



# 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

0725-41

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	LANDRA LLC 107 S BAYLEN ST PENSACOLA, FL 32502 222 QUINA WAY 04-2632-000 LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 3 (Full legal attached.)	Certificate #	2022 / 1726
		Date certificate issued	06/01/2022

## 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)
# 2022/1726	06/01/2022	198.43	9.92	208.35
→Part 2: Total*				208.35

## 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)
# 2023/1714	06/01/2023	236.35	6.25	19.50	262.10
Part 3: Total*					262.10

## 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)	470.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	845.45

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: [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date April 26th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS + 6.25

### 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.

LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400816

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
04-2632-000	2022/1726	06-01-2022	LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2024  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
[Back](#)

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

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 461S302001015027 <b>Account:</b> 042632000 <b>Owners:</b> LANDRA LLC <b>Mail:</b> 751 PENSACOLA BEACH BLVD TR2 PENSACOLA, FL 32561 <b>Situs:</b> 222 QUINA WAY 32505 <b>Use Code:</b> VACANT RESIDENTIAL <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <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>2023</td> <td>\$18,000</td> <td>\$0</td> <td>\$18,000</td> <td>\$12,100</td> </tr> <tr> <td>2022</td> <td>\$15,000</td> <td>\$0</td> <td>\$15,000</td> <td>\$11,000</td> </tr> <tr> <td>2021</td> <td>\$10,000</td> <td>\$0</td> <td>\$10,000</td> <td>\$10,000</td> </tr> </tbody> </table> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">File for Exemption(s) Online</a>  <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$18,000	\$0	\$18,000	\$12,100	2022	\$15,000	\$0	\$15,000	\$11,000	2021	\$10,000	\$0	\$10,000	\$10,000																																								
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<b>Sales Data</b> <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>07/31/2018</td> <td>7942</td> <td>1813</td> <td>\$16,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/04/2016</td> <td>7462</td> <td>1366</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>10/26/2015</td> <td>7429</td> <td>80</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>10/08/2014</td> <td>7239</td> <td>704</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>10/07/2014</td> <td>7239</td> <td>705</td> <td>\$5,600</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1999</td> <td>4416</td> <td>664</td> <td>\$17,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1997</td> <td>4144</td> <td>1656</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>03/1995</td> <td>3749</td> <td>33</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>02/1995</td> <td>3748</td> <td>571</td> <td>\$100</td> <td>QC</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)	07/31/2018	7942	1813	\$16,500	WD		01/04/2016	7462	1366	\$100	OT		10/26/2015	7429	80	\$100	QC		10/08/2014	7239	704	\$100	OT		10/07/2014	7239	705	\$5,600	WD		05/1999	4416	664	\$17,000	WD		06/1997	4144	1656	\$100	CT		03/1995	3749	33	\$100	CJ		02/1995	3748	571	\$100	QC		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30  <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																																	
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																																

Section  
Map Id:  
46-1S-30-1

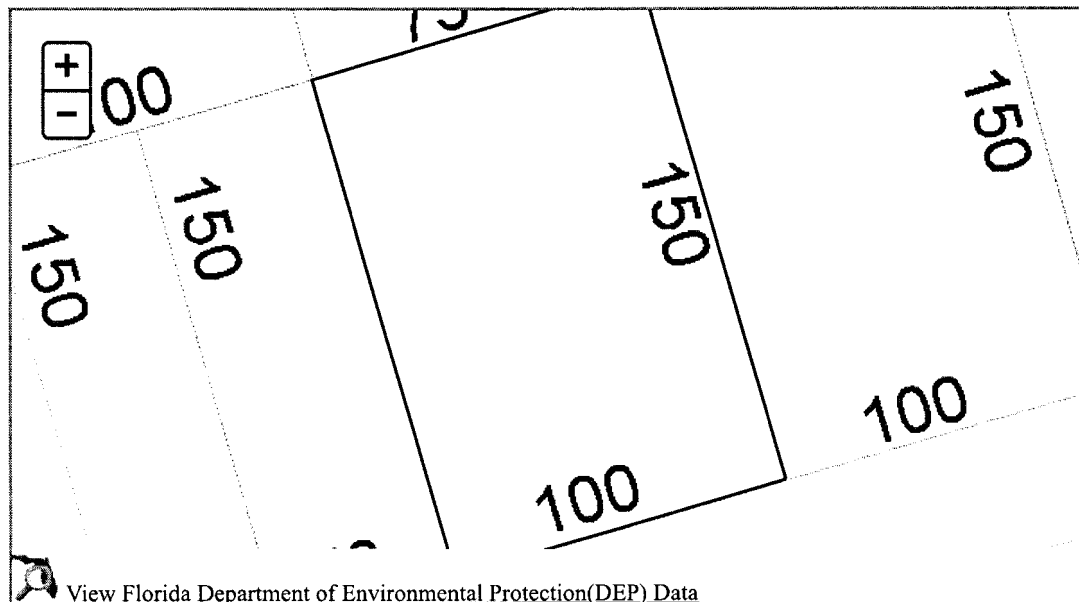
Approx.  
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Evacuation  
& Flood  
Information

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Buildings

Images



2/28/2018 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:05/07/2024 (tc.8566)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01726**, issued the **1st** day of **June, A.D., 2022** 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:

**LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042632000 (0725-41)**

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

**LANDRA LLC**

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** Wednesday in the month of July, which is the **2nd day of July 2025**.

Dated this 3rd day of July 2024.

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



**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 #: 04-2632-000 CERTIFICATE #: 2022-1726

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: March 17, 2005 to and including March 17, 2025 Abstractor: K. GERARD

BY

Michael A. Campbell,  
As President  
Dated: March 20, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 20, 2025

Tax Account #: **04-2632-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LANDRA LLC**

**By Virtue of Warranty Deed recorded 8/2/2018 in OR 7942/1813**

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. Lien in favor of City of Pensacola recorded 10/5/2021 OR 8632/1495**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 04-2632-000**

**Assessed Value: \$13,310.00**

**Exemptions: NONE**

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.



**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:** JUL 2, 2025  
**TAX ACCOUNT #:** 04-2632-000  
**CERTIFICATE #:** 2022-1726

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**LANDRA, LLC**  
**107 S. BAYLEN STREET**  
**PENSACOLA, FL 32502**

**LANDRA, LLC**  
**CHRISTOPHER P. JANES**  
**MARY LOU JERNIGAN**  
**751 PENSACOLA BEACH BLVD TR 2**  
**GULF BREEZE. FL 32561**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of March 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

# **PROPERTY INFORMATION REPORT**

**March 20, 2025**

**Tax Account #:04-2632-000**

## **LEGAL DESCRIPTION EXHIBIT "A"**

**LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC  
46/47 T 1S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-2632-000(0725-41)**

Recorded in Public Records 8/2/2018 1:28 PM OR Book 7942 Page 1813,  
Instrument #2018060698, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$115.50

**PREPARED BY:**  
**Partnership Title Company, LLC**  
1015 N. 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
\$16,500.00

## **WARRANTY DEED**

**TAX ID # 46-1S-30-2001-015-027**

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS: That **TONY THOMAS**, Grantor\*, whose address is: 120 Meandering Way, Weatherford, TX 76086, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: **LANDRA, LLC, a Florida Limited Liability Company**, Grantee\*, whose address is: 107 S. Baylen Street, Pensacola, FL 32502, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of **ESCAMBIA**, State of Florida, to wit:

Lot 15 and 16, Block 27, Brentwood Park, according to the map or plat thereof, as recorded in Plat Book 1, Page 11, of the Public Records of Escambia County, Florida.

**THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR AS PROVIDED BY THE FLORIDA CONSTITUTION.**

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 31 day of August, 2018.

Signed, sealed and delivered  
in the presence of:

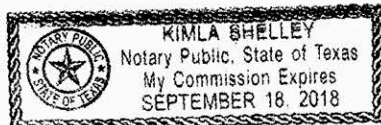
X Juanita Acosta  
Witness  
Y Juanita Acosta  
Witness Print Name

X Carrie Rucker  
Witness  
Y Carrie Rucker  
Witness Print Name

X Tony Thomas  
TONY THOMAS

STATE OF TEXAS  
COUNTY OF Parker

THE FOREGOING INSTRUMENT was acknowledged before me on this 31 day of August, 2018, by Tony Thomas, who is personally known to me or who has produced as identification, and who did take an oath.



X Kimla Shelley  
NOTARY PUBLIC  
My commission expires: 9-18-18

BK: 7942 PG: 1814 Last Page

## Residential Sales Abutting Roadway Maintenance Disclosure

File No. 18FL-7503

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Quina Way  
Legal Address of Property: 222 Quina Way, Pensacola, FL 32505

The County ( XX ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):

X Tony Thomas  
TONY THOMAS

X Juanita Acosta  
X Witness Name: Juanita Acosta

X Carrie Rucker  
Y Witness Name: Carrie Rucker

As to Buyer(s):

LANDRA, LLC, a Florida Limited  
Liability Company

X BY: Christopher P. Janes  
CHRISTOPHER P. JAMES  
Its Manager

X Rachael Lott  
X Witness Name: Rachael Lott

X Melissa J. Mann  
X Witness Name: Melissa J. Mann

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

LANDRA, LLC

### Filing Information

<b>Document Number</b>	L07000074836
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	07/19/2007
<b>Effective Date</b>	07/20/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	02/08/2023

### Principal Address

751 Pensacola Beach Blvd  
TR 2  
Gulf Breeze, FL 32561

Changed: 02/08/2023

### Mailing Address

751 Pensacola Beach Blvd  
TR 2  
Gulf Breeze, FL 32561

Changed: 02/08/2023

### Registered Agent Name & Address

JANES, CHRISTOPHER P.  
751 Pensacola Beach Blvd  
TR 2  
Gulf Breeze, FL 32561

Name Changed: 06/05/2017

Address Changed: 02/08/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JANES, CHRISTOPHER P  
751 Pensacola Beach Blvd  
TR 2  
Gulf Breeze, FL 32561

Title President

Jernigan, Mary Lou  
751 Pensacola Beach Blvd  
TR 2  
Gulf Breeze, FL 32561

Annual Reports

Report Year	Filed Date
2022	02/08/2023
2023	02/08/2023
2024	02/07/2024

Document Images

<a href="#">02/07/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2023 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/13/2020 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/26/2019 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/28/2017 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">06/05/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/07/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/19/2007 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Recorded in Public Records 10/5/2021 2:40 PM OR Book 8632 Page 1495,  
Instrument #2021109307, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Amy Lovoy  
Finance Director  
City of Pensacola, Florida

### **LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

LANDRA LLC  
2014 W Gregory St

E 81 FT OF LTS 12 TO 15 & E 21 FT OF LT 18 & ALL LTS 19 THRU 23 & ALL LTS 26 & 27 & W 22 FT OF LT 24 & W 22 FT OF LTS 28 & 29 BLK 37  
MAXENT TRACT  
Parcel Identification Number 000S009080012037  
Real Estate Account Number 152687000

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 16th day of June 2021. Said lien shall be equal in dignity to all  
other special assessments for benefits against property within the City.

DATED this 17th day of September, 2021

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
KEITH WILKINS  
CITY ADMINISTRATOR

ATTEST

  
CITY CLERK  
(SEAL)

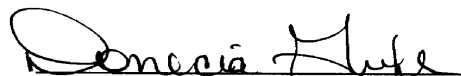
STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of September, 2021, by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation who is personally known to me.



DONECIA GRIFFIN  
Notary Public  
State of Florida  
Comm# HH099471  
Expires 3/6/2025

  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

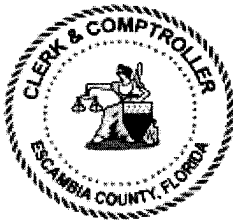
CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01726 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 15, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LANDRA LLC 751 PENSACOLA BEACH BLVD TR2 PENSACOLA, FL 32561	LANDRA,LLC 107 S. BAYLEN STREET PENSACOLA, FL 32502
CHRISTOPHER P. JANES 751 PENSACOLA BEACH BLVD TR 2 GULF BREEZE. FL 32561	MARY LOU JERNIGAN 751 PENSACOLA BEACH BLVD TR 2 GULF BREEZE. FL 32561
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 15th day of May 2025.



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 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01726, issued the 1st day of June, A.D., 2022 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:

LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042632000 (0725-41)

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

LANDRA LLC

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** Wednesday in the month of July, which is the **2nd day of July 2025**.

Dated this 16th day of May 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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**Post Property:**

**222 QUINA WAY 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**LANDRA LLC**  
**751 PENSACOLA BEACH BLVD TR2**  
**PENSACOLA, FL 32561**

**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  
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**

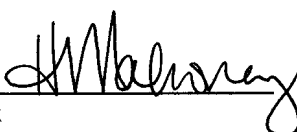
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 042632000 Certificate Number: 001726 of 2022**

**Payor: LANDRA LLC 751 PENSACOLA BEACH BLVD TR2 GULF BREEZE, FL 32561      Date  
5/27/2025**

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$1,041.93
		Postage	\$41.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,658.53

**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  
 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 # 2022 TD 001726**

**Redeemed Date 5/27/2025**

**Name LANDRA LLC 751 PENSACOLA BEACH BLVD TR2 GULF BREEZE, FL 32561**

Clerk's Total = TAXDEED	\$558.60
Due Tax Collector = TAXDEED	\$1,041.93
Postage = TD2	\$41.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 042632000 Certificate Number: 001726 of 2022**

Redemption ☐ Yes ☒ No    Application Date     Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="5/27/2025"/>
Months	15	13
Tax Collector	<input type="text" value="\$845.45"/>	<input type="text" value="\$845.45"/>
Tax Collector Interest	\$190.23	\$164.86
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,041.93	\$1,016.56

TC

Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$102.60	\$88.92
Total Clerk	\$558.60	\$544.92

-CH

Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$41.00"/>	<input type="text" value="\$41.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,658.53	\$1,619.48

Repayment Overpayment Refund  
 Amount \$39.05

0725-41

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO25CIV017653NON

**Agency Number:** 25-006490

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01726 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LANDRA LLC

**Defendant:**

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

Received this Writ on 5/23/2025 at 8:48 AM and served same at 8:10 AM on 5/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



R. REIN, 0527

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01726, issued the 1st day of June, A.D., 2022 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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Dated this 16th day of May 2025.

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.

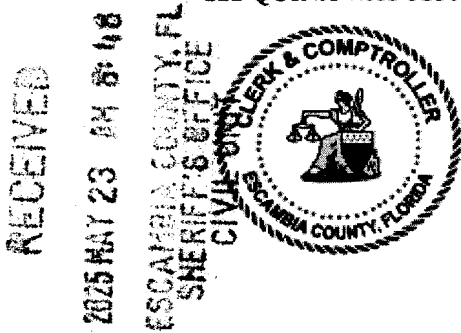
Post Property:

222 QUINA WAY 32505

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO25CIV017564NON

**Agency Number:** 25-006416

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01726 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LANDRA LLC

**Defendant:**

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

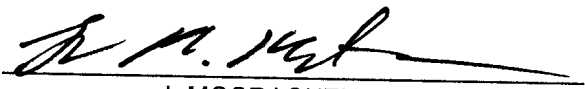
Non-Executed

Received this Writ on 5/23/2025 at 8:54 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LANDRA LLC , Writ was returned to court UNEXECUTED on 6/6/2025 for the following reason:

MADE MULTIPLE ATTEMPTS TO SERVE SUBJECT AT 751 PENSACOLA BEACH BLVD TR2; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

 229

L MCCRACKEN - DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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**751 PENSACOLA BEACH BLVD TR2**  
**PENSACOLA, FL 32561**

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



By:  
Emily Hogg  
Deputy Clerk



RECEIVED

2025 MAY 23 11 05 AM

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

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**PENSACOLA, FL 32561**

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



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Emily Hogg  
Deputy Clerk

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LANDRA LLC [0725-41]  
751 PENSACOLA BEACH BLVD TR2  
PENSACOLA, FL 32561

9171 9690 0935 0127 2392 05

LANDRA, LLC [0725-41]  
107 S. BAYLEN STREET  
PENSACOLA, FL 32502

9171 9690 0935 0127 2391 99

CHRISTOPHER P. JANES [0725-41]  
751 PENSACOLA BEACH BLVD TR 2  
GULF BREEZE, FL 32561

9171 9690 0935 0127 2391 82

MARY LOU JERNIGAN [0725-41]  
751 PENSACOLA BEACH BLVD TR 2  
GULF BREEZE, FL 32561

9171 9690 0935 0127 2391 75

CITY OF PENSACOLA [0725-41]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

9171 9690 0935 0127 2391 68

CERTIFIED MAIL™

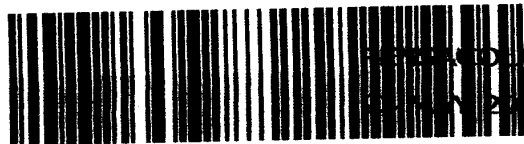
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2391 99

PENSACOLA FL 32502

JUN 22 2025AM 11:11



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/22/2025 ZIP 32502  
043M31219251

US POSTAGE



UNCL

NIXIE

326 DE 1

0006/21/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-05727-23-15

32502583335  
32502-580907

CLERK OF THE CIRCUIT COURT & COMPTROLLER  
OFFICIAL RECORDS  
JUN 25 10 30  
PENSACOLA, FL  
PENSACOLA COUNTY, FL

LANDRA, LLC [0725-41]  
107 S. BAYLEN STREET  
PENSACOLA, FL 32502



# 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

SALE DATE – 07-02-2025 – TAX CERTIFICATE #'S 01726

in the

CIRCUIT

Court

was published in said newspaper in the issues of

MAY 29 & JUNE 5, 12, 19, 2025

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 and Santa Rosa Counties, 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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.06.19 10:57:58 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of JUNE  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.06.19 11:00:43 -05'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

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### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01726, issued the 1st day of June, A.D., 2022 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:

LTS 15 16 BLK 27 BRENTWOOD PK S/D PB 1 P 11 OR 7942 P 1813 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042632000 (0725-41)

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

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 Wednesday in the month of July, which is the 2nd day of July 2025.

Dated this 22nd day of May 2025.

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-05-29-06-05-12-19-2025