY**

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
09/28/2016 2:05:00 PM	Check (outgoing)	101010922	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900025143 CLEARED ON 9/28/2016
08/31/2016 2:46:02 PM	Check (outgoing)	101000612	BALLINGER PUBLISHING	PO BOX 12665	200.00	900025019 CLEARED ON 8/31/2016
05/11/2016 12:15:21 PM	Deposit	100958790	CAPITAL ONE CLTRL ASSIGNEE OF		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			17,160.00		-16,840.00	

65343

Anita Miller

Deposit

\$15,900.00

\$ 795.00

10/03/2016	2014 TD 009284	00		\$42.50	\$0.00	\$111.30	\$15,258.80	09284
10/03/2016	2014 TD 009107	00		\$42.50	\$0.00	\$27.30	\$3,769.80	09107
10/03/2016	2014 TD 009106	00		\$42.50	\$0.00	\$39.90	\$5,497.40	09106
10/03/2016	2014 TD 008969	00		\$42.50	\$0.00	\$126.70	\$17,364.20	08969
10/03/2016	2014 TD 008517	00		\$42.50	\$0.00	\$83.30	\$11,430.80	08517
10/03/2016	2014 TD 008507	00		\$42.50	\$0.00	\$15.40	\$2,057.90	08507
10/03/2016	2014 TD 008178	24		\$42.50	\$0.00	\$22.40	\$3,064.90	08178
10/03/2016	2014 TD 008018	24		\$42.50	\$0.00	\$109.20	\$14,971.70	08018
10/03/2016	2014 TD 007823	32		\$42.50	\$0.00	\$22.40	\$3,064.90	07823
10/03/2016	2014 TD 005908	21		\$42.50	\$0.00	\$62.30	\$8,559.80	05908
10/03/2016	2014 TD 004206	50		\$42.50	\$0.00	\$67.20	\$9,229.70	04206
10/03/2016	2014 TD 004059	50		\$42.50	\$0.00	\$140.70	\$19,278.20	04059
10/03/2016	2014 TD 004047	50		\$42.50	\$0.00	\$150.50	\$193.00	04047
10/03/2016	2014 TD 003798	34		\$42.50	\$0.00	\$72.80	\$9,895.30	03798
10/03/2016	2014 TD 003764	34		\$42.50	\$0.00	\$28.70	\$71.20	03764
10/03/2016	2014 TD 001754	42		\$42.50	\$0.00	\$303.10	\$41,480.60	01754

Edit Name on Title

Name on Title	Custom Fields	Style
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Case Number: 2014 TD 009284  
 Result Date: 10/03/2016

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

//

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 DOMESTIC RELATIONS  
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 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 High Bid Tax Deed Sale**

**Cert # 009284 of 2014 Date 10/03/2016  
 Name ANITA MILLER**

**Cash Summary**

Cash Deposit	\$795.00
Total Check	\$15,258.80
Grand Total	\$16,053.80

Purchase Price (high bid amount)	\$15,900.00	Total Check	\$15,258.80
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$111.30	Adv Doc. Stamps	\$111.30
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,239.75	Postage	\$10.24
		Researcher Copies	\$1.00
- postage	\$10.24		
- Researcher Copies	\$1.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,228.51	Registry of Court	\$3,228.51
Purchase Price (high bid)	\$15,900.00		
-Registry of Court	\$3,228.51	Overbid Amount	\$12,660.25
-advance recording (for mail certificate)	\$18.50		
-postage	\$10.24		
-Researcher Copies	\$1.00		
= Overbid Amount	\$12,660.25		

**PAM CHILDERS  
 Clerk of the Circuit Court**

By: \_\_\_\_\_  
 Deputy Clerk

Tax Cert	2014 TD 09284
Property Owner	James J Landers Trust
Property Address	330 S. J St 32502

SOLD TO:	Anita Miller \$15,900.00
	Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 139.80 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 207.40 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 3222.26 ✓		\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓		\$ 12,452.85
FN Postage	\$ 10.24 ✓		\$ 12,442.61
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
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	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:	Lien Information:
Tax Deed Results Report to Tax Collector:	✓
Print Deed/Send to Admin for signature	✓
Request check for recording fees/doc stamps	✓
Request check for Clerk Registry fee/fee due clerk	✓
Request check for Tax Collector fee (\$6.25 etc)	✓
Request check for certificate holder refund/taxes & app fees	✓
Request check for any unused sheriff fees to high bidder	✓
<del>Determine government lien payoffs/request checks</del>	✓
Print Final notices to lienholders/owners	✓
Request check for postage fees for final notices	✓
Record Tax Deed/Certificate of Mailing	✓
Copy of Deed for file and to Tax Collector	✓
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Notes:	
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16-347

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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DOMESTIC RELATIONS  
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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**  
**NOTICE**  
**(Pursuant to F.S. 197.582(2))**

**Cert # 09284 of 2014**

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

Legal Description:

**LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118**

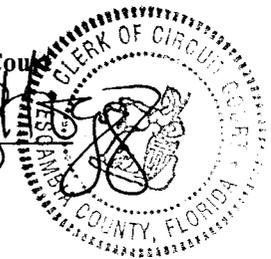
Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 3, 2016**. After payment of all funds due to government units has been made, a surplus of **\$12,446.74** will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

Attached hereto is a copy of the abstract of this property received from the office of the tax collector reflecting all such persons as described in Section 197.502(4), F.S., having an interest in the subject property. These funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien. In order to be considered for distribution of these funds, you must submit a notarized statement of claim to this office, at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, or P. O. Box 333, Pensacola, FL 32591-0333, detailing the particulars of your lien, and the amounts currently due, within (1) year of the date of this notice. A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will notify you if you are entitled to any payment.

Dated this 11th day of October 2016.

**PAM CHILDERS**  
Clerk of the Circuit Court

By:   
Deputy Clerk



**Escambia County Governmental Center • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502**  
**(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

16-347

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT  
 COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 NOTICE  
 (Pursuant to F.S. 197.582(2))**

**Cert # 09284 of 2014**

To: JAMES J LANDERS TRUST  
 C/O TENANTS  
 330 SOUTH J ST  
 PENSACOLA FL 32502

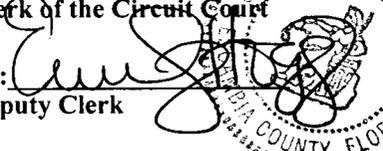
Legal Description:

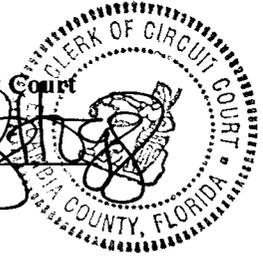
**LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 3, 2016**. After payment of all funds due to government units has been made, a surplus of **\$12,446.74** will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

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Dated this 11th day of October 2016.

**PAM CHILDERS**  
 Clerk of the Circuit Court  
 By:   
 Deputy Clerk



**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palatof Place, Suite 110  
Pensacola, FL 32502

*Handwritten:* 7/26/17  
7826

**CERTIFIED MAIL™**



9171 9690 0935 0128 0793 74

*Handwritten:* James J Landers Trust  
% Tenants  
330 South J St  
Pensacola, FL 32502

VAC  
BCI: 32502583335  
\*2087-02296-13-44

322 DE 1 0920/15/15  
RETURN TO SENDER  
UNABLE TO FORWARD

*Handwritten:* 14.347



NEOPOST  
10/13/2016  
**US POSTAGE \$005.11<sup>15</sup>**  
ZIP 32502  
041M41272955

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT  
 COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 NOTICE  
 (Pursuant to F.S. 197.582(2))**

**Cert # 09284 of 2014**

To: JAMES J LANDERS TRUST  
 C/O TENANTS  
 330 SOUTH J ST  
 PENSACOLA FL 32502

Legal Description:

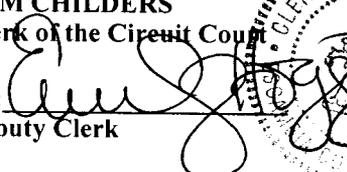
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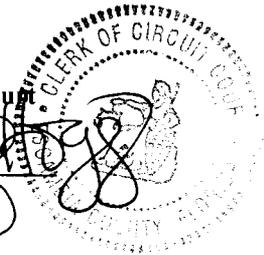
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Dated this 11th day of October 2016.

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk



**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 0793 81

NEOPOST  
10/13/2016  
**US POSTAGE \$005.32**  
ELECTRONIC MAIL  
ZIP 32502  
041M11272965



16-347

10/14/16  
James J Landers Trust  
1505 W Garden St.  
Pensacola, FL

1st NOTICE 12/14  
2nd NOTICE 12/17  
RETURNED 11/11

UNC BC: 32502583335 \*2787-02671-04-16  
325018299A 02  
NIXIE 322 DE 1 0011/04/15  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

Sold  
14/9284



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 18, 2017

James J. Landers Trust  
Attn: Arleen Landers  
8522 Alta Vista Drive  
Pensacola, FL 32526

RE: Tax Certificate No. 09284 of 2014

Dear Ms. Landers:

Please find enclosed our check 900025662 in the amount of \$12,442.61. This amount represents payment of the claim submitted by you for the surplus proceeds from the sale of the real property located at 330 South J Street.

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Heather Mahoney, Deputy Clerk  
Official Records Division

/hsm  
Enclosures

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

900025662

PAY

\*TWELVE THOUSAND FOUR HUNDRED FORTY-TWO AND 61/100

JAMES J. LANDERS TRUST

TO THE  
ORDER  
OF

JAMES J. LANDERS TRUST  
8522 ALTA VISTA DRIVE  
PENSACOLA, FL 32526

DATE

AMOUNT

01/13/2017

\$12,442.61

*Pam Childers*

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

900025662

01/13/2017 2014 TD 009284  
LANDERS, JAMES J

Case # 2014 TD 009284 Registry Check

12,442.61

900025662

01/13/2017 JAMES J. LANDERS TRUST

\$12,442.61

**AFFIDAVIT OF CLAIM TO TAX DEED SALE SURPLUS PROCEEDS**

16-347

Complete form and return to: Escambia County Clerk of the Circuit Court & Comptroller  
Attn: Tax Deeds Department  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

Claimant Name: Arleen M. Landers Trustee of James J. Landers Trust Assets  
Contact Name (if claimant is not an individual): Arleen M. Landers Trustee

Mailing Address: 8522 Alth Vista Drive Pensacola FL 32524

Phone Number: 850 392-2390 Email Address: landers@cox.net

Tax Certificate Number: \_\_\_\_\_ of \_\_\_\_\_ Clerk's File Number: \_\_\_\_\_

Date of Sale: Oct 3 2016 Tax Account Number: 15 3296 000

Property Address: 330 S J Street Pensacola, FL

I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

I claim surplus proceeds resulting from the above tax deed sale.

I am a (choose one) \_\_\_\_\_ Lienholder \_\_\_\_\_ Title Holder \_\_\_\_\_ Other (please explain): Trustee of James J. Landers Trust Assets

**LIENHOLDER INFORMATION** (Complete this part if claim is based on a lien against the property)

1. Type of Lien (choose one):  
\_\_\_\_\_ Mortgage \_\_\_\_\_ Court Judgment \_\_\_\_\_ Other (please explain in detail): \_\_\_\_\_

If your Lien is recorded in the Escambia County Official Records, please provide the following:

Recording Date: \_\_\_\_\_ Book/Page Number: \_\_\_\_\_ / \_\_\_\_\_

2. Original Amount of Lien: \$ \_\_\_\_\_

3. Amount Remaining Due: \$ \_\_\_\_\_

**TITLEHOLDER INFORMATION** (Complete this part if you were a title holder at the time of the sale)

NOTE: The Clerk must pay ALL valid liens before distributing to a titleholder.

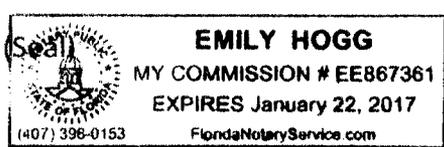
Amount of surplus proceeds claimed: \$ 12,442.61

I hereby swear that the information above is true and correct to the best of my knowledge.

Signature: Arleen M. Landers Date: 10-24-2016

State of Florida  
County of Escambia

The foregoing instrument was acknowledge before me this 24<sup>th</sup> day of October, 2016, by Arleen M Landers, who appeared before me and is personally known to me or has produced FL DL as identification.

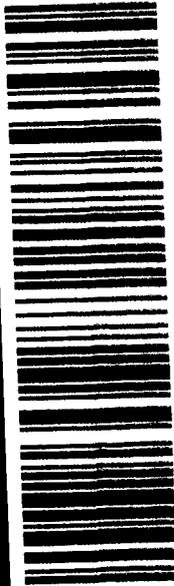


Emily Hogg  
Notary Public  
My commission expires: 1/22/17

2016 OCT 24 PM 05:54  
OFFICIAL RECORDS

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 0793 74

NEOPOST  
10/13/2016  
**US POSTAGE** \$005.11<sup>5</sup>



ZIP 32502  
041M11272965

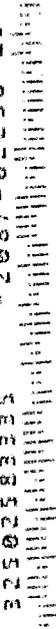
14-347

James J Landers Trust  
% Tenants  
330 South J St  
Pensacola, FL 32502  
VAC 32502583335  
RICE  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

9284  
FL 26  
2/26/10

222 DE 1 0018/25/25

\*2087-02296-13-44



This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 16-347  
Property Identification No. 000S009080011108  
Tax Account No. 153296000

## TAX DEED

State of Florida  
County of Escambia

The following Tax Sale Certificate Numbered 09284 issued on June 1, 2014 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of October 2016, offered for sale as required by law for cash to the highest bidder and was sold to: SEE CHELL INVESTMENTS LLC, 1221 E JACKSON ST PENSACOLA FL 32501, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 3rd day of October 2016, in the County of Escambia, State of Florida, in consideration of the sum of (\$15,900.00) FIFTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

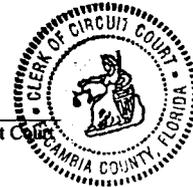
LT 11 AND N1/2 OF LT 12 BLK 108 MAXENT TRACT OR 5506 P 831 CA 118

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

\*\* Property previously assessed to: JAMES J LANDERS TRUST

  
witness Mylinda Johnson  
  
witness Emily Hogg

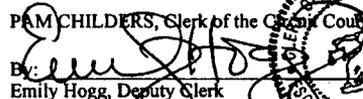
  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida

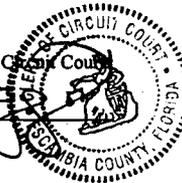


State of Florida  
County of Escambia

On this 6th day of October 2016 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court  
  
By: Emily Hogg, Deputy Clerk





# 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 6, 2016

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS LA 70154

Dear Certificate Holder:

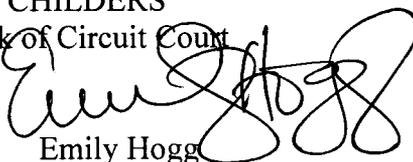
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property sold at auction; therefore your application fees are now refundable.

TAX CERT	TAXES	INTEREST	APP FEES	INTEREST	TOTAL
2014 TD 009284	\$2,506.20	\$225.56	\$450.00	\$40.50	\$3,222.26
2014 TD 008018	\$3,329.79	\$299.68	\$450.00	\$40.50	\$4,119.97
2014 TD 008969	\$2,885.76	\$259.72	\$450.00	\$40.50	\$3,635.98
2014 TD 008517	\$2,231.05	\$200.79	\$450.00	\$40.50	\$2,922.34
2014 TD 008178	\$2,351.90	\$211.67	\$450.00	\$40.50	\$3,054.07
2014 TD 009107	\$1,925.32	\$173.28	\$490.00	\$44.10	\$2,632.70
2014 TD 009106	\$1,978.55	\$178.07	\$490.00	\$44.10	\$2,690.72
2014 TD 009605	\$2,875.53	\$258.80	\$450.00	\$40.50	\$3,624.83
2014 TD 007823	\$1,500.32	\$135.03	\$530.00	\$47.70	\$2,213.05

**TOTAL \$28,115.92**

Very truly yours,  
PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

*claim*

**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0128 0793 81

NEOPOST  
10/13/2016  
**US POSTAGE \$005.325**

ZIP 32502  
041M11272965

*10/14/16*  
*James J Landers Trust*  
*1505 W Garden St.*

*Pensacola, F*

*16-347*

1st NOTICE 10/14  
2nd NOTICE 10/17  
RETURNED 1/11

322 DE 1 0011/94/15  
RETURN TO SENDER  
UNCLASIFIED  
UNABLE TO FORWARD  
UNC BC: 32502583335 \*2787-02671-04-16  
~~32502583335~~

*14/9284*  
*Sold*