

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700612

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A., AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO, CA 92121,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-2215-510	2015/205	06-01-2015	LT 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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  
ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A.,  
AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO, CA 92121

07-31-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**

1700612

**Date of Tax Deed Application**

Jul 31, 2017

This is to certify that **ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 205**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-2215-510**

**Cert Holder:**

**ABRTL LLC AND AM CERT LLC PART CITIBANK, N.A., AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO, CA 92121**

**Property Owner:**

**CALDER J J &  
CALDER IDA M TRUSTEES FOR  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504  
LT 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268  
OR 6626 P 510**

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
2015/205	01-2215-510	06/01/2015	665.58	33.28	698.86

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
2017/195	01-2215-510	06/01/2017	674.70	6.25	33.74	714.69
2016/184	01-2215-510	06/01/2016	676.77	6.25	33.84	716.86

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

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

**Total Amount Paid**

2,130.41
0.00
0.00
200.00
175.00
2,505.41

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

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
19. Total Amount to Redeem

**Total Amount Paid**

36,036.50
6.25

Done this the 18th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

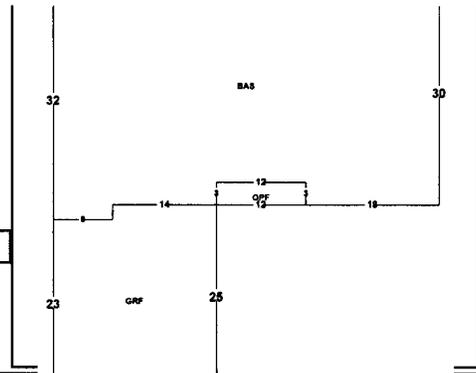
Date of Sale: 1/2/18

By

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
01-2215-510      2015

**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 2110 Total SF**  
**BASE AREA - 1540**  
**GARAGE FIN - 534**  
**OPEN PORCH FIN - 36**



Images



8/17/17

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:08/25/2017 (tc.4547)



# 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	
<b>Reference:</b>	111S291000180016
<b>Account:</b>	012215510
<b>Owners:</b>	CALDER J J & CALDER IDA M TRUSTEES FOR CALDER LIVING TRUST
<b>Mail:</b>	5712 SAN GABRIEL DR PENSACOLA, FL 32504
<b>Situs:</b>	5712 SAN GABRIEL DR 32504
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Schools (Elem/Int/High):</b>	SCENIC HEIGHTS/FERRY PASS/WASHINGTON
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$28,500	\$79,775	\$108,275	\$73,586
2016	\$28,500	\$77,262	\$105,762	\$72,073
2015	\$28,500	\$74,130	\$102,630	\$71,572

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/25/2010	6626	510	\$100	WD	<a href="#">View Instr</a>
01/1972	636	268	\$28,500	WD	<a href="#">View Instr</a>
01/1970	480	763	\$24,300	WD	<a href="#">View Instr</a>
01/1967	361	126	\$24,100	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION,VETERANS

Legal Description
LT 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510

Extra Features
PATIO

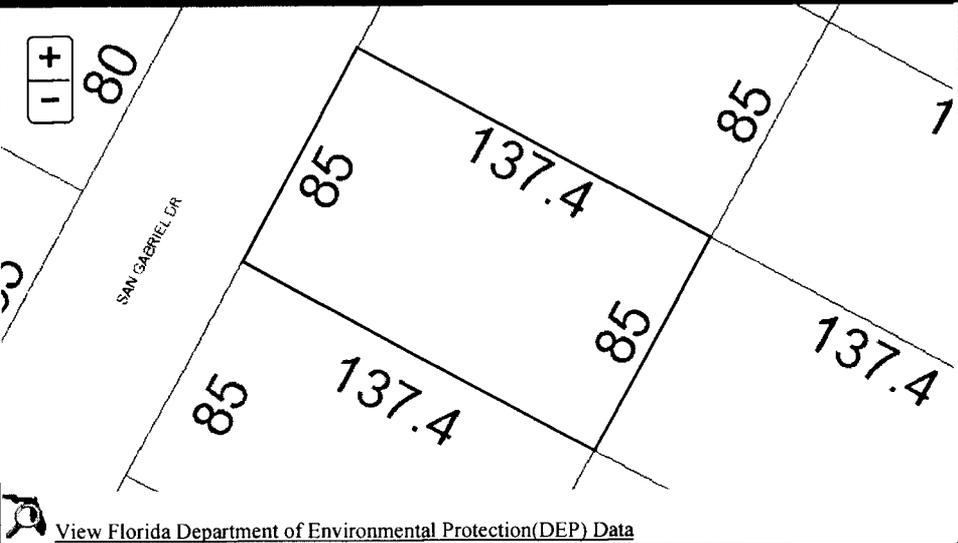
### Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
11-1S-29-2

**Approx. Acreage:**  
0.2689

**Zoned:**   
R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)

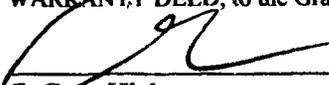


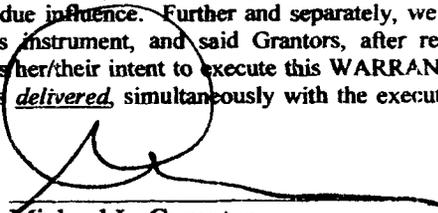
### Buildings

Address: 5712 SAN GABRIEL DR, Year Built: 1967, Effective Year: 1967

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER

Further and separately, we, C. Gary Hicks and Michael L. Cumpton the undersigned witnesses, having been duly sworn, declare to the undersigned officer that, on this \_\_\_\_\_, 2010, above identified Grantors (w/ro is/are personally known to each of us), in the presence and hearing of each of us (as witnesses), signed this WARRANTY DEED. Further and separately, under oath, we each swear, affirm and declare that each of us (as witnesses) signs this instrument as a witness in the presence and hearing of the Grantors, and in the presence and hearing of each other, and in the presence and hearing of the undersigned Notary Public. Further and separately, we each swear and affirm that the Grantors, to the best of our knowledge, is/are over the age of nineteen years, and are of sound mind, and are under no constraint and is/are not subject to any undue influence. Further and separately, we swear and affirm that we personally observed the Grantors read this instrument, and said Grantors, after reading said instrument, did orally and visibly declare to us that it was his/her/their intent to execute this WARRANTY DEED and that the REAL PROPERTY CONVEYED HEREIN was delivered, simultaneously with the execution of this WARRANTY DEED, to the Grantee.

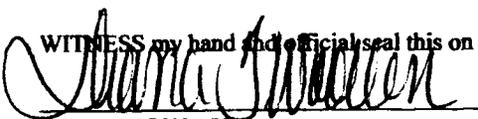
  
C. Gary Hicks  
Witness  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

  
Michael L. Cumpton  
Witness  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

STATE OF FLORIDA )  
COUNTY OF ESCAMBLA )

I, the undersigned NOTARY PUBLIC, in and for said County and State, HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOSEPH JOHN CALDER and IDA MAE CALDER, Grantors, who are personally known to me, and, J.J. CALDER and IDA M. CALDER, who are personally known to me, and, C. Gary Hicks and Michael L. Cumpton, acting as witnesses (both of whom are personally known to me), and each of them executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on May 25, 2010.

  
NOTARY PUBLIC,  
STATE OF FLORIDA

This instrument was prepared by:  
The Law Firm of Ryan Hicks Cumpton & Cumpton, LLP  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

DIANA T. WOOLLEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION # DD930286  
MY COMMISSION EXPIRES 08/10/2013

**AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

After first being duly sworn, we, JOSEPH JOHN CALDER and IDA MAE CALDER, the undersigned GRANTORS, execute this instrument on this May 25, 2010, and we do hereby swear, affirm and declare to the undersigned authority, and to the witnesses present, and to the World, that we sign and execute this WARRANTY DEED and that we sign it willingly, and that we execute it as our free and voluntary act, for the purposes expressed therein. Further and separately, we hereby swear, affirm and declare that we are over the age of nineteen years, and that we are of sound mind, and that we are under no constraint or undue influence. Further and separately, we swear, affirm and declare that we sign this WARRANTY DEED in the presence and hearing of the two witnesses identified below, and in the presence and hearing of the undersigned Notary Public. Further and separately, we swear, affirm and declare that each of the two witnesses sign this instrument in our presence, and in the presence of each other, and in the presence of the Notary Public. Further and separately, we swear, affirm and declare that the Notary Public signs this instrument in our presence, and in the presence of the two identified witnesses.

Joseph John Calder  
JOSEPH JOHN CALDER  
Grantor

Ida Mae Calder  
IDA MAE CALDER  
Grantor

Further and separately, after first being duly sworn, we, J.J. CALDER and IDA M. CALDER, the Trustees of the CALDER LIVING TRUST dated April 14, 2009, which is named as the Grantee of such real property under the terms of this WARRANTY DEED, do execute this instrument on this May 25, 2010, and we do hereby swear, affirm and declare to the undersigned authority, and to the witnesses present, and to the World, that we sign and execute this WARRANTY DEED and that we sign it willingly, and that we execute it as our free and voluntary act, for the purposes expressed therein. Further and separately, we hereby swear, affirm and declare that simultaneously with the execution of this deed we, on behalf of said Trust which is the Grantee under the terms of this Warranty Deed, did **TAKE DELIVERY AND POSSESSION** of such real property conveyed by such Warranty Deed. Further and separately, we swear, affirm and declare that we sign this WARRANTY DEED in the presence and hearing of the two witnesses identified below, and in the presence and hearing of the undersigned Notary Public. Further and separately, we swear, affirm and declare that each of the two witnesses sign this instrument in our presence, and in the presence of each other, and in the presence of the Notary Public. Further and separately, we swear, affirm and declare that the Notary Public signs this instrument in our presence, and in the presence of the two identified witnesses.

J.J. Calder  
J.J. CALDER  
Trustee of the CALDER LIVING TRUST dated April 14, 2009

Ida M. Calder  
IDA M. CALDER  
Trustee of the CALDER LIVING TRUST dated April 14, 2009

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT.

Joseph John Calder  
JOSEPH JOHN CALDER  
Grantor

Ida Mae Calder  
IDA MAE CALDER  
Grantor

J.J. Calder  
J.J. CALDER  
Trustee of the CALDER LIVING TRUST dated April 14, 2009

Ida M. Calder  
IDA M. CALDER  
Trustee of the CALDER LIVING TRUST dated April 14, 2009

C. Gary Hicks  
C. Gary Hicks  
Witness  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

Michael L. Cumpton  
Michael L. Cumpton  
Witness  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

I, the undersigned NOTARY PUBLIC, in and for said County and State, HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOSEPH JOHN CALDER and IDA MAE CALDER, Grantors, who are personally known to me, and, J.J. CALDER and IDA M. CALDER, who are personally known to me, and, C. Gary Hicks and Michael L. Cumpton, acting as witnesses (both of whom are personally known to me), and each of them executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on May 25, 2010.  
Diana T. Woollen  
NOTARY PUBLIC,  
STATE OF FLORIDA

DIANA T. WOOLLEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION # DD930286  
MY COMMISSION EXPIRES 08/10/2013

harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

*THE GRANTORS herein grant full power and authority by this deed to the Trustees, and any and all Trustees, and all successor Trustees of such Grantee Trust to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority.*

*No person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) of the Grantee Trust and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

*The GRANTORS, individually and on behalf of the Grantors and the heirs, executors, personal representatives, assigns, legatees, and successors in interest of said Grantors, covenant with the said GRANTEES (including said Grantees' Trustees, beneficiaries, heirs, executors, personal representatives, assigns, legatees, and successors in interest) that said GRANTORS are lawfully seized in fee simple of said premises; that said real property (as set forth above) is free from all encumbrances, unless otherwise noted above; that said GRANTORS have a good right to sell and convey the above described real property; that said GRANTORS do and will, on behalf of said GRANTORS heirs, executors, personal representatives, assigns, legatees, and successors in interest of said Grantors warrant and defend the same to the said GRANTEES, (including said Grantees' Trustees, beneficiaries, heirs, executors, personal representatives, assigns, legatees, and successors in interest) now and forever, against the lawful claims of all persons.*

The GRANTEE TRUST contains the following language which addresses homestead exemption requirements of Florida law:

*Each Trustor reserves the right of the possession, use and occupancy during each Trustor's life, for Homestead Tax Exemption purposes, of any real property used by each Trustor as a principal residence, whether or not title to such realty has been transferred to this Trust. Each Trustor and any member of a Trustor's family to whom a Trustor has granted the use of the residence for personal occupancy after a Trustor's death, shall have the power in all events to instruct the Trustee to sell the residence then currently held and reinvest the proceeds, increased by available Trust assets, in a replacement residence to be used by a Trustor or a Trustor's designated family member or members. The current residence and any replacement shall remain a part of our Trust Estate.*

*Furthermore, the Trustors reserve the right to reside upon any real property placed in this trust as the Trustors' permanent residence during the Trustors' life, it being the intent of this provision to retain for the Trustors the requisite beneficial interest and possessory right in and to such real property to comply with the common law and all applicable statutes such that said beneficiary interest and possessory right constitute in all respects, "equitable title to real estate". Notwithstanding anything contained in this Trust inconsistent with this provision, the Trustor's interest in any real property in which the Trustors reside pursuant to the provisions of this trust shall be deemed to be an interest in real property and not personally (or personalty) and shall be homestead of the Trustors.*

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this May 25, 2010, and such deed was executed in the presence of two witnesses, C. Gary Hicks and Michael L. Cumpston, and the Grantors and the witnesses executed this deed in the presence of one another and in the presence of the undersigned Notary Public.

LT 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268

THIS CONVEYANCE IS MADE SUBJECT TO all easements, setback line requirements, reservations, liens, encumbrances and restrictions, including but not limited to any Vendors Lien(s), which are of public record in the Office of the Judge of Probate of county in which said property is located.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**INFORMATION RELATED TO THE CALDER LIVING TRUST THAT IS THE  
GRANTEE UNDER THE TERMS OF THIS DEED**

The undersigned J.J. CALDER and IDA M. CALDER, as the Trustors and Trustees of the subject Trust which is the Grantee under the terms of this Deed, hereby certify:

We shall serve as the Initial Trustees. If for any reason either of us is unwilling or unable to serve as Trustee, then the other of us shall serve as the sole Trustee. If, for any reason, neither of us is able and willing to serve as Trustee, then the following Successor Trustee(s) shall serve, in the order listed:

**BRUCE WAYNE CALDER  
AND IF HE IS UNABLE OR UNWILLING TO SERVE  
BRENDA ANNETTE FOX**

Unless otherwise specified, if Co-Trustees are serving as Successor Trustee, the next following Successor Trustee shall serve only after all the Co-Trustees are unwilling or unable to serve as Successor Trustee.

Our Trust is a grantor trust under the provisions of Sections 673-677 of the United States Internal Revenue Code. Either J.J. CALDER's Social Security Number or IDA M. CALDER's Social Security Number may be used as the tax identification number for said Trust.

When either one of us is serving as Trustee under the terms of this trust, either one of us may conduct business and act on behalf of our trust without the consent, approval, or co-signature of any other Trustee or beneficiary. Either one of us may: Buy or sell assets for or on behalf of us and/or our trust; make investments for or on behalf of us and/or our trust; conduct any and all banking activities on behalf of us and/or our trust; participate in any and all business activities on behalf of us and/or our trust; manage securities (including but not limited to buying, selling and/or trading securities) on behalf of us and/or our trust; sell, purchase, rent, lease or otherwise deal with real estate on behalf of us and/or our trust; to borrow, mortgage and/or take loans on behalf of us and/or our trust; and to exercise any and all other powers accorded to a Trustee of a Trust under applicable state law.

Our Trustees under our Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name. Our Trustees shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. Further and separately, our Trustees are empowered to exercise any and all other powers accorded to a Trustee of a Trust under applicable state law.

No person or entity paying money to or delivering property to our Trustees shall be required to see to its application. All persons relying on this document regarding our Trustees and their powers over trust property shall be held

***This instrument was prepared by:***

The Law Firm of Ryan, Hicks, Cumpton  
And Cumpton, LLP  
22 North Tarragona Street  
Pensacola, Florida 32502  
(850) 432-0029

**WARRANTY DEED**

THIS WARRANTY DEED made on May 25, 2010 by:

GRANTOR(S):  
JOSEPH JOHN CALDER  
AND  
IDA MAE CALDER

Whose physical address is:  
5712 SAN GABRIEL DRIVE  
PENSACOLA, FLORIDA 32504  
(hereinafter referred to as Grantors);

**AND**

**GRANTEES:**

J.J. CALDER and IDA M. CALDER, Trustees or their successors in trust under the CALDER LIVING  
TRUST dated April 14, 2009

Whose physical address is:  
5712 SAN GABRIEL DRIVE  
PENSACOLA, FLORIDA 32504  
(hereinafter referred to as Grantees).

WITNESSETH: That the Grantors, for and in consideration of TEN DOLLARS AND OTHER  
GOOD AND VALUABLE CONSIDERATION, hereby grants, bargains, sells, aliens, remises,  
releases, conveys and confirms unto the Grantees, the following described land situated and  
lying and being in the County of Escambia, State of FLORIDA, to wit:

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-2-2018

TAX ACCOUNT NO.: 01-2215-510

CERTIFICATE NO.: 2015-205

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

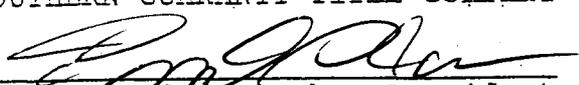
      X   Notify Escambia County, 190 Governmental Center, 32502

  X       Homestead for 2017 tax year.

Estate of J.J. Calder, if deceased,  
J.J. Calder and Ida M. Calder, Trustees  
of the Calder Living Trust dated 4-14-2009  
5712 San Gabriel Dr.  
Pensacola, FL 32504

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13971

October 6, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$108,275.00. Tax ID 01-2215-510.

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.: 13971

October 6, 2017

**Lot 18, Block 16, Scenic Heights Unit 7, as per plat thereof, recorded in Plat Book 6, Page 94, of the Public Records of Escambia County, Florida**

**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.: 13971

October 6, 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 10-05-1997 through 10-05-2017, and said search reveals the following:

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

Estate of J.J. Calder and Ida M. Calder as Trustee of the Calder Living Trust dated 04/14/2009

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: 

October 6, 2017



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

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SCAN TO PAY ONLINE

## 2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
01-2215-510	16		111S291000180016

CALDER J J EST OF &  
 CALDER IDA M TRUSTEES FOR  
 5712 SAN GABRIEL DR  
 PENSACOLA, FL 32504

PROPERTY ADDRESS:  
 5712 SAN GABRIEL DR

EXEMPTIONS:  
 15/205

### PRIOR YEAR(S) TAXES OUTSTANDING

18-032

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	108,275	0	108,275	716.40
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	108,275	0	108,275	243.40
BY STATE LAW	4.3830	108,275	0	108,275	474.57
PENSACOLA	4.2895	108,275	0	108,275	464.45
WATER MANAGEMENT	0.0353	108,275	0	108,275	3.82
M.S.T.U. LIBRARY	0.3590	108,275	0	108,275	38.87
<b>TOTAL MILLAGE</b>	<b>17.9313</b>			<b>AD VALOREM TAXES</b>	<b>\$1,941.51</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LT 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510	SW STORMWATER	72.24
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$72.24</b>

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

### COMBINED TAXES AND ASSESSMENTS

\$2,013.75

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	1,933.20	1,953.34	1,973.47	1,993.61	2,013.75

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

### 2017 Real Estate Property Taxes

<b>ACCOUNT NUMBER</b>
01-2215-510
<b>PROPERTY ADDRESS</b>
5712 SAN GABRIEL DR

CALDER J J EST OF &  
 CALDER IDA M TRUSTEES FOR  
 5712 SAN GABRIEL DR  
 PENSACOLA, FL 32504

Make checks payable to:  
**Scott Lunsford, CFC**  
 Escambia County Tax Collector

P.O. BOX 1312  
 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

### PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017
	1,933.20
AMOUNT IF PAID BY	Dec 31, 2017
	1,953.34
AMOUNT IF PAID BY	Jan 31, 2018
	1,973.47
AMOUNT IF PAID BY	Feb 28, 2018
	1,993.61
AMOUNT IF PAID BY	Mar 31, 2018
	2,013.75

DO NOT FOLD, STAPLE, OR MUTILATE

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00205 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

J J CALDER TR 5712 SAN GABRIEL DR PENSACOLA, FL 32504	IDA M CALDER TR 5712 SAN GABRIEL DR PENSACOLA, FL 32504
---	---

CALDER LIVING TRUST 5712 SAN GABRIEL DR PENSACOLA, FL 32504
---

WITNESS my official seal this 16th day of November 2017.



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 January 2, 2018, 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 **ABRTL LLC AND AM CERT LLC PART CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 00205**, issued the 1st day of **June, A.D., 2015** 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 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510**

**SECTION 11, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 012215510 (18-032)**

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

**J J CALDER TR and IDA M CALDER TR and CALDER LIVING 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** Tuesday in the month of January, which is the **2nd** day of **January 2018**.

Dated this 16th day of November 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**

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

5712 SAN GABRIEL DR 32504



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**J J CALDER TR**  
**5712 SAN GABRIEL DR**  
**PENSACOLA, FL 32504**

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



By:  
Emily Hogg  
Deputy Clerk

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5712 SAN GABRIEL DR  
PENSACOLA, FL 32504

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY, FLORIDA



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Emily Hogg  
Deputy Clerk



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**Personal Services:**

**IDA M CALDER TR  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
JAN 15 2 21  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-032

**Document Number:** ECSO17CIV059830NON

**Agency Number:** 18-001939

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00205 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: J J CALDER TR AND IDA M CALDER TR AND CALDER LIVING TRUST  
**Defendant:**

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

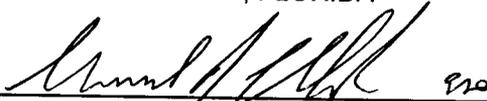
Non-Executed

Received this Writ on 11/16/2017 at 2:21 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for IDA M CALDER TR , Writ was returned to court UNEXECUTED on 11/20/2017 for the following reason:

PER RESIDENT AT 5712 SAN GABRIEL DRIVE, SUBJECT IS DECEASED.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

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#### Personal Services:

**J J CALDER TR**  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Personal Services:**

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2017 NOV 15 P 2:21

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-032

**Document Number:** ECSO17CIV059824NON

**Agency Number:** 18-001938

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00205 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: J J CALDER TR AND IDA M CALDER TR AND CALDER LIVING TRUST

**Defendant:**

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

Non-Executed

Received this Writ on 11/16/2017 at 2:21 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for J J CALDER TR , Writ was returned to court UNEXECUTED on 11/20/2017 for the following reason:

PER RESIDENT AT 5712 SAN GABRIEL DRIVE, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

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**CALDER LIVING TRUST  
5712 SAN GABRIEL DR  
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**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

2017 NOV 15 2 21

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-032

**Document Number:** ECSO17CIV059834NON

**Agency Number:** 18-001940

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00205 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: J J CALDER TR AND IDA M CALDER TR AND CALDER LIVING TRUST

**Defendant:**

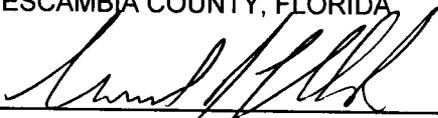
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/16/2017 at 2:21 PM and served same on CALDER LIVING TRUST , in ESCAMBIA COUNTY, FLORIDA, at 8:30 AM on 11/20/2017 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: BRUCE CALDER, RESIDENT/SON, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



9/20

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

**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 January 2, 2018, 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 **ABRTL LLC AND AM CERT LLC PART CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 00205**, issued the **1st day of June, A.D., 2015** 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 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510**

**SECTION 11, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 012215510 (18-032)**

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

**J J CALDER TR and IDA M CALDER TR and CALDER LIVING 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 Tuesday** in the month of **January**, which is the **2nd day of January 2018**.

Dated this 16th day of November 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.

**Post Property:**

**5712 SAN GABRIEL DR 32504**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
NOV 16 2 24

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

18-032

**Document Number:** ECSO17CIV059873NON

**Agency Number:** 18-001915

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 00205 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE J J CALDER TR AND IDA M CALDER TR AND CALDER LIVING TRUST  
**Defendant:**

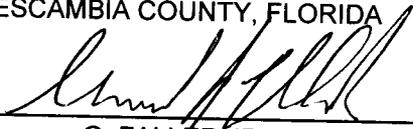
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/16/2017 at 2:24 PM and served same at 8:30 AM on 11/20/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
\_\_\_\_\_ 920

G. FALLIER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER



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

**Tax Deed - Redemption Calculator**

Account: 012215510 Certificate Number: 000205 of 2015

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="12/04/2017"/>
Months	6	5
Tax Collector	<input type="text" value="\$2,505.41"/>	<input type="text" value="\$2,505.41"/>
Tax Collector Interest	\$225.49	\$187.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,737.15	<input type="text" value="\$2,699.57"/> <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$44.10	\$36.75
Total Clerk	\$534.10	<input type="text" value="\$526.75"/> <i>CH</i>
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$3,293.03	\$3,248.10
	Repayment Overpayment Refund Amount	<input type="text" value="\$44.93"/> <i>Redeemed</i>

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



**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 # 2015 TD 000205**  
**Redeemed Date 12/04/2017**

**Name MELODY CALDER 853 HWY 95A SOUTH CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$534.10
Due Tax Collector = TAXDEED	\$2,737.15
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$6.00

• 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  
 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: 012215510 Certificate Number: 000205 of 2015**

**Payor: MELODY CALDER 853 HWY 95A SOUTH CANTONMENT FL 32533      Date 12/04/2017**

Clerk's Check #	2750744	Clerk's Total	\$534.10
Tax Collector Check #	1	Tax Collector's Total	\$2,737.15
		Postage	\$15.78
		Researcher Copies	\$6.00
		Total Received	\$3,293.03

**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 •

December 8, 2017

ABRTL LLC AND AM CERT LLC PART CITIBANK NA  
4747 EXECUTIVE DRIVE SUITE 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.

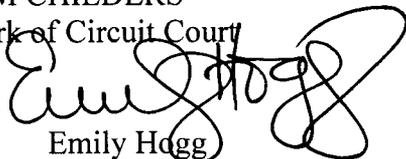
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 000205	\$490.00	\$36.75	\$526.75

**TOTAL \$526.75**

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 •

December 7, 2017

MELODY CALDER  
853 HWY 95A SOUTH  
CANTONMENT FL 32533

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

2015 TD 000205

\$44.93

**TOTAL \$44.93**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

J J CALDER TR [18-032]  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504

**9171 9690 0935 0128 2326 32**

IDA M CALDER TR [18-032]  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504

**9171 9690 0935 0128 2326 49**

CALDER LIVING TRUST [18-032]  
5712 SAN GABRIEL DR  
PENSACOLA, FL 32504

**9171 9690 0935 0128 2326 56**



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

01-02-2018 - TAX CERTIFICATE # 00205

in the CIRCUIT Court

was published in said newspaper in the issues of

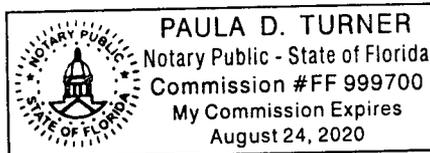
NOVEMBER 30 & DECEMBER 7, 14, 21, 2017

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 21ST day of DECEMBER  
 A.D., 2017

PAULA D. TURNER  
 NOTARY PUBLIC



**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That ABRTL LLC AND AM CERT LLC PART CITIBANK NA AS COLLATERAL holder of Tax Certificate No. 00205, issued the 1st day of June, A.D., 2015 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 18 BLK 16 SCENIC HEIGHTS UNIT 7 PB 6 P 94 OR 636 P 268 OR 6626 P 510 SECTION 11, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012215510 (18-032)

The assessment of the said property under the said certificate issued was in the name of J J CALDER TR and IDA M CALDER TR and CALDER LIVING TRUST

Unless said certificate shall be enjoined 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 Tuesday in the month of January, which is the 2nd day of January 2018.

Dated this 16th day of November 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-11-30-12-07-14-21-2017