

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700203

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

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
10-2228-375	2015/6249	06-01-2015	LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

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
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-24-2017
Application Date

Applicant's signature

***This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.**
10-2228-375 2015



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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[Printer Friendly Version](#)

General Information

Reference: 243S311100027004
Account: 102228375
Owners: MCCULLAR DAVID C
Mail: 4014 AZURE WAY
 PENSACOLA, FL 32507
Situs: 4016 AZURE WAY 32507
Use Code: VACANT RESIDENTIAL
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	\$55,000	\$0	\$55,000	\$55,000
2015	\$60,800	\$0	\$60,800	\$60,800
2014	\$60,800	\$0	\$60,800	\$60,800

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/21/2015	7394	1621	\$100	OT	View Instr
09/2004	6556	882	\$25,000	QC	View Instr
07/2004	5508	1164	\$60,000	WD	View Instr
10/2000	4622	508	\$100	WD	View Instr
10/1998	4325	1026	\$40,000	WD	View Instr
05/1996	3974	423	\$31,000	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR
 6556 P 882 OR 7394 P 1621

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
 24-35-31

Approx. Acreage:
 0.2448

Zoned:
 Com

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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

the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

Witness: James G. ...

Mary Elizabeth McCullar (Seal)

Witness: Faith M Hoffman

____ (Seal)

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of July, 2004, by Mary Elizabeth McCullar, who are personally known to me or who produced FLOR. Lic. as identification.

Notary Public
My Commission Expires

(SEAL)



FAITH M. HOFFMAN
MY COMMISSION # DD 083547
EXPIRES: February 18, 2008
Bonded Thru Budget Notary Services

RCD Oct 15, 2004 10:48 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-292766

S/ Mary Elizabeth McCullar

 (Seal)
Mary Elizabeth McCullar

S/

(Seal)

and agrees:

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payment, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.
3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest shall also be secured by this mortgage.
6. If any payment provided for in that note is not paid within days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due and payable at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. This is a purchase money mortgage.
9. If there should be any transfer or agreement for transfer made by the mortgagor of the premises herein described, or any part thereof, (without the written consent of the mortgagee) all sums of money secured hereby shall immediately and concurrently with such transfer or agreement for transfer become due and payable and in default, and subject to foreclosure.
10. If the note holder has not received the full amount of any monthly payment by the end of fifteen calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural

154
206-82
118e
THIS INSTRUMENT PREPARED BY
J. G. GUN
AN EMPLOYEE OF
LAWYERS TITLE AGENCY OF
NORTH FLORIDA, INC
P.O. BOX 12027
PENSACOLA, FLORIDA
INCIDENT TO THIS ISSUANCE OF A
TITLE INSURANCE CONTRACT

PNS-04-05260

OR BK 5508 PG 1169
Escambia County, Florida
INSTRUMENT 2004-292766

MTG DOC STAMPS PD @ ESC CO \$ 206.50
10/15/04 ERNIE LEE MAGNIA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 118.00
10/15/04 ERNIE LEE MAGNIA, CLERK

MORTGAGE

THIS MORTGAGE, dated this 29th day of July, 2004, by and between

Mary Elizabeth McCullar,

hereinafter called the Mortgagor, and

"The Watt Trust, dated September 11, 2000 Susette Watt, Trustor and/or Trustee"

hereinafter called the Mortgagee,

WITNESSETH, that for valuable consideration, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Lot 27, Block D, Landfall, a subdivision of a portion of Section 18, 19 and 24, Township 3 South, Range 31 West, Escambia County, Florida, according to a plat recorded in Plat Book 14, at Page 12 of the public records of said county.

This Property is not the Homestead of the Mortgagor

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE

\$59,000.00

July 29, 2004

Pensacola, Florida

FOR VALUE RECEIVED, the undersigned promise(s) to pay to "The Watt Trust, dated September 11, 2000 Susette Watt, Trustor and/or Trustee or order, the principal sum of **Fifty Nine Thousand and 00/100**, with interest at the rate of 6.00 per cent per annum on the unpaid balance until paid at **7406 Alban Station Court ST A-112, Springfield, VA 22150** or at such other place as the holder may designate in writing delivered or mailed to the debtor, Payable in 83 consecutive monthly installments of **Three Hundred Fifty Three Dollars and 73/100**, with a 84th and final payment being the remaining Principal balance together with accrued interest is due in full. Payments to commence **September 1st, 2004** and continue on the 1st day of each month thereafter until August 1st, 2011 when the entire principal balance with accrued interest is due in full.

If the note holder has not received the full amount of any monthly payment by the end of fifteen calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

If any payment is not made within thirty days after it is due, the entire unpaid principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of a subsequent default. In the event of default in the payment of this note, and if the same is collected by an attorney at law, the undersigned hereby agree (s) to pay all costs of collection, including a reasonable attorney's fee.

Presentment, protest and notice are hereby waived.

STATE OF
COUNTY OF

Florida
Seminole

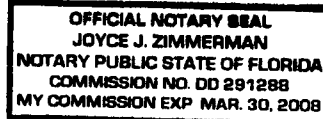
The foregoing instrument was acknowledged before me this 9/1/04 (date), by MARY E McCullar (name(s)), who is personally known to me or who has produced FIDL M246585638170 (type of identification) as identification.

Joyce J. Zimmerman
Notary Public

Printed Name: Joyce J. Zimmerman

My Commission Expires:

3/2008



Grantor(s) Name, Address, phone:

Mary Elizabeth McCullar
4014 Azure Way
Pensacola, FL 32507
(850) 492-7615

Grantee(s) Name, Address, phone:

David C. McCullar and
Mary Elizabeth McCullar
4014 Azure Way
Pensacola, FL 32507
(850) 492-7615

SEND TAX STATEMENTS TO GRANTEE

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

Taxes for tax year 2004 shall be ☐ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☒ paid by Grantees, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☒ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor hand(s) this the 1st day of September, 2004.

Signed, Sealed and Delivered
in the presence of *these Witnesses*
(one of whom may be the Notary):

Sign:

Natalie Greer
Witness Signature

Natalie Greer
Printed Name

Sign:

Joyce J Zimmerman
Witness Signature

Joyce J ZIMMERMAN
Printed Name

Mary E McCullar
Grantor
Mary Elizabeth McCullar

This document prepared by (and after recording
return to):)

Name: David McCullar)
Firm/Company: David McCullar)
Address: 4014 Azure Way)
Address 2:)
City, State, Zip: Pensacola, FL 32507)
Phone: (850) 492-7615)
)
)
)

-----Above This Line Reserved For Official Use Only-----

Property Appraiser Parcel Identification Number =

QUITCLAIM DEED
(Individual to Husband and Wife)

THIS QUITCLAIM DEED, Made the 1st day of September, 2004, by **Mary Elizabeth McCullar**, a married woman, hereinafter referred to as "Grantor", to **David C. McCullar and Mary Elizabeth McCullar, Husband and Wife**, as joint tenants with right of survivorship and not as tenants in common, hereinafter called "Grantees."

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantees the following lands and property, together with all improvements located thereon, lying in the County of Escambia, State of Florida, to-wit:

Lot 27, Block D, Landfall, a subdivision of a portion of Section 18, 19 and 24 Township 3 South, Range 31 West, Escambia County, Florida, according to a plat recorded in Plat Book 14, at Page 12 of the public records of said county.

Parcel Number: 243S31-1100-027-004

Prior instrument reference: Book 14, Page 12, Document No. 243S31-1100-027-004, of the Recorder of Escambia County, Florida.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-5-2017

TAX ACCOUNT NO.: 10-2228-375

CERTIFICATE NO.: 2015-6249

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.

David C. McCullar
4014 Azure Way
Pensacola, FL 32507

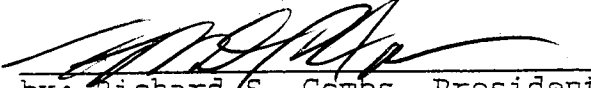
Property address:
4016 Azure Way
Pensacola, FL 32507

Susette Watt, Trustee of the
Watt Trust dated 9-11-2000
7406 Alban Station Court ST A-112
Springfield, VA 22150

Landfall HOA
5615 Bauer Rd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 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.: 13678

June 8, 2017

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

1. That certain mortgage executed by Mary Elizabeth McCullar in favor of The Watt Trust dated 09/11/2000, Susette Watt, Trustee dated 07/29/2004 and recorded 10/15/2004 in Official Records Book 5508, page 1169 of the public records of Escambia County, Florida, in the original amount of \$59,000.00.
2. Subject to interest of Landfall Homeowners Association.
3. Taxes for the year 2014-2016. The assessed value is \$55,000.00. Tax ID 10-2228-375.

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.: 13678

June 8, 2017

Lot 27, Block D, Landfall, as per plat thereof, recorded in Plat Book 14, Page 12, of the Public Records of Escambia County, Florida

17-411

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.: 13678

June 8, 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 06-07-1997, through 06-07-2017, and said search reveals the following:

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

David C. McCullar

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

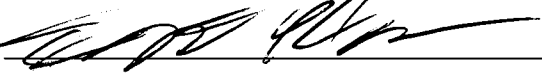
4. Taxes:

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: 

June 8, 2017

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 5, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 06249**, 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 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

SECTION 24, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102228375 (17-411)

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

DAVID C MCCULLAR

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 September, which is the **5th day of September 2017**.

Dated this 20th day of July 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:

DAVID C MCCULLAR
4014 AZURE WAY
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

4016 AZURE WAY 32507



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

By:
Emily Hogg
Deputy Clerk

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06249 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA, FL 32507	SUSETTE WATT TRUSTEE OF THE WATT TRUST DATED 9-11-2000 7406 ALBAN STATION COURT ST A-112 SPRINGFIELD VA 22150
LANDFALL HOA 5615 BAUER RD PENSACOLA FL 32507	

WITNESS my official seal this 20th day of July 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102228375 Certificate Number: 006249 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 08/04/2017
Months	5	4
Tax Collector	\$3,378.58	\$3,378.58
Tax Collector Interest	\$253.39	\$202.71
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,638.22	\$3,587.54
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$33.75	\$27.00
Total Clerk	\$483.75	\$477.00
Postage	\$15.78	\$15.78
Researcher Copies	\$6.00	\$6.00
Total Redemption Amount	\$4,143.75	\$4,086.32
	Repayment Overpayment Refund Amount	\$57.43 + 40.00 \$97.43

Notes

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



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

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

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

**Case # 2015 TD 006249
 Redeemed Date 08/04/2017**

Name DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,638.22
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

17-411

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**

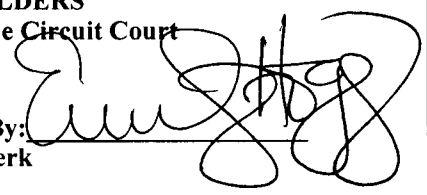
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102228375 Certificate Number: 006249 of 2015**

Payor: DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA, FL 32507 Date 08/04/2017

Clerk's Check #	186009709	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,638.22
		Postage	\$15.78
		Researcher Copies	\$6.00
		Total Received	\$4,143.75

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 •

August 10, 2017

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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 006249	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

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 •

August 10, 2017

DAVID C MCCULLAR
4014 AZURE WAY
PENSACOLA FL 32507

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 006249

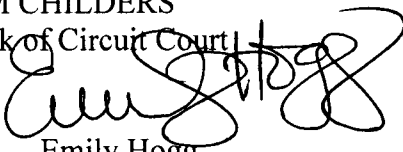
\$97.43

TOTAL \$97.43

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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 September 5, 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 DIH TAX PARTNERS LLC holder of Tax Certificate No. 06249, 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 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

SECTION 24, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102228375 (17-411)

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

DAVID C MCCULLAR

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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:

4016 AZURE WAY 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED

2017 JUL 20 1:45

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

17-411

Redeemed

Document Number: ECSO17CIV036997NON

Agency Number: 17-010318

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06249 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID C MCCULLAR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:45 PM and served same at 10:37 AM on 7/28/2017 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: _____

[Signature]
E. HARRIS, 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 September 5, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 06249**, 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 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

SECTION 24, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102228375 (17-411)

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

DAVID C MCCULLAR

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 September, which is the **5th day of September 2017**.

Dated this 20th day of July 2017.

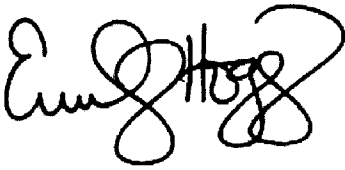
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

DAVID C MCCULLAR
4014 AZURE WAY
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-411

NON-ENFORCEABLE RETURN OF SERVICE

Redeemed

Document Number: ECSO17CIV037004NON

Agency Number: 17-010370

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06249 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DAVID C MCCULLAR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/20/2017 at 1:47 PM and served same on DAVID C MCCULLAR , at 10:39 AM on 7/28/2017 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: _____

[Signature] 923

E. HARRIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

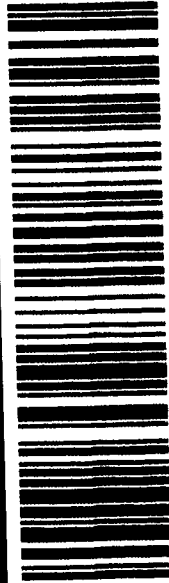
Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2017 AUG - 3 A 11:14
OFFICIAL RECORDS

CERTIFIED MAIL™



9171 9690 0935 0129 1061 30

NEOPOST
07/20/2017
FIRST-CLASS MAIL
US POSTAGE \$005.26⁰



ZIP 32502
041M1 1272965

VTF

SUSETTE WATT TRUSTEE OF THE
WATT TRUST DATED 9-11-2000

[17-411]

7406 ALBAN STATION COURT ST A-112 QT
SPRINGFIELD VA 22150

207 72 1 0007/28/17

RETURN TO SENDER
DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2087-07557-20-45

UTE
231538231833

DAVID C MCCULLAR [17-411]
4014 AZURE WAY
PENSACOLA, FL 32507

9171 9690 0935 0129 1061 47

SUSETTE WATT TRUSTEE OF THE
WATT TRUST DATED 9-11-2000
[17-411]
7406 ALBAN STATION COURT ST A-112
SPRINGFIELD VA 22150

9171 9690 0935 0129 1061 30

LANDFALL HOA [17-411]
5615 BAUER RD
PENSACOLA FL 32507

9171 9690 0935 0129 1061 23



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

09-05-2017 - TAX CERTIFICATE # 06249

in the CIRCUIT Court

was published in said newspaper in the issues of

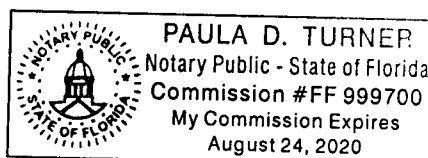
AUGUST 3, 10, 17 & 24, 2017

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 24TH day of AUGUST
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 06249, 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 27 BLK D LANDFALL PB 14 P 12 OR
 5508 P 1164 OR 6556 P 882 SECTION 24,
 TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102228375
 (17-411)

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

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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-08-03-10-17-24-2017



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

09-05-2017 - TAX CERTIFICATE # 06929

in the CIRCUIT Court

was published in said newspaper in the issues of

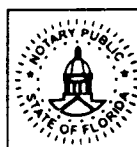
AUGUST 3, 10, 17 & 24, 2017

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 24TH day of AUGUST
A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC



PAULA D. TURNER
Notary Public - State of Florida
Commission #FF 999700
My Commission Expires
August 24, 2020

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 06929, 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 25 OR 894 P 856 LESS R/W FOR STATE RD NO S/297 SATSUMA HEIGHTS PLAT DB 102 P 208 LESS OR 6029 P 1331 EVANS SECTION 1, TOWNSHIP 4 1, RANGE N3 W

TAX ACCOUNT NUMBER 110147000
(17-412)

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

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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-08-03-10-17-24-2017