

17-305

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700172

Date of Tax Deed Application
Apr 19, 2017

This is to certify that **GARBER TAX MANAGEMENT LLC - 25 US BANK % GARBER TAX MANAGEMEN**, holder of **Tax Sale Certificate Number 2015 / 5643**, 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: **09-4533-980**

Cert Holder:
GARBER TAX MANAGEMENT LLC - 25 US BANK % GARBER TAX MANAGEMEN
PO BOX 645040CINCINNATI, OH 45264-5040

Property Owner:
COTTON JOEL N & JILL R
981 LAKE AIRE DR
PENSACOLA, FL 32506
LT 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, 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
2015/5643	09-4533-980	06/01/2015	1,590.19	79.51	1,669.70

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
2016/5088	09-4533-980	06/01/2016	1,613.39	6.25	80.67	1,700.31
2015/10087	09-4533-980	06/01/2015	1,855.94	6.25	92.80	1,954.99

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	5,325.00
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1506.71
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)	7,206.71

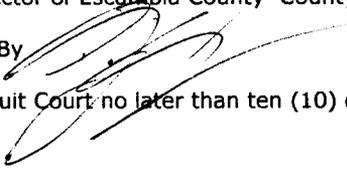
Amounts Certified by Clerk of Court (Lines 8-15):

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.	62,843
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	

Done this the 24th day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: 7/3/17

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-4533-980 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700172

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
GARBER TAX MANAGEMENT LLC - 25 US BANK % GARBER TAX MANAGEMEN
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
09-4533-980	2015/5643	06-01-2015	LT 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117

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
GARBER TAX MANAGEMENT LLC - 25 US BANK %
GARBER TAX MANAGEMEN
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2017
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

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

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
Reference:	212S312400040004
Account:	094533980
Owners:	COTTON JOEL N & JILL R
Mail:	981 LAKE AIRE DR PENSACOLA, FL 32506
Situs:	981 LAKE-AIRE DR 32506
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2016	\$17,575	\$128,351	\$145,926	\$125,686
2015	\$17,575	\$122,724	\$140,299	\$124,813
2014	\$17,575	\$117,107	\$134,682	\$123,823
Disclaimer				
Amendment 1/Portability Calculations				
★ File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2003	5111	117	\$149,100	WD	View Instr
03/2002	4869	1400	\$107,500	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2016 Certified Roll Exemptions
HOMESTEAD EXEMPTION
Legal Description
LT 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117
Extra Features
None

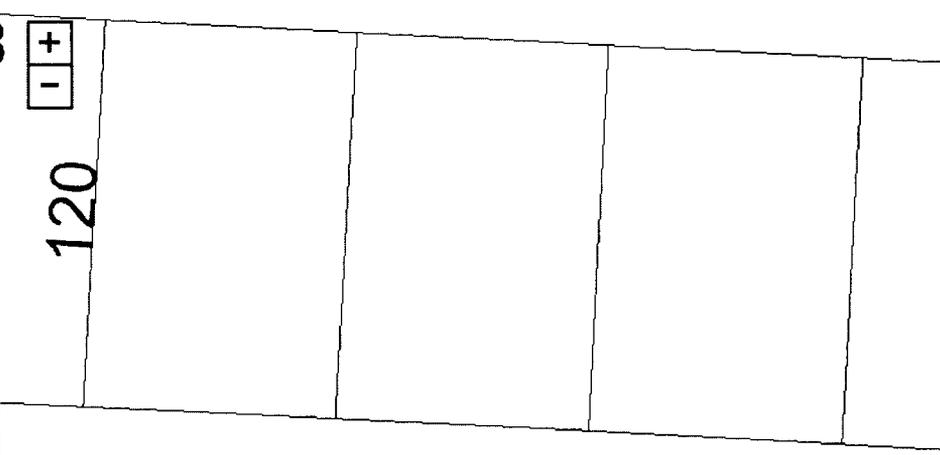
Parcel Information [Launch Interactive Map](#)

Section Map Id:
21-2S-31-1

Approx. Acreage:
0.2113

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 981 LAKE-AIRE DR, Year Built: 2003, Effective Year: 2003

Structural Elements
DRYWOOD MILLWORK/WINDOW
OUTLETING UNITS
INTERIOR WALL
FLOOR COVERING
FOUNDATION/SLAB ON GRADE
HEAT/AIR CENTRAL/PTAC
INTERIOR WALL/DRYWALL/PLASTER



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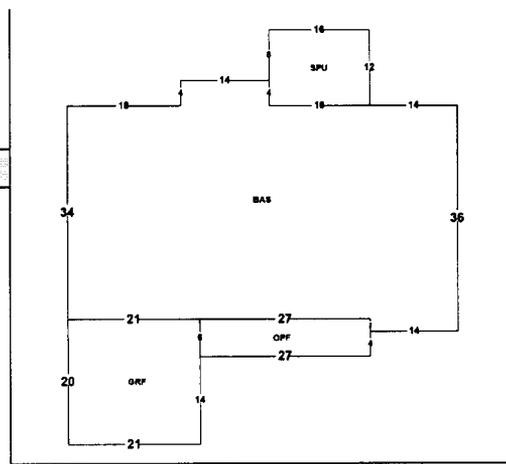
Address: 981 LAKE AIRE DR, Year Built: 2003, Effective Year: 2003

Structural Elements
DECORATIVE WORK/AVERAGE
DWELLING UNITS
EXTERIOR WALLS/BLIND/STAIRWAYS
FLOOR COVERING
FOUNDATION/SLAB ON GRADE
HEAT/AIR-CENTRAL/HVAC
INTERIOR WALL-DRYWALL/PLASTER

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

 Areas - 2966 Total SF

BASE AREA - 2192
GARAGE FIN - 420
OPEN PORCH FIN - 162
SCRN PORCH UNF - 192



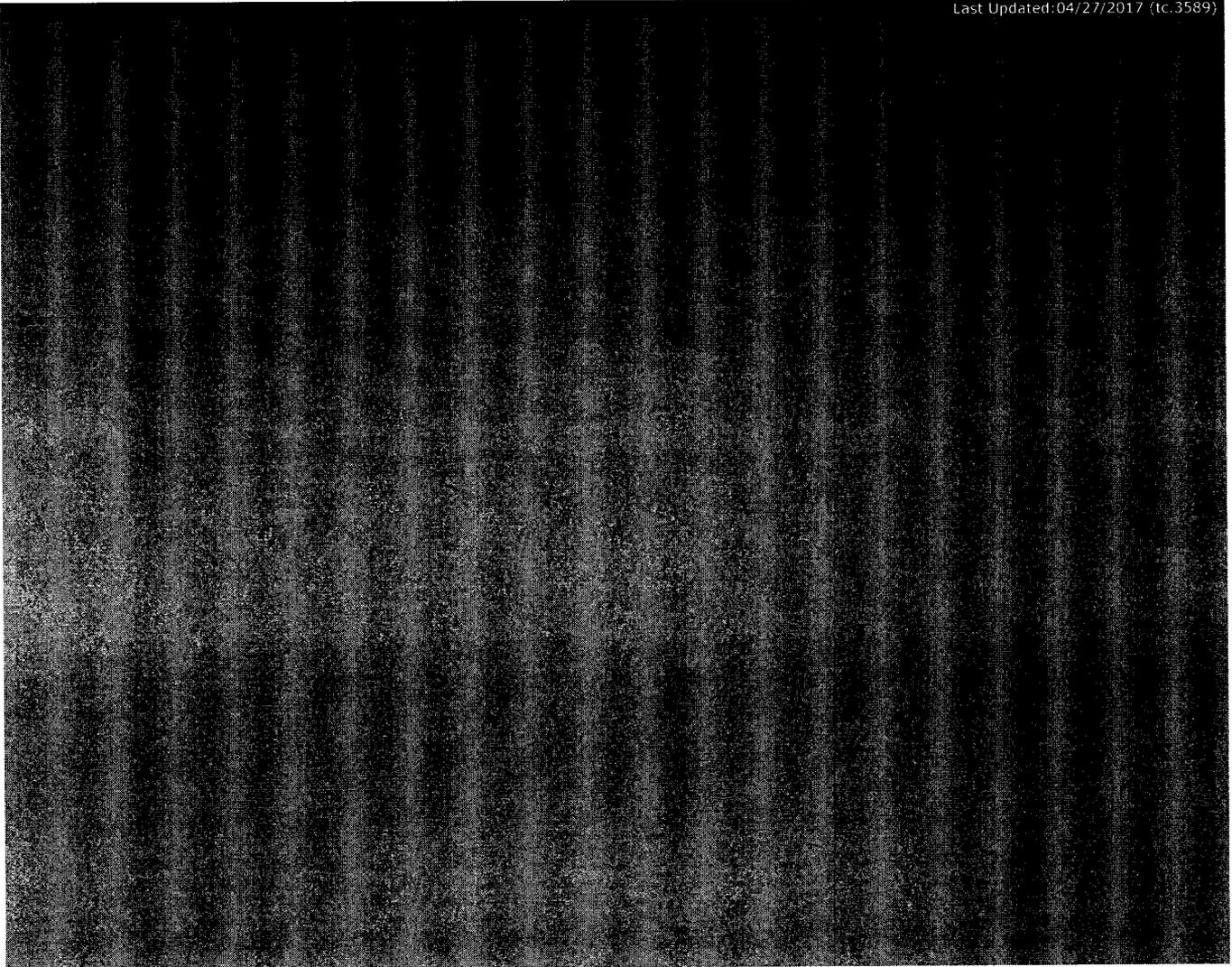
Images



8/19/15

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/27/2017 (tc.3589)



17-305

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.: 13529

April 25, 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 04-25-1997, through 04-25-2017, and said search reveals the following:

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

Joel N. Cotton and Jill R. Cotton, husband and wife

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: 

April 25, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13529

April 25, 2017

Lot 4, Block D, Hidden Lake Estates, as per plat thereof, recorded in Plat Book 17, Page 37 & 37A, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13529

April 25, 2017

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

1. Tax Lien filed by IRS recorded in O.R. Book 6892, page 326.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$145,926.00. Tax ID 09-4533-980.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-3-2017

TAX ACCOUNT NO.: 09-4533-980

CERTIFICATE NO.: 2015-5643

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

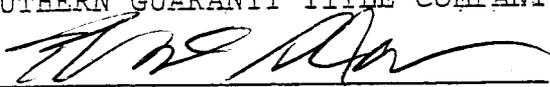
 X Homestead for 2016 tax year.

Joel N. Cotton
Jill R. Cotton
981 Lake Aire Dr.
Pensacola, FL 32506

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,
this 26th day of April, 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.

28.50
1,043.70

OR BK 5111 P60117
Escambia County, Florida
INSTRUMENT 2003-081578

Prepared By and Return To:
Lawyers Title Agency of North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32591

DEED DOC STAMPS PD @ ESC CO \$1043.70
04/11/03 EMILIE LEE HARRIS, CLERK
By: Sally Wood

File No. PNS-03-01040

Property Appraiser's Parcel I.D. (folio) Number(s)
21-2S-31-2400-040-004

Return to
Lawyers Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32591

WARRANTY DEED

THIS WARRANTY DEED made and executed April 2, 2003, by Southern Home & Construction, Inc., a corporation existing under the laws of Florida, and having its principal place of business at hereinafter called the grantor, to Cotton, Joel N. and Cotton, Jill R., husband and wife whose post office address is 981 Lake Aire, Pensacola, FL 32506, Florida hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in Escambia County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and apputenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to date: December 31, 2002

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Laura L. Blachet
(Witness Signature)

Laura L. Blachet

Joanne Gunn
(Witness Signature)

Joanne Gunn

Southern Home & Construction, Inc.

BY William C. Mann
President

Address:
8900 Highway 98 West

Pensacola, FL 32506

STATE OF Florida
COUNTY OF Escambia



I, Joanne Gunn, a Notary Public of the County and State first above written, do hereby certify that Southern Home & Construction, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Personally known to me

Witness my hand and official seal, this the 2nd day of April, 2003.

Joanne Gunn
Notary Public

My Commission Expires: 12/27/06

(SEAL)

Schedule "A"

Lot 4, Block "D", Hidden Lake Estates, Section 21, Township 2 South, Range 31 West,
Escambia County, State of Florida, recorded Plat Book 17, Page 37, Page 37 & 37A.

PNS-03-01040



Two handwritten signatures are present. The top signature is a stylized cursive signature, possibly reading 'J.C.'. The bottom signature is another cursive signature, possibly reading 'W.L.M.'.

Form 668 (Y)(c) (Rev. February 2004)	3351 Department of the Treasury - Internal Revenue Service <h3 style="margin: 0;">Notice of Federal Tax Lien</h3>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 884594212	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **JOEL N & JILL R COTTON**

Residence **981 LAKE-AIRE DRIVE
 PENSACOLA, FL 32506-6504**

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX-8843	05/02/2011	06/01/2021	
1040	12/31/2005	XXX-XX-8843	01/09/2012	02/08/2022	5836.25
1040	12/31/2006	XXX-XX-8843	02/06/2012	03/08/2022	9006.36
1040	12/31/2007	XXX-XX-8843	02/06/2012	03/08/2022	9036.44
1040	12/31/2009	XXX-XX-8843	01/09/2012	02/08/2022	2244.36
1040	12/31/2010	XXX-XX-8843	09/12/2011	10/12/2021	4105.38

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total	\$ 30228.79
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This notice was prepared and signed at BALTIMORE, MD, on this,
 the 27th day of July, 2012.

Signature  for P.A. BELTON	Title ACS SBSE (800) 829-3903	23-00-0008
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**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05643 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 18, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOEL N COTTON 981 LAKE AIRE DR PENSACOLA, FL 32506	JILL R COTTON 981 LAKE AIRE DR PENSACOLA, FL 32506
IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202	

WITNESS my official seal this 18th day of May 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 July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GARBER TAX MANAGEMENT LLC -25 US BANK % GARBER TAX MANAGEMEN** holder of **Tax Certificate No. 05643**, 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 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980 (17-305)

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

JOEL N COTTON and JILL R COTTON

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 July, which is the **3rd day of July 2017**.

Dated this 18th day of May 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:

981 LAKE-AIRE DR 32506



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JOEL N COTTON
981 LAKE AIRE DR
PENSACOLA, FL 32506

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 July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GARBER TAX MANAGEMENT LLC -25 US BANK % GARBER TAX MANAGEMEN** holder of **Tax Certificate No. 05643**, 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 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980 (17-305)

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

JOEL N COTTON and JILL R COTTON

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 July, which is the **3rd day of July 2017**.

Dated this 18th day of May 2017.

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

Personal Services:

JILL R COTTON
981 LAKE AIRE DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-305

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024909NON

Agency Number: 17-008023

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 05643 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JOEL N COTTON AND JILL R COTTON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/18/2017 at 2:16 PM and served same at 1:33 PM on 5/19/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: . .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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 July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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LT 4 BLK D HIDDEN LAKE ESTATES PB 17 P 37/37A OR 5111 P 117

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980 (17-305)

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

JOEL N COTTON and JILL R COTTON

RECEIVED
2017 MAY 18 P 2:16
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

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 July, which is the **3rd day of July 2017**.

Dated this 18th day of May 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:
981 LAKE-AIRE DR 32506

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-305

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024922NON

Agency Number: 17-007987

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #05643 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JOEL N COTTON AND JILL R COTTON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 5/18/2017 at 2:14 PM and served same on JOEL N COTTON , at 1:33 PM on 5/19/2017 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Anthony
J. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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 July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GARBER TAX MANAGEMENT LLC -25 US BANK** **GARBER TAX MANAGEMEN** holder of Tax Certificate No. **05643**, 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:

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SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980 (17-305)

RECEIVED
MAY 18 2:14
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

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Dated this 18th day of May 2017.

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Personal Services:

JOEL N COTTON
981 LAKE AIRE DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17-305

Document Number: ECSO17CIV024923NON

Agency Number: 17-007988

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #05643 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JOEL N COTTON AND JILL R COTTON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 5/18/2017 at 2:14 PM and served same on JILL R COTTON , in ESCAMBIA COUNTY, FLORIDA, at 1:33 PM on 5/19/2017 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: JOEL COTTON, HUSBAND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Anthony

J. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

WARNING

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SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980 (17-305)

RECEIVED
MAY 18 2 14
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

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Personal Services:

JILL R COTTON
981 LAKE AIRE DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

JOEL N COTTON [17-305]
981 LAKE AIRE DR
PENSACOLA, FL 32506

9171 9690 0935 0129 0992 41

5.19.17 DELIVERED ✓

JILL R COTTON [17-305]
981 LAKE AIRE DR
PENSACOLA, FL 32506

9171 9690 0935 0129 0992 58

5.19.17 DELIVERED ✓

IRS COLLECTION ADVISORY GROUP
[17-305]
400 W BAY STREET
STE 35045
JACKSONVILLE FL 32202

9171 9690 0935 0129 0992 65

Contract ✓

Tracking Number: 9171969009350129099241



Delivered

Updated Delivery Day: Friday, May 19, 2017 ⓘ

Product & Tracking Information

See Avail

Postal Product:

Features:

Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 19, 2017, 1:12 pm	Delivered, Left with Individual	PENSACOLA, FL 32506
Your item was delivered to an individual at the address at 1:12 pm on May 19, 2017 in PENSACOLA, FL 32506.		
May 19, 2017, 9:20 am	Out for Delivery	PENSACOLA, FL 32506

Tracking Number: 9171969009350129099258



Delivered

Updated Delivery Day: Friday, May 19, 2017 ⓘ
Product & Tracking Information

See

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 19, 2017, 1:12 pm	Delivered, Left with Individual	PENSACOLA, FL 32506
Your item was delivered to an individual at the address at 1:12 pm on May 19, 2017 in PENSACOLA, FL 32506.		
May 19, 2017, 9:20 am	Out for Delivery	PENSACOLA, FL 32506
May 19, 2017, 9:10 am	Sorting Complete	PENSACOLA, FL 32506

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Accounts](#)

June 14, 2017

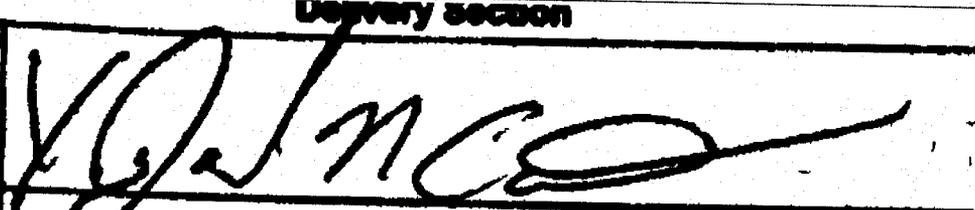
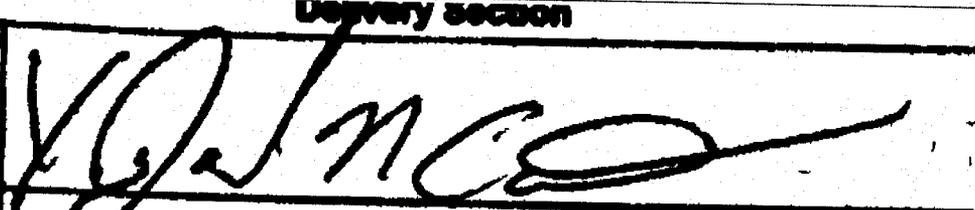
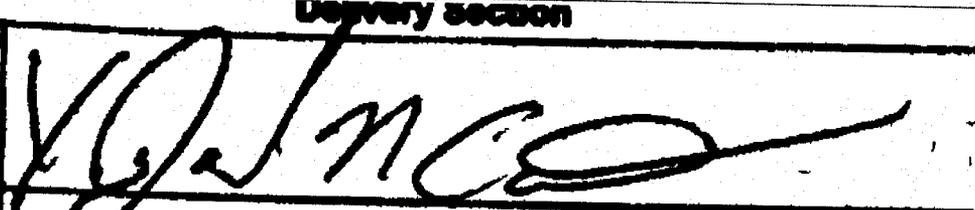
USPS Tracking Intranet

Delivery Signature and Address

Tracking Number: 9171 9690 0935 0129 0992 41 ✓

This item was delivered on 05/19/2017 at 13:12:00

[< Return to Tracking Number View](#)

Delivery section					
Signature	<table border="1"> <tr> <td>Signature X</td> <td></td> </tr> <tr> <td>Printed Name</td> <td>Joel M Cotton</td> </tr> </table>	Signature X		Printed Name	Joel M Cotton
Signature X					
Printed Name	Joel M Cotton				
Address	<table border="1"> <tr> <td>Delivery Address</td> <td>481 LAKE HILL</td> </tr> </table>	Delivery Address	481 LAKE HILL		
Delivery Address	481 LAKE HILL				

Enter up to 35 items separated by commas.

Select Search Type: ▾

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Version: 12.8.0.0.8

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[PTR / EDW](#)

[USPS Corporate
Accounts](#)

June 14, 2017

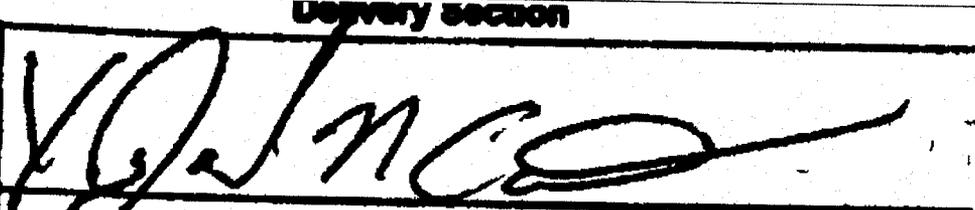
USPS Tracking Intranet

Delivery Signature and Address

Tracking Number: 9171 9690 0935 0129 0992 58 ✓

This item was delivered on 05/19/2017 at 13:12:00

[< Return to Tracking Number View](#)

Delivery section	
Signature	Signature X 
	Printed Name X Joel M Cotton
Address	Delivery Address 981 LAKE HILL

Enter up to 35 items separated by commas.

Select Search Type: ▾

Product Tracking & Reporting, All Rights Reserved
Version: 12.8.0.0.8

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: 094533980 Certificate Number: 005643 of 2015

Payor: CALIBER TRUST LLC 1801 INDIAN RD STE 103 WEST PALM BEACH FL 33409 Date
 07/03/2017

Clerk's Check #	1	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$7,537.26
		Postage	\$15.78
		Researcher Copies	\$3.00
		Total Received	\$8,026.29

PAM CHILDERS
 Clerk of the Circuit Court

Received By _____
 Deputy Clerk

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

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

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



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

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

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

**Case # 2015 TD 005643
 Redeemed Date 07/03/2017**

Name CALIBER TRUST LLC 1801 INDIAN RD STE 103 WEST PALM BEACH FL 33409

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$7,537.26
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$3.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 094533980 Certificate Number: 005643 of 2015

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/03/2017"/>	Redemption Date <input type="text" value="07/03/2017"/>
Months	<input type="text" value="3"/>	<input type="text" value="3"/>
Tax Collector	<input type="text" value="\$7,206.71"/>	<input type="text" value="\$7,206.71"/>
Tax Collector Interest	<input type="text" value="\$324.30"/>	<input type="text" value="\$324.30"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$7,537.26"/>	<input type="text" value="\$7,537.26"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$20.25"/>	<input type="text" value="\$20.25"/>
Total Clerk	<input type="text" value="\$470.25"/>	<input type="text" value="\$470.25"/> OH
Postage	<input type="text" value="\$15.78"/>	<input type="text" value="\$15.78"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	<input type="text" value="\$8,026.29"/>	<input type="text" value="\$8,026.29"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/>

Notes



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 TAX DEED

SALE 07-03-2017 - TAX CERTIFICATE # 05643

in the CIRCUIT Court

was published in said newspaper in the issues of

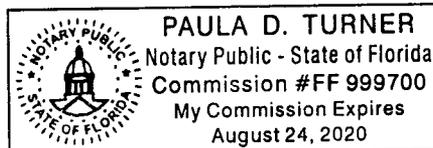
JUNE 1, 8, 15, 22, 2017

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 22ND day of JUNE
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That GARBER TAX MANAGEMENT LLC -25 US BANK % GARBER TAX MANAGEMENT holder of Tax Certificate No. 05643, 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 4 BLK D HIDDEN LAKE ESTATES
 PB 17 P 37/37A OR 5111 P 117 SECTION
 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094533980
 (17-305)

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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 July, which is the 3rd day of July, 2017.

Dated this 18th day of May 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 32508. Telephone: 850-595-3793.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-06-01-08-15-22-2017



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 10, 2017

GARBER TAX MANAGEMENT LLC-25 US BANK
PO BOX 645040
CINCINNATI OH 45264

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.

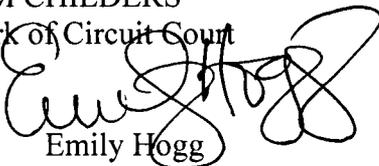
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 005643	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division