

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200222

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
11-3326-551	2020/6867	06-01-2020	LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127

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, property information 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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	24,383.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

1625

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

0223-28

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	SANDERS JANIE D 2024 WOODBURY DR CANTONMENT, FL 32533 2024 WOODBURY DR 11-3326-551 LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127	Certificate #	2020 / 6867
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/6867	06/01/2020	499.29	24.96	524.25
→ Part 2: Total*				524.25


Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/5397	06/01/2021	512.61	6.25	25.63	544.49
Part 3: Total*					544.49

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,068.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	468.05
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,911.79

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date May 6th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information Parcel ID: 141N311002020005 Account: 113326551 Owners: SANDERS JANIE D Mail: 2024 WOODBURY DR CANTONMENT, FL 32533 Situs: 2024 WOODBURY DR 32533 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$15,000</td> <td>\$71,090</td> <td>\$86,090</td> <td>\$48,766</td> </tr> <tr> <td>2020</td> <td>\$15,000</td> <td>\$62,270</td> <td>\$77,270</td> <td>\$48,093</td> </tr> <tr> <td>2019</td> <td>\$15,000</td> <td>\$58,925</td> <td>\$73,925</td> <td>\$47,012</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2021	\$15,000	\$71,090	\$86,090	\$48,766	2020	\$15,000	\$62,270	\$77,270	\$48,093	2019	\$15,000	\$58,925	\$73,925	\$47,012
Year	Land	Imprv	Total	Cap Val																			
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/1980</td> <td>1437</td> <td>127</td> <td>\$19,800</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1905</td> <td>1107</td> <td>950</td> <td>\$19,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/1980	1437	127	\$19,800	WD		01/1905	1107	950	\$19,500	WD		2021 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127 Extra Features None			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
04/1980	1437	127	\$19,800	WD																			
01/1905	1107	950	\$19,500	WD																			

Parcel Information Section Map Id: 14-1N-31-1 Approx. Acreage: 0.2363 Zoned: MDR Evacuation & Flood Information Open Report		 Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data
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Buildings Address: 2024 WOODBURY DR, Year Built: 1977, Effective Year: 1977, PA Building ID#: 7430 Structural Elements DECOR/MILLWORK-AVERAGE	
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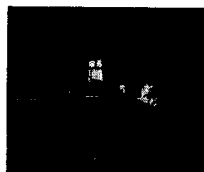
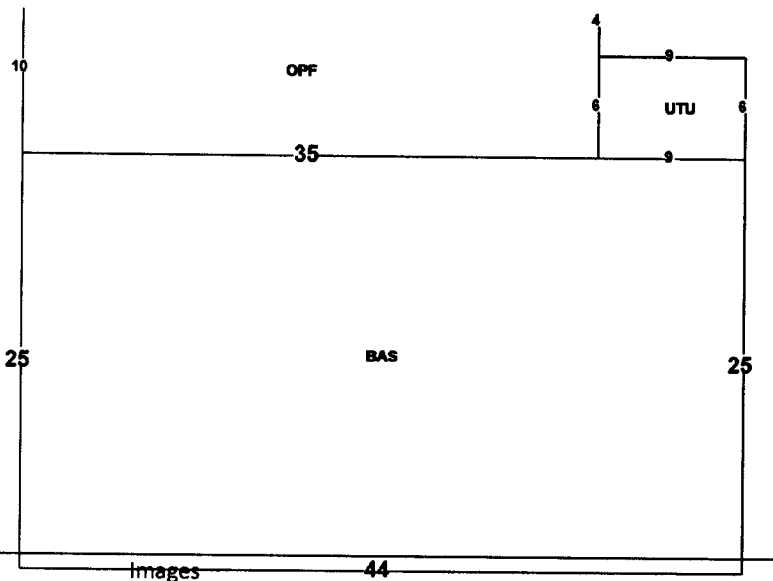
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1504 Total SF

BASE AREA - 1100

OPEN PORCH FIN - 350

UTILITY UNF - 54



12/11/2018 12:00:00 AM

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

Last Updated:05/11/2022 (tc.5552)



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113326551 Certificate Number: 006867 of 2020

Redemption	No ▼	Application Date	4/21/2022	Interest Rate	18%
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	2/6/2023	Redemption Date	6/10/2022
Months		10		2	
Tax Collector		\$1,911.79		\$1,911.79	
Tax Collector Interest		\$286.77		\$57.35	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$2,204.81		\$1,975.39	TC
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$68.40		\$13.68	
Total Clerk		\$524.40		\$469.68	CH
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$2,806.21		\$2,462.07	
		Repayment Overpayment Refund Amount		\$344.14	
Book/Page					

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 # 2020 TD 006867

Redeemed Date 6/10/2022

Name CHRISTIAN NORDMAN 450 JAMES RD ATMORE AL 36502

Clerk's Total = TAXDEED	\$524.40	<i>2125.07</i>
Due Tax Collector = TAXDEED	\$2,204.81	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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



**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

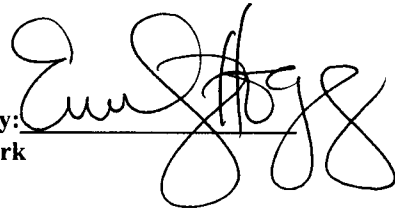
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 113326551 Certificate Number: 006867 of 2020**

Payor: CHRISTIAN NORDMAN 450 JAMES RD ATMORE AL 36502 Date 6/10/2022

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$524.40	\$2125.01
Tax Collector's Total	\$2,304.81	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,806.21	\$2142.01

**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>**

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 06867**, issued the **1st day of June, A.D., 2020** 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 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113326551 (0223-28)

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

JANIE D SANDERS

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 February, which is the **6th day of February 2023**.

Dated this 13th day of June 2022.

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8802, Page 1070, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06867, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **113326551 (0223-28)**

DESCRIPTION OF PROPERTY:

LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JANIE D SANDERS

Dated this 13th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

OR Bk3911 Pg0868
INSTRUMENT 00269943

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

3877

FILED & C.

JAN 4 3 02 PM '96

DAVID B. ACKERMAN,

Plaintiff,

vs.

RICHARD ALLEN SANDERS and
JANIE SANDERS a/k/a JANIE
DELORES SANDERS,

Defendants.

OR Bk3901 Pg0024
INSTRUMENT 00265190

CASE NO. 94-3887-CC-12

FINAL SUMMARY JUDGMENT AS TO
JANIE SANDERS a/k/a JANIE DELORES SANDERS

THIS CAUSE having come before the Court on Plaintiff's
Motion For Summary Judgment, and on the evidence presented, it is

ORDERED that Plaintiff, DAVID B. ACKERMAN, recover from
Defendant, JANIE SANDERS a/k/a JANIE DELORES SANDERS (SSN Unknown),
the sum of \$5,000.00 as principal and costs in the amount of
\$143.50, making a subtotal of \$5143.50, that shall bear interest at
the rate of 8% per annum for this calendar year and at the rate each
year thereafter as established by law, and in addition the Plaintiff
shall recover prejudgment interest of \$2,782.70, for all of which
let execution issue.

The Court shall reserve jurisdiction as to the Defendant
RICHARD ALLEN SANDERS.

ORDERED this 2nd day of January, 1996, in
Chambers, at Panama City, Bay County, Florida.

Thomas Welch
COUNTY JUDGE

Conformed copies to:

✓ J. Arby Van Slyke, Esquire
Post Office Box 13244
Pensacola, Florida 32591

David B. Ackerman c/o
M.C. Blanchard Judicial Building
190 Governmental Center
Pensacola, Florida 32501

JANIE SANDERS a/k/a
JANIE DELORES SANDERS
Post Office Box 496
Cantonment, Florida 32505

Instrument 00269943

Filed and recorded in the
Official Records
FEBRUARY 1, 1996
at 01:46 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

Instrument 00265190

Filed and recorded in the
Official Records
JANUARY 10, 1996
at 04:11 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

Filed to be a true copy of the
original on file in this office.
Witness my hand and official seal
ERNIE LEE MAGAHA,
Clerk of Circuit Court and County Court
Escambia County, Florida

1-2-96
PJB

This Instrument Was Prepared
By And Is To Be Returned To:
DEBORAH DAUGHERTY,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:
LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127

Customer: JANIE D SANDERS

Account Number: 308917-143155

Amount of Lien: \$ 77.97, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 021811

EMERALD COAST UTILITIES AUTHORITY

BY: Deborah Daugherty

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18TH day of
FEBRUARY, 20 11, by DEBORAH DAUGHERTY of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

Gabriel M. Brown
Notary Public - State of Florida



GABRIEL M. BROWN
My Comm. Exp. Nov. 22, 2013
DD# 852024 ID# 782227
Personally Known
Other I.D.

RWK:ls
Revised 04/24/08

OR BK 4467 PG1396
Escambia County, Florida
INSTRUMENT 99-660683

RCD Sep 14, 1999 08:44 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-660683

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SANDERS JANIE D
P O BOX 496
CANTONMENT FL 32533

ACCT.NO. 11 3326 551 000
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 20 BLK 5 RE S/D OF
CANTONMENT HEIGHTS
PB 3 P 64
OR 1437 P 127

PROP.NO. 14 1N 31 1002 020 005

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Bernadette B. Donnelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

OR BK 4321 PG0242
Escambia County, Florida
INSTRUMENT 98-539372

RCD Oct 07, 1998 02:05 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-539372

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: SANDERS JANIE D
P O BOX 496
CANTONMENT FL 32533

ACCT.NO. 11 3326 551 000

AMOUNT \$211.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 20 BLK 5 RE S/D
CANTONMENT HEIGHTS
P BK 3 P 64
OR 1437 P 127

PROP.NO. 14 1N 31 1002 020 005

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$211.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

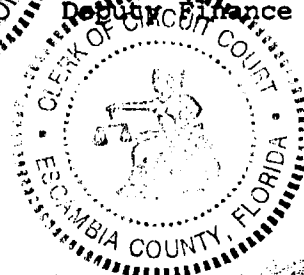
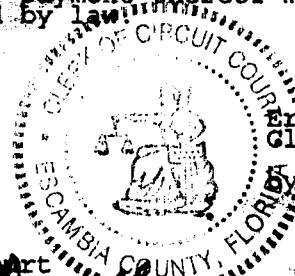
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by B. Donnelly
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBrearty
Deputy Finance Director



- 2 - (Warranty Deed - Transfer Case)

TO HAVE AND TO HOLD TO THE SAID party of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And the said party of the first part does, for her and for her heirs, executors, administrators and assigns covenant with the part of the second part and her assigns that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators, and assigns shall warrant and defend the same to the said part of the second part and her assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand(s) and seal(s), the day and year first above written.

Robyn I. Roberson (SEAL)
Robyn I. Roberson

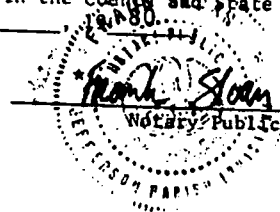
Signed, sealed, and delivered in the presence of:

Cherry Sloan
Mary K. Hanaoka
STATE OF ~~MISSISSIPPI~~ LOUISIANA)
COUNTY OF Jefferson Parish)

017706
FILED & RECORDED IN
THE PUBLIC RECORDS OF
JEFFERSON PARISH, LOUISIANA
MAY 9 19 21 AM 1980
NOTARY PUBLIC

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robyn I. Roberson, an unmarried woman and her known to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of April, 1980.



My commission expires: Life

Return E & H

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

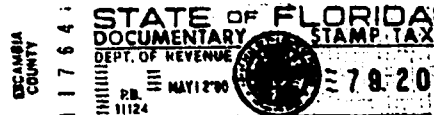
1437 PAGE 127

WARRANTY DEED
(Transfer Case)

THIS INDENTURE, made this 23rd day of April, 1980,
between Robyn I. Roberson, an unmarried woman,
of Jefferson Parish County, State of Louisiana, party of
the first part, and Janie D. Sanders
of Escambia County, State of Florida, party
of the second part; her heirs, administrators and assigns.

WITNESSETH: That the said part y of the first part, for and in
consideration of the sum of One Dollar (\$1.00), to me in hand paid
by the said part y of the second part, and for other good and valuable
considerations, the receipt whereof is hereby acknowledged, ha s granted,
bargained, sold and conveyed and by these presents to grant, bargain,
sell and convey unto the said part y of the second part,
the following described land, lying
and being in the County of Escambia, State of Florida,
to wit:

Lot 20, Block 5, in the resubdivision of Cantonment
Heights, a subdivision of a part of lots 2 and 3, Section
14, Township 1 North, Range 31 West, Escambia County,
Florida, as per plat recorded in Plat book 3 at page
64 of the public records of said county.



The above-described land is subject to the following-described
mortgage(s):

1. That certain mortgage to the United States of America executed by
Robyn I. Roberson, dated May 26,
1977, and recorded in O R Book 1107, at page 951
of the Public Records of Escambia County,
State of Florida;

and the said part y of the second part, by separate agreement, executed
as of the date hereof, assume(s) liability for and agree(s) to pay, as part
of the consideration of this conveyance, all or a certain specified portion
of the indebtedness secured by said mortgage(s).

PROPERTY INFORMATION REPORT

November 20, 2022
Tax Account #:11-3326-551

LEGAL DESCRIPTION EXHIBIT "A"

LT 20 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 1437 P 127

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3326-551(0223-28)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 6, 2023
TAX ACCOUNT #: 11-3326-551
CERTIFICATE #: 2020-6867

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

JANIE D SANDERS
2024 WOODBURY DR
CANTONMENT, FL 32533

DAVID B. ACKERMAN
C/O M.C. BLANCHARD JUDICIAL BLDG
190 GOVERNMENTAL CENTER
PENSACOLA, FL 32501

EMERALD COAST
UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

JAINIE D SANDERS
PO BOX 496
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 20, 2022

Tax Account #: **11-3326-551**

1. The Grantee(s) of the last deed(s) of record is/are: **JANIE D. SANDERS**

By Virtue of Warranty Deed recorded 5/10/1980 in OR 1437/127

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **MSBU Lien in favor of Escambia County recorded 10/7/1998 OR 4321/242**
- b. **MSBU Lien in favor of Escambia County recorded 9/14/1999 OR 4467/1396**
- c. **Lien in favor of Emerald Coast Utilities Authority recorded 2/24/2011 OR 6692/1085**
- d. **Judgment in favor of David B. Ackerman recorded 1/25/2006 OR 5825/1014**

4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 11-3326-551

Assessed Value: \$50,228.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-3326-551 CERTIFICATE #: 2020-6867

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 07, 2002 to and including November 07, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: November 20, 2022