



# 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

0325.21

## 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	LUTHERN JOYCE VANHOOSSEN DAVID EST OF C/O DAVID R VANHOOSSEN 4908 ARPAD AVE MILTON, FL 32583 10425 CEDAR CREEK DR 09-4679-320 BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 (Full legal attached.)	Certificate #	2022 / 4535
		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)
# 2022/4535	06/01/2022	262.29	13.11	275.40
→Part 2: Total*				275.40

## 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)
# 2023/4654	06/01/2023	409.22	6.25	67.52	482.99
Part 3: Total*					482.99

## 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)	758.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	276.65
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)	1,410.04

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, Tax Collector or Designee

Escambia, Florida

Date April 29th, 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>08/06/2025</u> <b>3/5/2025</b> 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.

BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400805

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
09-4679-320	2022/4535	06-01-2022	BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

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

[Real Estate Search](#)


[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	2925312103000010	Year	Land	Imprv	Total	Cap Val
Account:	094679320	2023	\$10,800	\$0	\$10,800	\$10,800
Owners:	LUTHERN JOYCE VANHOSEN DAVID EST OF	2022	\$10,800	\$4,471	\$15,271	\$15,271
Mail:	C/O DAVID R VANHOSEN 4908 ARPAD AVE MILTON, FL 32583	2021	\$9,120	\$3,633	\$12,753	\$12,475
Situs:	10425 CEDAR CREEK DR 32506	Disclaimer				
Use Code:	VACANT RESIDENTIAL 	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions			
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None			
05/2006	5923	1	\$100	QC		<b>Legal Description</b> BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16... 			
04/1999	4396	1511	\$100	WD					
04/1995	3767	913	\$100	QC					
07/1994	3627	184	\$4,100	WD					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>			
						None			

Parcel Information		<a href="#">Launch Interactive Map</a>	
<b>Section Map Id:</b> 29-2S-31-1			
<b>Approx. Acreage:</b> 0.2375			
<b>Zoned:</b>			
LDR			
LDR			
LDR			
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LDR			
LDR			
LDR			
LDR			
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>			

LDR  
LDR  
LDR  
LDR

**Evacuation  
& Flood  
Information**

[Open  
Report](#)

Buildings

Images



9/29/2022 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.7205)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04535**, 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:

**BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094679320 (0325-21)**

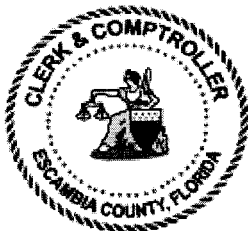
The assessment of the said property under the said certificate issued was in the name of

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th day of March 2025**.

Dated this 13th day of May 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 #: 09-4679-320 CERTIFICATE #: 2022-4535

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 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024

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

November 22, 2024

Tax Account #: **09-4679-320**

1. The Grantee(s) of the last deed(s) of record is/are: **JOYCE LUTHERN AND DAVID VAN HOSEN**

**By Virtue of Warranty Deed recorded 4/15/1999 in OR 4396/1511 and Quit Claim Deed recorded 6/7/2006 - OR 5293/1**

**ABSTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH OF DAVID VAN HOSEN - HE AND TERRY L. MCKIBBAN HELD TITLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED IN OR 4396/1511. WE HAVE INCLUDED HIM FOR NOTICE AS NO PROOF OF DEATH IS RECORDED.**

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. **Code Enforcement Order recorded 8/21/2018 – OR 7952/1979 together with Cost Order recorded 2/5/2019 – OR 8041/673**
  - b. **Code Enforcement Order recorded 10/11/2019 – OR 8180/1163 together with Cost Order recorded 9/21/2022 – OR 8862/1150**

4. Taxes:

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

**Tax Account #: 09-4679-320**

**Assessed Value: \$10,800.00**

**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:** MAR 5, 2025

**TAX ACCOUNT #:** 09-4679-320

**CERTIFICATE #:** 2022-4535

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**JOYCE LUTHERN**  
**DAVID VAN HOOSSEN AND**  
**ESTATE OF DAVID VAN HOOSSEN**  
**4908 ARPAD AVE**  
**MILTON, FL 32583**

**JOYCE LUTHERN**  
**816 NANTES WAY**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 2024.

**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**

**November 22, 2024**

**Tax Account #:09-4679-320**

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

**BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277  
70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57  
FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44  
MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627  
P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4679-320(0325-21)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

13+2  
70

OR BK 4396 PG1511  
Escambia County, Florida  
INSTRUMENT 99-598814

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
04/15/99 ERNIE LEE MAGNUS CLERK  
By: Sallye Arnold

STATE OF FLORIDA

WARRANTY DEED

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 8<sup>th</sup> day of April, 1999, BETWEEN TERRY L. McKIBBAN, whose address is 4908 Arpad Avenue, Milton, Florida 32583, a single woman, grantor, and TERRY L. McKIBBAN and DAVID VAN HOOSSEN, as Joint Tenants with Rights of Survivorship, whose post office address is 4908 Arpad Avenue, Milton, Florida 32583, and whose social security numbers are [REDACTED] and [REDACTED], respectively, grantees,

WITNESSETH that said grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' successors and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

**See Attached Exhibit "A"**

Subject to taxes for the current year and to valid easements, mineral reservations and restrictions of record effecting the above property, if any.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 8<sup>th</sup> day of April, 1999.

✓ This instrument was prepared by:  
James L. Chase of  
Chase, Quinnell & McIver, P.A.  
101 E. Government  
Pensacola, FL 32501

Signed, sealed and delivered in  
the presence of:

[Signature]  
WITNESS

[Signature]  
TERRY L. McKIBBAN

[Signature]  
CHRISTINE L. BOYKIN, Witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

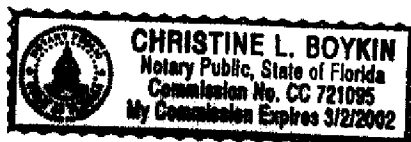
The foregoing instrument was sworn to and subscribed before me on this 8th  
day of April, 1999, by TERRY L. McKIBBAN, who personally appeared before me.

[Signature]  
NOTARY PUBLIC

CHRISTINE L. BOYKIN  
(typed or printed name)

My Commission Expires: 3/2/2002

My Commission No.: CC 721095



[XX] Personally known  
This instrument was prepared by:

JAMES L. CHASE, Of  
Chase, Quinell & McIver, P.A.  
101 East Government Street  
Pensacola, Florida 3250  
(850) 434-3601  
Florida Bar No. 304514

**Parcel 1 (619 ½ North 70th Avenue, Pensacola, Florida)**

Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence East along the South line of said Lot 5 for 893.33 feet to a point that is 231.00 feet East of the Southwest corner of the East one-half of the South one-half of said Lot 5; thence North deflecting 89°44'43" left for 360.00 feet; thence West deflecting 89°44'43" left for 108.00 feet to the Point of Beginning; thence continue West along an extension of the line last described for 58.00 feet; thence North deflecting 89°44'43" right for 111.00 feet; thence West deflecting 89°44'43" left for 57.00 feet; thence South deflecting 90°15'17" left for 189.00 feet; thence East deflecting 89°44'43" left for 115.00 feet; thence North deflecting 90°15'17" left for 78.00 feet to the Point of Beginning. Containing 0.35 acres more or less.

Parcel ID No. 11-2S-31-5409-000-001  
FMV \$4,300

**Parcel 2 (10425 Cedar Creek Drive, Pensacola, Florida)**

Parcel 10, Cedar Creek an unrecorded subdivision more particularly described as: Commence at the Northwest 1/4 of Section 29, Township 2 South, Range 31 West, Escambia County, Florida, thence South 00°34'00" East along the East line of said Northwest 1/4 of 29 for 1277.70 feet; thence South 64°16'00" West for 970.10 feet to the Point of Beginning; thence continue South 64°16'00" West for 57.00 feet; thence North 28°05'00" West for 181.65 feet; thence North 64°16'00" East for 64.54 feet; thence South 25°44'00" East for 181.50 feet to the Point of Beginning.

Parcel ID No. 29-2S-31-2103-000-010  
FMV \$4,300.00

RCD Apr 15, 1999 11:14 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-598814

STATE OF FLORIDA

**QUIT CLAIM DEED**

COUNTY OF ESCAMBIA

**KNOW ALL MEN BY THESE PRESENTS:** That **TERRY L. MCKIBBAN**, Grantor, a married woman, 4908 Arpad Avenue, Milton, Florida 32583, whose social security number is: [REDACTED] and for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, remise, and quitclaim unto **JOYCE LUTHERN**, a married woman, 816 Nantes Way, Pensacola, Florida 32505, whose social security number is: [REDACTED] her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Parcel Identification Number is 29-2S-31-2103-000-010  
Recorded in Escambia County; Book 3627; Pages 0185

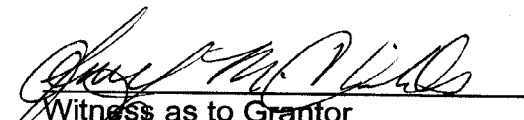
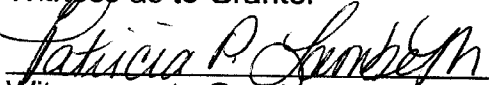
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF**

**THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this 11<sup>th</sup> day of May, 2006.

Signed, sealed and delivered in  
the presence of:

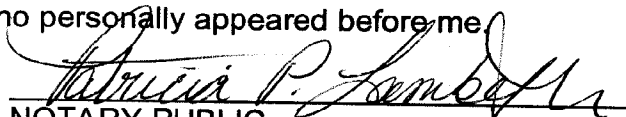
  
Witness as to Grantor  
  
Witness as to Grantor

  
TERRY L. MCKIBBAN (grantor)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of

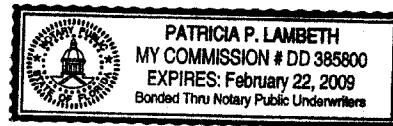
May, 2006, by Terry L. McKibban, who personally appeared before me

  
NOTARY PUBLIC

☒ Personally known; or ☐ Produced identification

Type of identification produced: \_\_\_\_\_

Prepared by:  
TERRY L. MCKIBBAN  
4908 Arpad Avenue  
Milton, FL 32583  
850-994-8880



# Exhibit "A"

Parcel 10, Cedar Creek an unrecorded subdivision more particularly described as: Commence at the Northwest 1/4 of section 29, Township 2 South, Range 31 West, Escambia County, Florida, thence S 00° 34'00" East along the East line of said Northwest 1/4 of 29 for 1277.70 feet; thence S 64°16'00" W for 970.10 feet to the Point of Beginning; thence continue S 64°16'00"

W for 57.00 feet; thence N 28°05'00" W for 181.65 feet; thence N 64°16'00" E for 64.54 feet; thence S 25°44'00" E for 181.50 feet to the Point of Beginning.

RECORDED AS RECEIVED



Recorded in Public Records 8/21/2018 8:25 AM OR Book 7952 Page 1740,  
Instrument #2018066026, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE1802457N  
LOCATION: 10425 CEDAR CREEK DR  
PR#: 292S312103000010

VS.

VANHOSEN DAVID LUTHERN  
JOYCE  
10425 CEDAR CREEK DR  
PENSACOLA, FL 32506

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent or representative, thereof, Barbara Little  
as well as evidence submitted and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinance(s) has occurred and continues.

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described
- ☐ 42-196 (d) Overgrowth

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)  
☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☒ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non-permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
- ☐ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until September 13 2018 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☒ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10.00 per day, commencing Sept 14, 2018. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 235 are awarded in favor of Escambia County as the prevailing party against VANHOUSEN DAVID LUTHERN JOYCE.

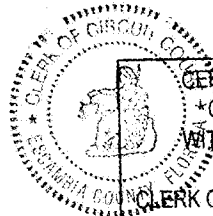
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09 (1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 14th day of August, 2018.

  
John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE  
\* ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: Hilmy Lopez D.C.  
DATE: 08-21-2018

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE1802457N  
Location: 10425 CEDAR CREEK DR  
PR #: 292S312103000010

LUTHERN JOYCE,  
VANHOSEN DAVID  
10425 CEDAR CREEK DR  
PENSACOLA, FL 32506

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of 8/14/2018 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances:

- Sec 94-51 Right of Way
- Sec. 42-196(a) Nuisance - (A) Nuisance
- Sec. 42-196(b) Nuisance - (B) Trash and Debris

Escambia County made certain Repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/14/2018.

Itemized Cost

Daily Fines	\$0.00	\$10.00 Per Day From: <u>9/14/2018</u> To: <u>8/14/2018</u>
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	

Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on January 29 2019.

  
John B. Prawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 10/11/2019 12:22 PM OR Book 8180 Page 1079,  
Instrument #2019089706, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE19073565N  
LOCATION: 10425 CEDAR CREEK DR  
PR#: 292S312103000010**

**VS.**

**LUTHERN JOYCE, VANHOUSEN  
DAVID &  
10425 CEDAR CREEK DR  
PENSACOLA, FL 32506**

**RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent or representative, thereof, NO ONE,  
as well as evidence submitted and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinance(s) has occurred and continues.

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described

- 
- 
- ☒ 42-196 (d) Overgrowth

☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)  
☐ (q) ☐ (r) ☐ (s) ☒ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Chapter 3 Commercial in residential and non-permitted use

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☐ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 11-7 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

☐



- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20<sup>00</sup> per day, commencing 11-8, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235<sup>00</sup> are awarded in favor of Escambia County as the prevailing party against LUTHERN JOYCE, VANHOSEN DAVID &

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

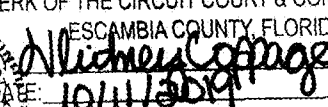
**You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.**

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 8th day of October, 2019.

  
\_\_\_\_\_  
Gregory Farral  
Special Magistrate  
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
DATE: 10/11/2019  D.C.

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

LUTHERN JOYCE,  
VANHOUSEN DAVID &  
10425 CEDAR CREEK DR  
PENSACOLA, FL 32506

Case No: CE18073565N  
Location: 10425 CEDAR CREEK DR  
PR #: 282S312103000010

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/8/2019.

Itemized Cost	
Daily fines	\$19,280.00 \$20.00 Per Day From: <u>11/08/2019</u> To: <u>06/29/2022</u>
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$14,800.00
Administrative Costs	\$0.00
Payments	\$0.00
<b>Total: \$34,315.00</b>	

DONE AND ORDERED at Escambia County, Florida on

*Sept 20 2022*

Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAJFDDH-BDIDDC-I Page 1 of 1



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04535 of 2022


I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOYCE LUTHERN C/O DAVID R VANHOUSEN 4908 ARPAD AVE MILTON, FL 32583	EST OF DAVID VANHOUSEN C/O DAVID R VANHOUSEN 4908 ARPAD AVE MILTON, FL 32583
JOYCE LUTHERN 816 NANTES WAY PENSACOLA, FL 32505	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 16th day of January 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 March 5, 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. 04535, 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:

BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094679320 (0325-21)

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

JOYCE LUTHERN and EST OF DAVID VANHOSEN

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 March, which is the **5th day of March 2025**.

Dated this 17th day of January 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.

## 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 March 5, 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. 04535**, 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:

**BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094679320 (0325-21)**

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

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 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:

**10425 CEDAR CREEK DR 32506**



**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.

## 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 March 5, 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. 04535**, 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:

**BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094679320 (0325-21)**

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

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th** day of **March 2025**.

Dated this 16th day of January 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.

### Personal Services:

**JOYCE LUTHERN**  
**C/O DAVID R VANHOSEN**  
**4908 ARPAD AVE**  
**MILTON, FL 32583**

**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.



## 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 March 5, 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. 04535**, 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:

BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094679320 (0325-21)

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

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th** day of March 2025.

Dated this 16th day of January 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.

### Personal Services:

**EST OF DAVID VANHOSEN**  
C/O DAVID R VANHOSEN  
4908 ARPAD AVE  
MILTON, FL 32583

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.

JOYCE LUTHERN [0325-21]  
C/O DAVID R VANHOUSEN  
4908 ARPAD AVE  
MILTON, FL 32583

9171 9690 0935 0128 1060 94

DELIVERED 1/29/25

EST OF DAVID VANHOUSEN [0325-21]  
C/O DAVID R VANHOUSEN  
4908 ARPAD AVE  
MILTON, FL 32583

9171 9690 0935 0128 1061 00

DELIVERED 1/29/25

JOYCE LUTHERN [0325-21]  
816 NANTES WAY  
PENSACOLA, FL 32505

9171 9690 0935 0128 1061 17

DELIVERED 1/31/25

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0325-21]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 1061 24

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [0325-21]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0128 0599 94

Don't act ✓

**Status History ?**

**Tracking Number Information**

<b>Meter:</b>	31219251	<b>Mailing Date:</b>	01/27/25 01:34 PM
<b>Tracking Number:</b>	9171969009350128106094	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32583
<b>Service:</b>	ERR	<b>City:</b>	MILTON
<b>Value</b>	\$0.690	<b>State:</b>	FL

Proof of Delivery

**4908 ARPAD ST, MILTON, FL  
32583**

**Status Details**

▼ Status Date

Status

Wed, 01/29/25, 05:22:00 PM  
Wed, 01/29/25, 02:38:00 AM  
Wed, 01/29/25, 12:57:00 AM

OK : Delivered  
Processed (processing scan)  
Processed (processing scan)

[Home](#) > [Tracking](#) > Status History

### Status History ?

#### Tracking Number Information

Meter:	31219251	Mailing Date:	01/27/25 01:34 PM
Tracking Number:	9171969009350128106100	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32583
Service:	ERR	City:	MILTON
Value	\$0.690	State:	FL

[Proof of Deli](#)

**4908 ARPAD ST, MILTON, FL  
32583**

#### Status Details

##### ▼ Status Date

##### Status

Wed, 01/29/25, 05:22:00 PM

OK : Delivered

Wed, 01/29/25, 02:38:00 AM

Processed (processing scan)

Wed, 01/29/25, 12:57:00 AM

Processed (processing scan)

[Home](#) > [Tracking](#) > Status History

## Status History ?

## Tracking Number Information

Meter:	31219251	Mailing Date:	01/27/25 02:28 PM
Tracking Number:	9171969009350128106117	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32505
Service:	ERR	City:	PENSACOLA
Value	\$0.690	State:	FL

[Proof of Delivery](#)

*Joanne  
Luther*

816 NANTES WAY,  
PENSACOLA, FL 32505

✓  
ADDRESS  
FOR JOYCE  
ON DEED  
5923/1

## Status Details

## ▼ Status Date

## Status

Fri, 01/31/25, 12:27:00 PM

OK : Delivered

Fri, 01/31/25, 02:49:00 AM

Processed (processing scan)

Thu, 01/30/25, 11:13:00 PM

Processed (processing scan)



SANTA ROSA COUNTY SHERIFF'S OFFICE  
SANTA ROSA COUNTY, FLORIDA



**NON ENFORCEABLE RETURN OF SERVICE**

---

Sheriff Number: 25000531  
Court: ESCAMBIA COUNTY  
County: ESCAMBIA  
Case Number: 04535

Attorney/Agent:  
ESCAMBIA CO CLERK OF COURT TAX DEED  
P O BOX 333  
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURTS ESCAMBIA COUNTY  
Defendant: JOYCE LUTHERN AND EST OF DAVID VANHOSEN

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

**Posted**

Received this writ on 1/29/2025 at 1:40 PM to be served to EST OF DAVID VANHOSEN and executed the same in Santa Rosa County, Florida, by posting a true copy of this writ on the main entrance of 4908 ARPAD AVE MILTON, FL 32583 .

Notice Posted on 1/31/2025 at 11:44 AM

NOH POSTED ON FRONT DOOR - R.GUNTER.

Robert "Bob" Johnson, Sheriff  
Santa Rosa

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

Regen Gunter

Service (\$40.00)

Printed By: Virginia Roberson



SANTA ROSA COUNTY SHERIFF'S OFFICE  
SANTA ROSA COUNTY, FLORIDA



NON ENFORCEABLE RETURN OF SERVICE

Sheriff Number: 25000531  
Court: ESCAMBIA COUNTY  
County: ESCAMBIA  
Case Number: 04535

Attorney/Agent:  
ESCAMBIA CO CLERK OF COURT TAX DEED  
P O BOX 333  
PENSACOLA, FL 32591-0333

2025 FEB 10 AM 11:37  
ESCAMBIA COUNTY, FL

Plaintiff: PAM CHILDERS CLERK OF COURTS ESCAMBIA COUNTY  
Defendant: JOYCE LUTHERN AND EST OF DAVID VANHOSEN

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

**Posted**

Received this writ on 1/29/2025 at 1:40 PM to be served to JOYCE LUTHERN and executed the same in Santa Rosa County, Florida, by posting a true copy of this writ on the main entrance of 4908 ARPAD AVE MILTON, FL 32583 .

Notice Posted on 1/31/2025 at 11:44 AM

NOH POSTED ON FRONT DOOR - R.GUNTER.

Robert "Bob" Johnson, Sheriff  
Santa Rosa

By:

Regen Gunter

Service (\$40.00)

Printed By: Virginia Roberson

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0325.21

**Document Number:** ECSO25CIV002492NON

**Agency Number:** 25-003051

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04535 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE JOYCE LUTHERN AND EST OF DAVID VANHOSEN

**Defendant:**

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

Received this Writ on 1/28/2025 at 9:02 AM and served same at 10:05 AM on 1/30/2025 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: \_\_\_\_\_

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS



## 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 March 5, 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. 04535**, 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:

**BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094679320 (0325-21)**

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

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 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:

10425 CEDAR CREEK DR 32506



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.

RECEIVED  
JAN 28 AM 9:02  
ESCAMBIA COUNTY FL  
CLERK'S OFFICE  
CIVIL UNIT



SANTA ROSA COUNTY SHERIFF'S OFFICE  
SANTA ROSA COUNTY, FLORIDA



**NON ENFORCEABLE RETURN OF SERVICE**

Sheriff Number: 25000531  
Court: ESCAMBIA COUNTY  
County: ESCAMBIA  
Case Number: 04535

Attorney/Agent:  
ESCAMBIA CO CLERK OF COURT TAX DEED  
P O BOX 333  
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURTS ESCAMBIA COUNTY  
Defendant: JOYCE LUTHERN AND EST OF DAVID VANHOSEN

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

**Posted**

Received this writ on 1/29/2025 at 1:40 PM to be served to JOYCE LUTHERN and executed the same in Santa Rosa County, Florida, by posting a true copy of this writ on the main entrance of 4908 ARPAD AVE MILTON, FL 32583 .

Notice Posted on 1/31/2025 at 11:44 AM

NOH POSTED ON FRONT DOOR - R.GUNTER.

Robert "Bob" Johnson, Sheriff  
Santa Rosa

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

Regen Gunter

Service (\$40.00)

2025 FEB 14 A 10:57  
ESCAMBIA COUNTY, FL

Printed By: Virginia Roberson

## Santa Rosa County Sheriff's Office

5755 East Milton Rd

Milton, FL 32583

Phone: 850-983-1281 Fax: 850-981-2120



### Payment Receipt

**Payment made by:** ESCAMBIA CO CLERK OF COURT TAX DEED  
P O BOX 333  
PENSACOLA FL 32591-0333

**Payment Date:** 1/29/2025  
**Payment Type:** Business Check  
**Reference #:** 900038201  
**Receipt Number:** 192  
**Payment Amount:** 80.00

Sheriff #	Docket #	Title	Amount
25000531	04535	PAM CHILDERS CLERK OF COURTS ESCAMBIA COUNTY vs. JOYCE LUTHERN AND EST OF DAVID VANHOUSEN	80.00

## 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 March 5, 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. 04535**, 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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**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094679320 (0325-21)**

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

**JOYCE LUTHERN and EST OF DAVID VANHOSEN**

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 March, which is the **5th** day of **March 2025**.

Dated this 16th day of January 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 provisions 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:

**JOYCE LUTHERN**  
**C/O DAVID R VANHOSEN**  
**4908 ARPAD AVE**  
**MILTON, FL 32583**

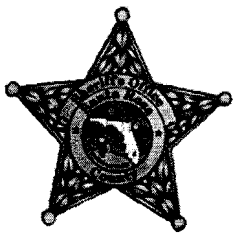
**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**



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.

005 JAN 29 PM 1:40



SANTA ROSA COUNTY SHERIFF'S OFFICE  
SANTA ROSA COUNTY, FLORIDA



NON ENFORCEABLE RETURN OF SERVICE

Sheriff Number: 25000531  
Court: ESCAMBIA COUNTY  
County: ESCAMBIA  
Case Number: 04535

Attorney/Agent:  
ESCAMBIA CO CLERK OF COURT TAX DEED  
P O BOX 333  
PENSACOLA, FL 32591-0333

PAM CHILDERS  
CLERK OF COURTS  
FILED  
2025 MAR -4 A 11:36  
ESCAMBIA COUNTY, FL

Plaintiff: PAM CHILDERS CLERK OF COURTS ESCAMBIA COUNTY  
Defendant: JOYCE LUTHERN AND EST OF DAVID VANHOSEN

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

Posted

Received this writ on 1/29/2025 at 1:40 PM to be served to JOYCE LUTHERN and executed the same in Santa Rosa County, Florida, by posting a true copy of this writ on the main entrance of 4908 ARPAD AVE MILTON, FL 32583 .

Notice Posted on 1/31/2025 at 11:44 AM

NOH POSTED ON FRONT DOOR - R.GUNTER.

Robert "Bob" Johnson, Sheriff  
Santa Rosa

By:

Regen Gunter

Service (\$40.00)

Printed By: Virginia Roberson



# 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

DATE – 03-05-2025 – TAX CERTIFICATE #04535

in the CIRCUIT Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 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: 2025.02.20 10:06:36 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 20TH day of FEBRUARY  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.02.20 10:16:28 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



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

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04535, 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:

BEG AT NE COR OF NW 1/4 OF SEC 5 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1 SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094679320  
(0325-21)

The assessment of the said property under the said certificate issued was in the name of JOYCE LUTHERN and EST OF DAVID VANHOSEN

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 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-01-30-02-06-13-20-2025



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

## 2024

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4679-320	06		292S312103000010

PROPERTY ADDRESS:  
10425 CEDAR CREEK DR

EXEMPTIONS:

LUTHERN JOYCE  
VANHOSEN DAVID EST OF  
C/O DAVID R VANHOSEN  
4908 ARPAD AVE  
MILTON, FL 32583

PRIOR YEAR(S) TAXES OUTSTANDING

22/4535

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	10,800	0	10,800	71.46	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	10,800	0	10,800	18.92	
BY STATE LAW	3.0950	10,800	0	10,800	33.43	
WATER MANAGEMENT	0.0218	10,800	0	10,800	0.24	
SHERIFF	0.6850	10,800	0	10,800	7.40	
M.S.T.U. LIBRARY	0.3590	10,800	0	10,800	3.88	
ESCAMBIA CHILDRENS TRUST	0.4043	10,800	0	10,800	4.37	

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$139.70

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF NW 1/4 OF SEC 5 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
	NON-AD VALOREM ASSESSMENTS		\$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$154.73

If Paid By Please Pay	Feb 28, 2025 \$153.18	Mar 31, 2025 \$154.73			
--------------------------	--------------------------	--------------------------	--	--	--

RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

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

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 28, 2025 153.18
AMOUNT IF PAID BY	Mar 31, 2025 154.73
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

09-4679-320

PROPERTY ADDRESS

10425 CEDAR CREEK DR

LUTHERN JOYCE  
VANHOSEN DAVID EST OF  
C/O DAVID R VANHOSEN  
4908 ARPAD AVE  
MILTON, FL 32583

# DEFAULT BIDDER WORKSHEET

**ORIGINAL SALE DATE:** 3/5/2025 **CASE#:** 2022 TD 004535

FILE # 0325-21  
 ACCOUNT # 09-4679-320  
 OWNER OF RECORD: Joyce Luthern, Est of David Vanhoosen  
 PROPERTY ADDRESS: 10425 Cedar Creek Dr 32506  
 FORFEITED DEPOSIT AMOUNT: \$ 355.00 Bidder#: 18439 1st sale  
 FORFEITED DEPOSIT AMOUNT: \$ Bidder#: 2nd sale  
 FORFEITED DEPOSIT AMOUNT: \$ Bidder#: 3rd sale

**2nd SALE DATE:** 4/2/2025

DEPOSIT AMOUNT \$355.00  
 LEGAL AD (ONE TIME RUN: \$50.00) \$50.00  
 KEY REALAUCTION FEE: \$59.00 (TD7) \$59.00  
 KEY CLERK FEE: \$60.00 (TD1) \$60.00  
 CREDIT TO OPENING BID (TAX DEED): \$186.00

**3rd SALE DATE:**

DEPOSIT AMOUNT \$  
 LEGAL AD (ONE TIME RUN: \$50.00) \$50.00  
 KEY REALAUCTION FEE: \$59.00 (TD7) \$59.00  
 KEY CLERK FEE: \$60.00 (TD1) \$60.00  
 CREDIT TO OPENING BID (TAX DEED): \$

## NEW OPENING BIDS / REDEMPTION AMOUNTS

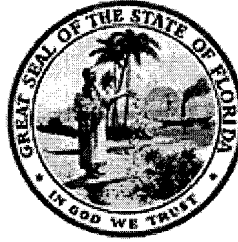
2ND SALE - NEW REDEMPTION AMOUNT: \$2,266.18  
 SUBTRACT \$17.00 RECORDING: (\$17.00)  
 ADD CURRENT TAXES: \$159.37 YEAR: 2024  
 CREDIT TO OPENING BID: \$186.00  
 NEW OPENING BID AMOUNT: \$2,222.55

3RD SALE - NEW REDEMPTION AMOUNT: \$  
 SUBTRACT \$17.00 RECORDING: (\$17.00)  
 ADD CURRENT TAXES: \$ YEAR:  
 CREDIT TO OPENING BID FROM 1ST SALE \$  
 CREDIT TO OPENING BID FROM 2ND SALE \$  
 NEW OPENING BID AMOUNT: \$

EMAIL ONE TIME LEGAL AD RUN 2ND SALE ☒ 3RD SALE ☐  
 EMAIL TO BANNED BIDDER 2ND SALE ☒ 3RD SALE ☐  
 EMAIL REALAUCTION/DISABLE ACCOUNT 2ND SALE ☒ 3RD SALE ☐



**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  
High Bid Tax Deed Sale**

**Cert # 004535 of 2022 Date 3/5/2025  
Name NIDIA CUEVAS**

**Cash Summary**

Cash Deposit	\$355.00
Total Check	\$6,837.20
Grand Total	\$7,192.20

**PAM CHILDERS  
Clerk of the Circuit Court**

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>

move to 4/2/25  
run date 3/19

Defaulting

**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  
 High Bid Tax Deed Sale**

**Cert # 004535 of 2022 Date 3/5/2025  
 Name NIDIA CUEVAS**

**Cash Summary**

Cash Deposit	\$355.00
Total Check	\$6,837.20
Grand Total	\$7,192.20

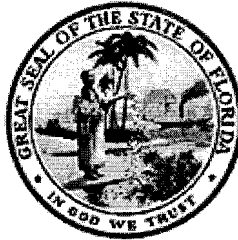
Purchase Price (high bid amount)	\$7,100.00	Total Check	\$6,837.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$49.70	Adv Doc. Stamps	\$49.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,375.92	Postage	\$41.00
		Researcher Copies	\$0.00
- postage	\$41.00		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,334.92	Registry of Court	\$2,334.92
Purchase Price (high bid)	\$7,100.00		
-Registry of Court	\$2,334.92	Overbid Amount	\$4,724.08
-advance recording (for mail certificate)	\$18.50		
-postage	\$41.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$4,724.08		

**PAM CHILDERS  
 Clerk of the Circuit Court**

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 004535**

**Sold Date 3/5/2025**

**Name NIDIA CUEVAS**

RegistryOfCourtT = TAXDEED	\$2,334.92
overbidamount = TAXDEED	\$4,724.08
PostageT = TD2	\$41.00
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$49.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 004535	
5/8/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/8/2024	TD84	PA INFO	
5/10/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024034298	
5/14/2024	TD84	NOTICE OF APPLICATION FOR TAX DEED - RECORDED	
12/11/2024	TD82	PROPERTY INFORMATION REPORT	
1/17/2025	CheckMailed	CHECK PRINTED: CHECK # 900038201 - - REGISTRY CHECK	
1/28/2025	TD81	CERTIFICATE OF MAILING	
2/5/2025	TD84	CERTIFIED MAIL TRACKING /RETURNED MAIL	
2/7/2025	CheckVoided	CHECK (CHECKID 139952) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900038283 - - REGISTRY CHECK	
2/10/2025	TD84	SHERIFF RETURN OF SERVICE	
2/26/2025	TD84	PROOF OF PUBLICATION	
2/28/2025	TD84	2024 TAX BILL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/8/2024 8:27:20		RECORD FEE FIRST				

AM	RECORD2	PAGE	10.00	10.00	0.00	0.00
5/8/2024 8:27:20 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/8/2024 8:27:19 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/8/2024 8:27:20 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/8/2024 8:29:28 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/10/2024 10:38:11 AM	2024034298	LUTHERN, JOYCE	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/7/2025 9:25:47 AM	Check (outgoing)	101967464	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038283 CLEARED ON 2/7/2025
1/17/2025 9:05:25 AM	Check (outgoing)	101962216	SANTA ROSA COUNTY SHERIFF	ATTN: CIVIL DIVISION	80.00	900038201 CLEARED ON 1/17/2025
5/10/2024 10:38:11 AM	Deposit	101893280	LUTHERN, JOYCE		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			10,880.00		-10,560.00	

# Auction Results Report

\*\* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fr	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address
03/05/2025	2022 TD 00453	292S31													
03/05/2025	2022 TD 00438	202S31													
03/05/2025	2022 TD 00417	022S31													
03/05/2025	2022 TD 00319	342S30													
03/05/2025	2022 TD 00306	342S30													
03/05/2025	2022 TD 00155	421S30													
03/05/2025	2017 TD 00635	075N30													
03/05/2025	2017 TD 00632	065N30													

Edit Name on Title

Name on Title Custom Fields Style

Case Number: 2022 TD 004535  
Result Date: 03/05/2025

## Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Cancel Update

?

Page 1 of 1 30

View 1 - 8

TOTAL \$: Items Count: 8 Balance: \$171,185.00 Clerk Fees: \$0.00 Rec Fees: \$340.00 Doc Stamps: \$1,275.40 Total Due: \$172,800.40

78439

Nidia Cuevas

Deposit

\$1 355.00

\$7,100.00

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04535, 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:

BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

SECTION 29, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 094679320  
(0325-21)

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

JOYCE LUTHERN and EST OF DAVID  
VANHOSEN

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 April, which is the 2nd day of April 2025.

Dated this 7th day of March 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

1WR3/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7804  
Order Date: 3/7/2025  
Number Issues: 1  
Pub Count: 1  
First Issue: 3/19/2025  
Last Issue: 3/19/2025  
Order Price: \$50.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly 3/19/2025

Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2022 TD 04535 JPL INVESTMENTS CORP AND OCEAN BANK - Luthern and Vanhoosen

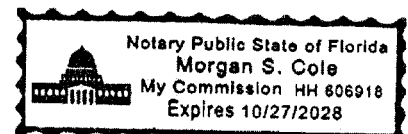
was published in said newspaper in and was printed and released from 3/19/2025 until 3/19/2025 for a consecutive 1 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2024

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4679-320	06		2925312103000010

LUTHERN JOYCE  
 VANHOOSSEN DAVID EST OF  
 C/O DAVID R VANHOOSSEN  
 4908 ARPAD AVE  
 MILTON, FL 32583

PROPERTY ADDRESS:  
 10425 CEDAR CREEK DR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/4535

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	10,800	0	10,800	71.46
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	10,800	0	10,800	18.92
BY STATE LAW	3.0950	10,800	0	10,800	33.43
WATER MANAGEMENT	0.0218	10,800	0	10,800	0.24
SHERIFF	0.6850	10,800	0	10,800	7.40
M.S.T.U. LIBRARY	0.3590	10,800	0	10,800	3.88
ESCAMBIA CHILDRENS TRUST	0.4043	10,800	0	10,800	4.37

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$139.70

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF NW 1/4 OF SEC 5 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
	NON-AD VALOREM ASSESSMENTS		\$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$154.73

If Paid By Please Pay	Mar 31, 2025 \$154.73	Apr 30, 2025 \$159.37	May 30, 2025 \$194.37		
--------------------------	--------------------------	--------------------------	--------------------------	--	--

RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
 Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

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

ACCOUNT NUMBER
09-4679-320
PROPERTY ADDRESS
10425 CEDAR CREEK DR

LUTHERN JOYCE  
 VANHOOSSEN DAVID EST OF  
 C/O DAVID R VANHOOSSEN  
 4908 ARPAD AVE  
 MILTON, FL 32583

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Mar 31, 2025 154.73
AMOUNT IF PAID BY	Apr 30, 2025 159.37
AMOUNT IF PAID BY	May 30, 2025 194.37
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 094679320 2024 2

PAYED

**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  
High Bid Tax Deed Sale**

**Cert # 004535 of 2022 Date 4/2/2025  
Name ACKEEM BARRETT**

**Cash Summary**

Cash Deposit	\$1,015.00
Total Check	\$19,469.60
Grand Total	\$20,484.60

**PAM CHILDERS**  
Clerk of the Circuit Court

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>



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 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
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**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  
 High Bid Tax Deed Sale**

**Cert # 004535 of 2022 Date 4/2/2025  
 Name ACKEEM BARRETT**

**Cash Summary**

Cash Deposit	\$1,015.00
Total Check	\$19,469.60
Grand Total	\$20,484.60

Purchase Price (high bid amount)	\$20,300.00	Total Check	\$19,469.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$142.10	Adv Doc. Stamps	\$142.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,222.55	Postage	\$41.00
		Researcher Copies	\$0.00
- postage	\$41.00		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,181.55	Registry of Court	\$2,181.55
Purchase Price (high bid)	\$20,300.00		
-Registry of Court	\$2,181.55	Overbid Amount	\$18,077.45
-advance recording (for mail certificate)	\$18.50		
-postage	\$41.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$18,077.45		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
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**BRANCH OFFICES**  
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**JUVENILE DIVISION**  
**CENTURY**

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


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

**Case # 2022 TD 004535**

**Sold Date 4/2/2025**

**Name ACKEEM BARRETT**

RegistryOfCourtT = TAXDEED	\$2,181.55
overbidamount = TAXDEED	\$18,077.45
PostageT = TD2	\$41.00
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$142.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <b>VIEW IMAGES</b>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 004535	
5/8/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/8/2024	TD84	PA INFO	
5/10/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024034298	
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12/11/2024	TD82	PROPERTY INFORMATION REPORT	
1/17/2025	CheckMailed	CHECK PRINTED: CHECK # 900038201 - - REGISTRY CHECK	
1/28/2025	TD81	CERTIFICATE OF MAILING	
2/5/2025	TD84	CERTIFIED MAIL TRACKING /RETURNED MAIL	
2/7/2025	CheckVoided	CHECK (CHECKID 139952) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900038283 - - REGISTRY CHECK	
2/10/2025	TD84	SHERIFF RETURN OF SERVICE	
2/26/2025	TD84	PROOF OF PUBLICATION	
2/28/2025	TD84	2024 TAX BILL	
3/10/2025	RECEIPT	PAYMENT \$355.00 RECEIPT #2025018313	
3/14/2025	CheckMailed	CHECK PRINTED: CHECK # 900038471 - - REGISTRY CHECK	

3/21/2025	CheckVoided	CHECK (CHECKID 140927) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
3/21/2025	CheckMailed	CHECK PRINTED: CHECK # 900038504 - - REGISTRY CHECK	
3/21/2025	TD84	PROOF OF PUBLICATION	
3/24/2025	TD84	2024 TAX BILL	

## FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/8/2024 8:27:20 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/8/2024 8:27:20 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
3/5/2025 10:40:15 AM	TAXDEED	TAX DEED CERTIFICATES	50.00	50.00	0.00	0.00
3/10/2025 11:58:36 AM	TAXDEED	TAX DEED CERTIFICATES	186.00	186.00	0.00	0.00
3/10/2025 11:58:28 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
5/8/2024 8:27:19 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/8/2024 8:27:20 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
3/10/2025 11:58:23 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/8/2024 8:29:28 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	811.00	811.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/10/2024 10:38:11 AM	2024034298	LUTHERN, JOYCE	456.00	456.00	0.00
3/10/2025 11:59:55 AM	2025018313	ESCAMBIA CLERK OF COURT	355.00	355.00	0.00
		Total	811.00	811.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/21/2025 9:30:46 AM	Check (outgoing)	101981451	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900038504 CLEARED ON 3/21/2025
3/14/2025 8:28:18 AM	Check (outgoing)	101979860	BALLINGER PUBLISHING	PO BOX 12665	50.00	900038471 CLEARED ON 3/14/2025
3/10/2025 11:59:55 AM	Deposit	101978378	ESCAMBIA CLERK OF COURT		556.00	Deposit
2/7/2025 9:25:47 AM	Check (outgoing)	101967464	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038283 CLEARED ON 2/7/2025
1/17/2025 9:05:25 AM	Check (outgoing)	101962216	SANTA ROSA COUNTY SHERIFF	ATTN: CIVIL DIVISION	80.00	900038201 CLEARED ON 1/17/2025
5/10/2024 10:38:11 AM	Deposit	101893280	LUTHERN, JOYCE		320.00	Deposit
Deposited			Used		Balance	
556.00			15,810.00		-15,254.00	

# Auction Results Report

\*\* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address	
04/02/2025	2022 TD 00453	292S31									\$0.00	\$142.10	\$19,469.60	04535	Ackeen Barrett	32 w audrey dr Fc
04/02/2025	2022 TD 00233	142S30									\$0.00	\$591.50	\$80,909.00	02330	GESantos LLC	5411 bay lagoon c
04/02/2025	2022 TD 00211	092S30									\$0.00	\$234.50	\$32,102.00	02119	Super stop petrole	6221 west Atlantic
04/02/2025	2017 TD 00716	262N3									\$0.00	\$56.70	\$7,794.20	07165	Super stop petrole	6221 west Atlantic
04/02/2025	2017 TD 00546	362S31									\$0.00	\$121.10	\$16,598.60	05469	SOUTHERN LANE	650 WILD HERON
04/02/2025	2017 TD 00417	512S30									\$0.00	\$140.70	\$19,278.20	04171	David E. Hudgens	102 Tomahawk Trl
04/02/2025	2017 TD 00407	512S30									\$0.00	\$28.70	\$3,966.20	04070	Mersadez Robins	21 OLD KATONAH
04/02/2025	2017 TD 00370	352S30									\$0.00	\$77.70	\$10,665.20	03708	Ty Jayden	5410 ponte verde
04/02/2025	2017 TD 00097	221S30									\$0.00	\$133.00	\$18,225.50	00975	Guyer Capital, LLC	5437 Berryhill Roa

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 004535

Result Date: 04/02/2025

Title Information:

Name:

Ackeen Barrett

Address1:

32 w audrey dr

Address2:

City:

Fort Walton Beach

State:

FL

Zip:

32548

Cancel

Update

Page 1 of 1

30

TOTALS: Items Count: 9 Balance: \$207,100.00 Clerk Fees: \$0.00 Rec Fees: \$382.50 Doc Stamps: \$1,528.00 Total Due: \$209,008.50

View 1 - 9 of 9

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 004535

Result Date: 04/02/2025

Title Information:

Name: Ackeen Barrett

Address1: 32 w audrey dr

Address2:

City: Fort Walton Beach

State: FL

Zip: 32548

Cancel

Update

\$ ?

Page 1 of 1

View 1 - 9 of 9

TOTALS: Items Count: 9 Balance: \$207,100.00 Clerk Fees: \$0.00 Rec Fees: \$382.50 Doc Stamps: \$1,528.00 Total Due: \$209,008.50

81928

Ackeen Barrett

\$20,300.00

Deposit

\$1,015.00

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04535 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOYCE LUTHERN C/O DAVID R VANHOUSEN 4908 ARPAD AVE MILTON, FL 32583	EST OF DAVID VANHOUSEN C/O DAVID R VANHOUSEN 4908 ARPAD AVE MILTON, FL 32583
JOYCE LUTHERN 816 NANTES WAY PENSACOLA, FL 32505	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 16th day of January 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# 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

DATE - 03-05-2025 - TAX CERTIFICATE #04535

in the CIRCUIT Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 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,  
ou=Escambia-Sun Press, email=MPDRIVER@ESPRESSO.COM, cn=Michael P Driver  
Date: 2025.03.05 10:08:25 -0500

### PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY A.D., 2025

*Heather Tuttle*

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=Escambia-Sun Press, email=HTUTTLE@ESPRESSO.COM, cn=Heather Tuttle  
Date: 2025.02.20 10:14:28 -0500

HEATHER TUTTLE

NOTARY PUBLIC



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

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPI INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04535, 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:

BEG AT NE COR OF NW 1/4 OF SEC 5 O DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277.70/100 FT S 64 DEG 16 MIN 0 SEC W 970.10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181.65/100 FT N 64 DEG 16 MIN 0 SEC E 64.45/100 FT S 25 DEG 44 MIN 0 SEC E 181.50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1 SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094679120 (0325-21)

The assessment of the said property under the said certificate issued in the name of JOYCE LUTHERN and EST OF DAVID VANHOSEN

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 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

0946-49-01-30-02-06-13-20-2025

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPI INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04535, 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:

BEG AT NE COR OF NW 1/4 OF SEC 5 O DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277.70/100 FT S 64 DEG 16 MIN 0 SEC W 970.10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181.65/100 FT N 64 DEG 16 MIN 0 SEC E 64.45/100 FT S 25 DEG 44 MIN 0 SEC E 181.50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1

SECTION 29, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 094679320 (0325-21)

The assessment of the said property under the said certificate issued in the name of JOYCE LUTHERN and EST OF DAVID VANHOSEN

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 April, which is the 2nd day of April 2025.

Dated this 7th day of March 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

1W93/19TD

Name: Emily Hogg Deputy Clerk  
Order Number: 1752025  
Number of Pages: 1  
Folio Count: 1  
Last Date: 04/24/2025  
Date Paid: 03/04/2025  
Publication: The Summation Weekly  
Pub Date: The Summation Weekly 1/19/2025

Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida, that the attached copy of the advertisement, being a notice in the matter of

2022 TD 04535 JPI INVESTMENTS CORP AND OCEAN BANK - Luther and Vanhoosen

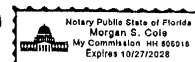
was published in said newspaper in and was printed and released from 3/19/2025 until 3/19/2025 for a consecutive 1 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X *Malcolm Ballinger*  
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me:

X *Morgan S. Cole*  
NOTARY PUBLIC



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025024163 4/7/2025 9:59 AM  
OFF REC BK: 9298 PG: 278 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$142.10

Tax deed file number 0325-21

Parcel ID number 292S312103000010

## TAX DEED

Escambia County, Florida

for official use only

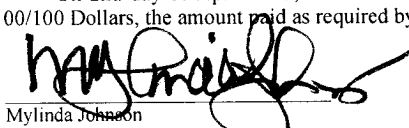
Tax Certificate numbered 04535 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 2nd day of April 2025, the land was offered for sale. It was sold to **Ackem Barrett**, 32 W Audrey Dr Fort Walton Beach FL 32548, who was the highest bidder and has paid the sum of the bid as required by law.

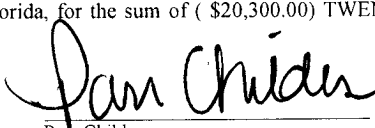
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

**Description of lands:** BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1 SECTION 29, TOWNSHIP 2 S, RANGE 31 W

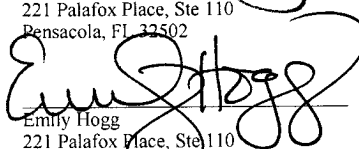
**\*\* Property previously assessed to: JOYCE LUTHERN, EST OF DAVID VANHOUSEN**

On 2nd day of April 2025, in Escambia County, Florida, for the sum of ( \$20,300.00) TWENTY THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

On this 2nd day of April, 2025, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida

Tax Certificate # 2022 TD 004535  
 Account # 09-4679-320  
 Property Owner Joyce Lothern, Est of David Vanhoosen  
 Property Address 10425 Cedar Creek Dr 32506

SOLD TO: Acheem Barrett \$20,300.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 170.60 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 288.66 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 2201.93 ✓	\$
Refund High Bidder unused sheriff fees	\$ 0	\$
Additional taxes <u>2024</u>	\$ 159.37 ✓	\$ 17,788.79
Postage final notices <u>CODE ENF</u>	\$ 259.00	\$ 17,529.79
<u>CODE ENF</u>	\$ 17529.79	\$ 0
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

<u>CODE ENF 7952/1979</u>	Due \$ <u>259.00</u>
	Paid \$ <u>259.00</u>
<u>CODE ENF 8180/1163</u>	Due \$ <u>34339.00</u>
	Paid \$ <u>17529.79</u>
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process:

Tax Deed Results Report to Tax Collector	✓	Notes:
Print Deed/Send to Admin for signature	✓	
Request check for recording fees/doc stamps	✓	
Request check for Clerk Registry fee/fee due clerk	✓	
Request check for Tax Collector fee (\$6.25 etc)	✓	
Request check for certificate holder refund/taxes & app fees	✓	
Request check for any unused sheriff fees to high bidder	✓	
Determine government liens of record/ amounts due		
Print Final notices to all lienholders/owners		
Request check for postage fees for final notices		
Record Tax Deed/Certificate of Mailing		
Copy of Deed for file and to Tax Collector		





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

**CODE ENFORCEMENT LIEN PAYOFF**

**OFFICIAL RECORDS**  
P.O. Box 333  
Pensacola, FL 32591-0333  
Check payable to Pam Childers,  
Clerk Of The Circuit Court

**Escambia County Governmental Complex**  
221 Palafox Place, Suite 110  
Pensacola, FL 32501-5844  
850-595-3930  
FAX 850-595-4827

Official Records Book: 8180

Page: 1163

[View Image](#)

Start Date 11/08/2019



Court Cost 235.00

Recording Fees 0

Copies 0

Certified Abatement Costs 14,800.00

Fine Per Day \$20.00

Date Of Compliance 06/29/2022



10425 CEDAR CREEK DR

2019 CL 089724

CE19073565N

ALSO 8180/1079, COST ORDER 8862/1039 AND 8862/1150

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number	Per Of Days	Accumulated	Court	Reimbursement	Recording	Preparing	Preparation	Certified	
Per Of Days	Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
Per Of Days	Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
Per Of Days	Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Total Due
20.00	964	\$19,280.00	\$235.00	\$0.00	\$10.00	\$7.00	\$7.00	\$14,800.00	\$34,339.00

PAID:

partial pmt. <11,529.79

235.00 COURT COSTS

24.00 RECORDING

14800.00 ABATEMENT FEES

2470.79 towards daily fines

\$14809.21  
BALANCE  
DUE

**Mylinda Johnson (COC)**

---

**To:** Code Enf Lien Collections  
**Cc:** Emily Hogg (COC)  
**Subject:** 10425 CEDAR CREEK DR / CE19073565N (TAX DEED CASE 2022 TD 04535)

The property at 10425 Cedar Creek Drive sold at Tax Deed auction to Ackeem Barrett, 32 W Audrey Dr, Fort Walton Beach FL 32548

We applied a partial payment to the following lien.

\$34,339.00 total due, applied \$17,529.79  
(\$235.00) court costs paid from surplus  
(\$24.00) recording fees paid from surplus  
(\$14,800.00) abatement costs paid from surplus  
(\$2,470.79) applied towards daily fines  
\$16,809.21 remaining balance, daily fines

**Recorded in Public Records 10/11/2019 12:57 PM OR Book 8180 Page 1163,  
Instrument #2019089724, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00**

**Recorded in Public Records 10/11/2019 12:22 PM OR Book 8180 Page 1079,  
Instrument #2019089706, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00**

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**LUTHERN JOYCE, VANHOUSEN  
DAVID &  
10425 CEDAR CREEK DR  
PENSACOLA, FL 32508**

**CASE NO: CE19073565N  
LOCATION: 10425 CEDAR CREEK DR  
PR#: 292S312103000010**



**Mylanda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*



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

**CODE ENFORCEMENT LIEN PAYOFF**

**OFFICIAL RECORDS**  
P.O. Box 333  
Pensacola, FL 32591-0333  
Check payable to Pam Childers,  
Clerk Of The Circuit Court

**Escambia County Governmental Complex**  
221 Palafox Place, Suite 110  
Pensacola, FL 32501-5844  
850-595-3930  
FAX 850-595-4827

Official Records Book: 7952 Page: 1979 [View Image](#)

Start Date 02/04/2019



Court Cost 235.00

Recording Fees 0.00

Copies 0.00

Certified Abatement Costs 0.00

Fine Per Day \$0.00

Date Of Compliance 03/20/2024



2018 CL 066095  
CE1802457N  
10425 CEDAR CREEK DR

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
0.00 1871	\$0.00	\$235.00	\$0.00	\$10.00	\$7.00	\$7.00	\$0.00	\$259.00

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CANCELLATION OF LIEN**

Case No. CE1802457N

The Code Enforcement Special Master Order dated 08/14/2018, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 8/21/2018 against DAVID VANHOSEN and JOYCE LUTHERN VANHOSEN, whose address is 10425 CEDAR CREEK DR, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 14<sup>TH</sup> DAY OF APRIL, 2025.

OFFICIAL RECORDS BOOK/PG#S: 7952/1979, 7952/1740, and 8041/673



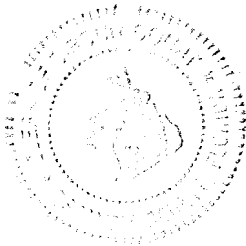
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:   
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Before the undersigned deputy clerk, personally appeared MYLINDA JOHNSON, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14<sup>TH</sup> DAY OF APRIL, 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:   
Deputy Clerk

Prepared by  
Pam Childers  
Clerk of the Circuit Court

## **Mylinda Johnson (COC)**

---

**From:** Mylinda Johnson (COC)  
**Sent:** Friday, May 2, 2025 12:23 PM  
**To:** INFO@FOUNDMONEYRECOVERY.COM  
**Cc:** Emily Hogg (COC)  
**Subject:** TAX DEED CLAIM / 2022 TD 04535 / Joyce Luthern, David Vanhoosen

Good afternoon,

We received your claim on behalf of Jackie Lutheran. The remaining balance of surplus funds were paid to Code Enforcement liens.

The balance on the case is \$0.00.

Let me know if you have any questions.

Thank you,

Mylinda



**Mylinda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*

*Handwritten signature/initials*

**FOUND MONEY RECOVERY, LLC.**

3516 Summerfield Dr. Plano, TX 75074

Telephone 469-688-0308

info@foundmoneyrecovery.com

www.foundmoneyrecovery.com

**COVER LETTER**

**04/028/2025**

**Escambia County Clerk of Circuit**

**ATTN: TAX DEEDS – SUPPLUS CLAIMS**

**County Address: 221 Palafox Place, Ste 110. Pensacola, FL 32502**

**RE: 10425 Cedar Creek Dr. Pensacola, FL 32506**

**Case #: 2022 TD 004535**

**Date of Sale: 04/02/2025**

2025 MAY -2 A 12:04  
FILED  
CLERK & COMPTROLLER  
PAM CHILDERS  
ESCAMBIA COUNTY, FL

**Surplus Claims for Jackie Lutheran by his sole representative FOUND MONEY RECOVERY, LLC.**

**Dear Clerk of the Court & Comptroller,**

Enclosed please find the following documents related to the Surplus claim for Tax Deed Case# 2022 TD 004535, located at **10425 Cedar Creek Dr. Pensacola, FL 32506** that was sold on **04/02/2025**.

**Information also enclosed:**

1. Claims Form, Tax Deed, Property Deed, Service Agreement and ID of climates including Marriage Cert; Death Cert of Joyce Lutheran & David Shawn Van Hoose.
2. ID of the owner of Found Money Recovery, LLC. and its W-9 and EIN.

If you have any questions or need anything else from my office to process this claim, please contact me at (469) 688-0308. I look forward to receiving the requested surplus funds made payable to "FOUND MONEY RECOVERY, LLC." and mail to 3516 Summerfield Dr. Plano, TX 75074 at the close of the claims period.

Thank you for your time and assistance.

Best regards,

Lan Mou & FOUND MONEY RECOVERY

## CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account #2022 TD 004535 Certificate # 04535 of 20 25 Sale Date: 04/02

Property Address: 10425 Cedar Creek Dr. Pensacola, FL 32506

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: Jackie Luther, through his sole Representative Found Money Recovery, LLC.

Contact Name, if Applicable: Lan Mou, Representative of Found Money Recovery, LLC.

Address: 3516 Summerfield Dr. Plano, TX 75074

Telephone Number: 469-688-0308

Email Address: info@foundmoneyrecovery.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. **LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

2. **TITLEHOLDER INFORMATION** (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 06/07/2006 Book #: 5923 Page #: 1

Amount of surplus tax deed sale proceeds claimed: \$ 18,063.45

Does the titleholder claim the subject property was homestead property: No

3. I request payment of any surplus funds due to me be mailed to:

FOUND MONEY RECOVERY, LLC. at 3516 SUMMERFIELD DR. PLANO, TX 75074

4. I hereby swear or affirm that all of the above information is true and correct.

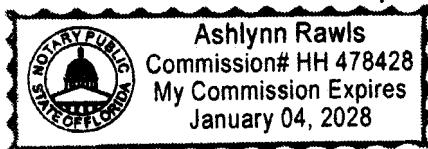
Signature of Claimant: Jackie S. Luther

Print: JACKIE S. LUTHER

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 17<sup>th</sup> day of April, 2025, by Jackie Luther



Ashlynn Rawls  
Signature-Notary Public, State of Florida  
Print Commissioned Name of Notary Public

Personally Known OR Produced Identification ☒ Type of Identification Produced FL IDL



## SERVICE AGREEMENT

FOUND MONEY RECOVERY, LLC.

3516 Summerfield Dr. Plano, TX 75074

Tel: 469-688-0308

Email: [info@foundmoneyrecovery.com](mailto:info@foundmoneyrecovery.com)

Website: [www.FoundMoneyRecovery.com](http://www.FoundMoneyRecovery.com)

Reg: 10425 Cedar Creek Dr. Pensacola, FL 32506

Case: 2022 TD 004535

Auction Date: 04-02-2025

Opening Bid: \$2,236.55

Closing Bid: \$20,300.00

Surplus Amount: \$18,063.45

The parties to this Tax Deed surplus recovery agreement are Jackie Lutheran (Claimant) and FOUND MONEY RECOVERY, LLC. (FMR, LLC.) The claimant(s) hereby appoints FOUND MONEY RECOVERY, LLC. (FMR, LLC.) as his sole representative and is authorized to obtain confirmation by way of court order if required, to secure payment of surplus funds pursuant to the above referenced case as agreed herein Claimant(s) claim to be the owner of record.

When required FMR LLC. shall hire and direct its corporate counsel to draft and file the necessary legal documents with the county clerk counts and tax deed department to obtain the surplus funds generated by the Tax Deed sale referenced above. FMR LLC.'s counsel schedule and attend any court hearings required in seeking disbursement of the surplus funds as agreed herein between Claimant(s) and sole representative FMR, LLC.

Claimant(s) agree and acknowledge that the electronic signature of this document shall hold the same or equal legal effect as a notarized signature of this document.

Claimants shall receive his portion equally divided amount the total claimants of the seventy percent (70%) of the entire amount obtained of the surplus funds, and in recognition of services provided to claimant(s) by sole representative FMR, LLC. shall receive thirty percent (30%) of the surplus funds obtained. FMR, LLC. agrees to provide claimant(s) with a settlement statement of funds disbursed to FMR, LLC. counsel and claimant(s). This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The claimant(s) agree that if the sale date of the above referenced property is rescheduled for another date, this recovery agreement shall remain in effect for any future sale dates of the property.

FMR, LLC. will expend reasonable costs and attorney fees as-it-deems advisable to seek the recovery of surplus due to the Claimant(s). In the event FMR LLC. is unable to obtain any surplus funds, Claimant(s) will have no obligation to pay FMR, LLC. The claimant(s) agree that if a breach of this agreement is made by attempting recovery by any other party that was not hired by FMR LLC. then FMR LLC. shall be entitled to its percent fee from the surplus funds referenced above. All surplus funds shall be paid directly from the clerk of the courts or tax deed department to the Claimant(s) sole representative for final disbursement to claimant(s), Claimant(s) acknowledges they do not need to hire an attorney and FMR LLC. has earned a professional fee by locating the Claimant(s) and informing the Claimant(s) of the processes and procedures to attempt recovery.

By: Jackie Lutheran

Jackie Lutheran

Date: 4/17/25

By: Jan Mou

LAN MOU  
FOUND MONEY RECOVERY, LLC.

Date: 8-26-25

Recorded in Public Records 06/07/2006 at 10:34 AM OR Book 5923 Page 1,  
Instrument #2006057347, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

STATE OF FLORIDA

**QUIT CLAIM DEED**

COUNTY OF ESCAMBIA

**KNOW ALL MEN BY THESE PRESENTS:** That **TERRY L. MCKIBBAN**, Grantor, a married woman, 4908 Arpad Avenue, Milton, Florida 32583, whose social security number is: [REDACTED] and for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, remise, and quitclaim unto **JOYCE LUTHERN**, a married woman, 816 Nantes Way, Pensacola, Florida 32505, whose social security number is: [REDACTED] her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Parcel Identification Number is 29-2S-31-2103-000-010  
Recorded in Escambia County; Book 3627; Pages 0185


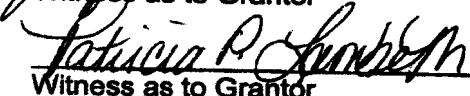
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF**

**THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this 11<sup>th</sup> day of May, 2006.

Signed, sealed and delivered in  
the presence of:

  
Witness as to Grantor  
  
Witness as to Grantor

  
TERRY L. MCKIBBAN (grantor)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of

## Exhibit "A"

Parcel 10, Cedar Creek an unrecorded subdivision more particularly described as: Commence at the Northwest 1/4 of section 29, Township 2 South, Range 31 West, Escambia County, Florida, thence S 00° 34'00" East along the East line of said Northwest 1/4 of 29 for 1277.70 feet; thence S 64°16'00" W for 970.10 feet to the Point of Beginning; thence continue S 64°16'00"

W for 57.00 feet; thence N 28°05'00" W for 181.65 feet; thence N 64°16'00" E for 64.54 feet; thence S 25°44'00" E for 181.50 feet to the Point of Beginning.

RECORDED AS RECEIVED

Recorded in Public Records 4/7/2025 9:59 AM OR Book 9298 Page 278,  
Instrument #2025024163, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$142.10

DR-506 R 04/16  
Rule 12D-16.002  
Florida Administrative Code  
Eff. 04/16

Tax deed file number 0325-21

Parcel ID number 292S312103000010

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 04535 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 2nd day of April 2025, the land was offered for sale. It was sold to Ackeem Barrett, 32 W Audrey Dr Fort Walton Beach FL 32548, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT NE COR OF NW 1/4 OF SEC S 0 DEG 34 MIN 0 SEC E ALG E LI OF SD NW 1/4 FOR 1277 70/100 FT S 64 DEG 16 MIN 0 SEC W 970 10/100 FT FOR POB CONT S 64 DEG 16 MIN 0 SEC W 57 FT N 28 DEG 5 MIN 0 SEC W 181 65/100 FT N 64 DEG 16 MIN 0 SEC E 64 45/100 FT S 25 DEG 44 MIN 0 SEC E 181 50/100 FT TO POB BEING PARCEL 10 CEDAR CREEK UNRECORDED OR 3627 P 184 OR 3767 P 913 OR 4396 P 1511 OR 5923 P 1 SECTION 29, TOWNSHIP 2 S, RANGE 31 W

\*\* Property previously assessed to: JOYCE LUTHERN, EST OF DAVID VANHOUSEN

On 2nd day of April 2025, in Escambia County, Florida, for the sum of ( \$20,300.00) TWENTY THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Myllinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

Pam Childers  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 2nd day of April, 2025, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and  
acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

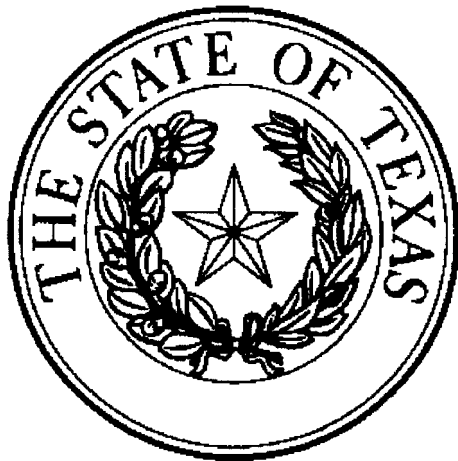
Found Money Recovery LLC.  
File Number: 805192416

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement for the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 04/02/2025

Effective: 04/02/2025



A handwritten signature in black ink, reading "Jane Nelson".

Jane Nelson  
Secretary of State



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P

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\$8.40

US POSTAGE

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04/28/2025

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PRIORITY MAIL®

FOUND MONEY RECOVERY  
LAN MOU  
3516 SUMMERFIELD DR  
PLANO TX 75074-7500

05/01/2025  
Flat Rate Envelope  
RDC 03

C009



ESCAMBIA COUNTY TAX DEEDS CLAIM DEP.  
STE 110  
221 PALAFOX PL  
PENSACOLA FL 32502-5833

USPS TRACKING #



9405 5301 0935 5142 5841 44

