

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

0825.60

Part 1: Tax Deed	Application Info	rmation					
Applicant Name Applicant Address					Application date		Apr 16, 2025
Property SANDERS ROSEMARY EST OF 914 N 63RD AVE PENSACOLA, FL 32506 914 N 63RD AVE 07-2708-000 LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998			Certificate # Date certificate issued		2023 / 3287		
					06/01/2023		
Part 2: Certificat	es Owned by Apı	olicant an	d Filed w	ith Tax Deed	Applicat	ion 💮	
Column 1 Certificate Numbe	Colum er Date of Certi			olumn 3 ount of Certificate	I -	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3287	06/01/2	2023		1,902.74		95.14	1,997.88
# 2024/3483	06/01/2	2024	2,075.84		137.96		2,213.80
					-	Part 2: Total*	4,211.68
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/							·
						Part 3: Total*	0.00
Part 4: Tax Colle	ector Certified An	nounts (L	ines 1-7)			raetiaeta la c	
Cost of all cert	ificates in applicant's	possession	on and othe			applicant arts 2 + 3 above)	4,211.68
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						1,984.83
4. Property inforr	nation report fee			•			200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector ur	der s.197.	542, F.S. (s	ee Tax Collecto	or Instruction	ons, page 2)	0.00
7.					Total F	Paid (Lines 1-6)	6,571.51
	nformation is true an		•		y informati	on report fee, ar	nd tax collector's fees
W 01		111	<u> </u>		<u>į</u>	<u>Escambia,</u> Florid	a
Sign here:	ature, Tax Conctor of De	<u> </u>			Date	April 21st, 2	2025_

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

+12.50

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	
12.	
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	here: Date of sale 08/06/2025 Signature, Clerk of Court or Designee

INSTRUCTIONS

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.

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500053

To: Tax Collector of Es	SCAMBIA COUNTY	, Florida	
I,			
FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411.			
		same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
07-2708-000	2023/3287	06-01-2023	LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998
 pay all delinquer 	anding tax certificates plus in at and omitted taxes, plus in	terest covering th	
Sheriff's costs, if Attached is the tax sale co	applicable. ertificate on which this applica		d all other certificates of the same legal description
which are in my possessic Electronic signature on fi FIG 20, LLC FIG 20, LLC FBO SEC F PO BOX 12225 NEWARK, NJ 07101-3	ile PTY		<u>04-16-2025</u> Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

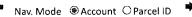
Real Estate Search

Tangible Property Search

Assessments

Sale List

<u>Back</u>



Printer Friendly Version

7141.111040	- 1000011C - 10100110
General Inform	ation
Parcel ID:	3525304201004001
Account:	072708000
Owners:	SANDERS ROSEMARY EST OF
Mail:	914 N 63RD AVE PENSACOLA, FL 32506
Situs:	914 N 63RD AVE 32506
Use Code:	MULTI-FAMILY <=9 🔑
Units:	3
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Year	Land	Imprv	Total	<u>Cap Val</u>			
2024	\$34,654	\$96,659	\$131,313	\$113,096			
2023	\$34,654	\$91,525	\$126,179	\$102,815			
2022	\$25,776	\$81,721	\$107,497	\$93,469			
Disclaimer							
Tax Estimator							
Change of Address							

Tax Inquiry link courtesy of Sco Escambia County Tax Collector

File for Exemption(s) Online **Report Storm Damage**

2024 Certified Roll Exemptions

Sales Data Type List: Type Multi Parcel Records Sale Date Book Page Value 09/14/2009 6506 998 Lb 05/14/2009 6467 397 \$52,400 QC ₽, B 11/18/2008 6406 857 \$25,100 CT Ν B 02/2003 5078 385 \$100 QC ₽, 10/1995 \$500 QC Ν 3872 94 01/1976 Ν C 981 15 \$100 WD 01/1969 445 673 \$10,000 WD

Legal Description LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

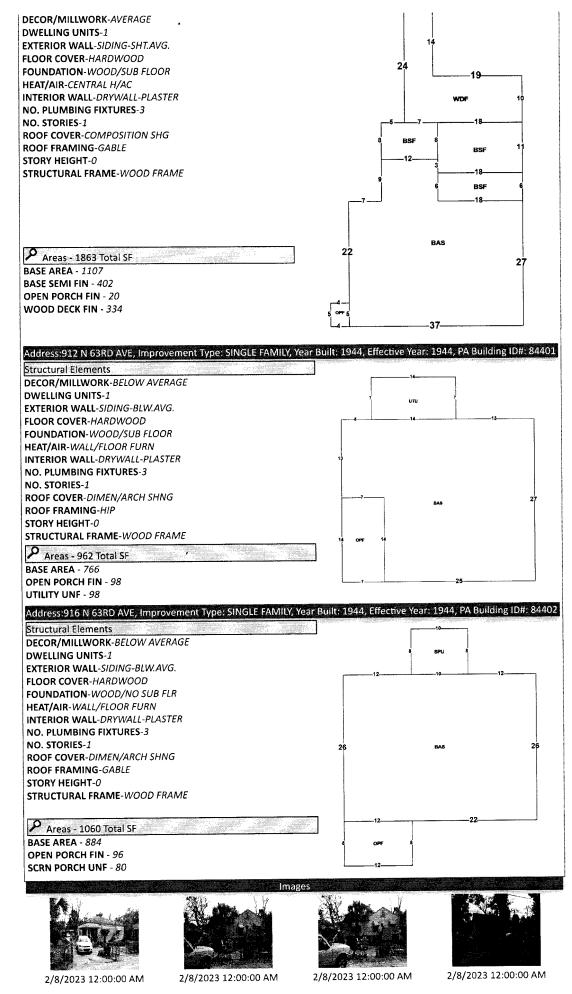
Extra Features CARPORT FRAME BUILDING FRAME GARAGE METAL BUILDING

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

Parcel Information Launch Interactive Map 65 Section 65 Map Id: 160 150 35-2S-30-2 Approx. Acreage: 0.7160 195 Zoned: 🔑 MDR 150 65 Evacuation & Flood Information 160 150 <u>Open</u> 65 Report 160 View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 914 N 63RD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1943, Effective Year: 1950, PA Building ID#: 84400



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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025029785 4/28/2025 11:53 AM
OFF REC BK: 9308 PG: 816 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072708000 (0825-60)

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

ROSEMARY SANDERS EST OF

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 August, which is the 6th day of August 2025.

Dated this 28th day of April 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED	REPORT IS ISSUED TO:			
SCOTT LUNSFOR	RD, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	#: <u>07-2708-000</u>	CERTIFICATE #: _	2023-3	287
REPORT IS LIMIT	NOT TITLE INSURANCE. THI FED TO THE PERSON(S) EXPI REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN TH	E PROPERTY
listing of the owner tax information and	rt prepared in accordance with the r(s) of record of the land describe d a listing and copies of all open orded in the Official Record Book on page 2 herein.	d herein together with coor unsatisfied leases, mor	arrent and delinqu rtgages, judgment	ent ad valorem s and
and mineral or any	oject to: Current year taxes; taxes subsurface rights of any kind or rerlaps, boundary line disputes.			
	ot insure or guarantee the validity nsurance policy, an opinion of titl			
Use of the term "R	eport" herein refers to the Proper	ty Information Report an	d the documents	attached hereto.
Period Searched:	May 14, 2005 to and include	ling May 14, 2025	Abstractor:	Andrew Hunt
BY				
11/10	Cohl			

Michael A. Campbell, As President

Dated: May 16, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 16, 2025

Tax Account #: 07-2708-000

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

By Virtue of Quitclaim Deed recorded 9/14/2009 in OR 6506/998

ABSTRACOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ROSEMARY SANDERS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Lien in favor of Emerald Coast Utilities Authority recorded 1/19/2024 OR 9093/639
 - b. Judgment in favor of Capital One Bank, NA recorded 12/3/2009 OR 6535/1581
 - c. Judgment in favor of Capital One Bank, NA recorded 7/8/2010 OR 6611/812
 - d. Judgment in favor of Asset Acceptance LLC recorded 12/30/2015 OR 7457/446
 - e. Judgment in favor of Discover Bank recorded 9/13/2010 OR 6634/1714
 - f. Judgment in favor of Escambia County recorded 8/11/2023 OR 9022/1801
 - g. Judgment in favor of Escambia County recorded 10/8/2008 OR 6385/264
 - h. Judgment in favor of Escambia County recorded 8/11/2023 OR 9022/1802
 - i. Lien in favor of Escambia County recorded 8/11/2023 9022/1803
 - j. Certificate of Delinquency recorded 3/13/2012 OR 6830/1302
 - k. Civil Lien in favor of Escambia County Department of Community Corrections recorded 11/15/2012 OR 6934/1407
 - l. Civil Lien in favor of Escambia County Department of Community Corrections recorded 11/15/2012 OR 6934/1416
 - m. Judgment in favor of Escambia County recorded 1/13/2020 OR 8230/58
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-2708-000 Assessed Value: \$113,096.00

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 Property Information Report 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 SOLUTIONS

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: PROPERTY INFORMATION REPORT FOR TDA TAX DEED SALE DATE: **AUG 6, 2025 TAX ACCOUNT #:** 07-2708-000 **CERTIFICATE #:** 2023-3287 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2024 tax year. CAPITAL ONE BANK NA **ROSEMARY SANDERS** 914 N 63RD AVE 4851 COX RD PENSACOLA, FL 32506 GLEN ALLEN, VA 23060 ASSET ACCEPTANCE LLC DISCOVER BANK PO BOX 9065 6500 NEW ALBANY RD E BRANDON, FL 33509 **NEW ALBANY, OH 43054-8730 EMERALD COAST UTILITIES AUTHORITY CLERK OF CIRCUIT COURT** 9255 STURDEVANT ST DIVISION ENFORCEMENT **PENSACOLA, FL 32514-0311** 1800 WEST ST MARYS ST PENSACOLA, FL 32501 DOR CHILD SUPPORT ESCAMBIA COUNTY DEPARTMENT DOMESTIC RELATIONS 3670B NORTH "L" ST

Certified and delivered to Escambia County Tax Collector, this 16th day of May 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

PENSACOLA, FL 32505

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

OF COMMUNITY CORRECTIONS

2251 N PALAFOX ST PENSACOLA, FL 32501

PROPERTY INFORMATION REPORT

May 16, 2025 Tax Account #:07-2708-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2708-000(0825-60)

Recorded in Public Records 09/14/2009 at 12:36 PM OR Book 6506 Page 998, Instrument #2009063003, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Recording requested by:	
When recorded, mail to:	
Name of Menior Sandan	Space above reserved for use by Recorder's Office
Name of Seniony Sandon Address: 9/4/ 12 Co3 Ave	Document prepared by:
City 0	Roll Care Care Care
City: <i>Penusault</i> State/Zip: <i>9/ 32506</i>	Name 7 De mary Sandan
State/Zip: 71 32506	Address 414 10 63 AVL
	Name Rolemany Sandam Address 9/4 N 63 Avel City/State/Zip Jensanola 7/4 32506
Property Tax Parcel/Account Number:	V
110poley 1 m. 1 m	
This Quitclaim Deed is made on Spart 1	hetween
This Quitclaim Deed is made on Sept 12	, between
This Quitclaim Deed is made on Sept 12	Grantor, of 4187 Heatherwood way
This Quitclaim Deed is made on Sept 12	Grantor, of 4187 Heatherwood way, State of H
This Quitclaim Deed is made on Sept 12 A SAMEDER III City of Mrs. and Rosensay SAMEDER	, Grantor, of 4087 Her howard way , State of 914 10 63 Aul
This Quitclaim Deed is made on Sept 19 A SAMEDON TIL City of PAROLL City of PAROLL City of PAROLL City of PAROLL	, Grantor, of 4187 Her howard way , State of 914 10 63 Avel , State of 91
This Quitclaim Deed is made on Sept 12 A Same Deu III City of Are and Roseway Sama Person City of Person	, Grantor, of 4/87 Her howard way , State of 9/4 10 63 Aul , State of 9/4 10 63 Aul
For valuable consideration, the Grantor hereby	y quitclaims and transfers all right, title, and interest held by
For valuable consideration, the Grantor hereby the Grantor in the following described real est	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs
For valuable consideration, the Grantor hereby the Grantor in the following described real est	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located, City of Pensacola	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at, State of;
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located, City of Pensacola	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at, State of;
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For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at <u>G/H/N 63 AUE</u> , State of <u>F/</u> : State of <u>F/</u> : Livview PB 1, P80 wirew & Re subdivision, being 2 portion of section 35, Escandia county, Horida, 2 coording To Play 600/5 & Said County.
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located , City of Pensacola HTS H-5 Ble Blk / Plate 1075 4,5 and 6, Block I, Philadelia South, Range 20 west, Page 80, of The jublic Records. Subject to all easements, rights of way, protections.	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at
For valuable consideration, the Grantor hereby the Grantor in the following described real est and assigns, to have and hold forever, located , City of Pensacola HTS H-5 Ble Blk / Plate 1075 4,5 and 6, Block I, Philadelia South, Range 20 west, Page 80, of The jublic Records. Subject to all easements, rights of way, protections.	y quitclaims and transfers all right, title, and interest held by tate and improvements to the Grantee, and his or her heirs at <u>G/H/N 63 AUE</u> , State of <u>F/</u> : State of <u>F/</u> : Livview PB 1, P80 wirew & Re subdivision, being 2 portion of section 35, Escandia county, Horida, 2 coording To Play 600/5 & Said County.
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BK: 6506 PG: 999 Last Page

Dated: Q 14 09	
Signature of Grantor	
Name of Grantor	
Loblin Chuloto Epoie Archulato Epoie Archulato Signature of Witness #1 Epoie Archulato Sascmary Sanders Printed Name of Witness #1	
Signature of Witness #1 Printed Name of Witness #1 Starta Hill	
State of Flori A County of FS CAPOLA	
State of Florida County of ESCAMBIA On Sept. 14, 2009, the Grantor, John A Sambres III FLOCH personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.	40.
Signature	
Notary Public,	
In and for the County of <u>ESCAMDIA</u> State of <u>FIORICA</u> My commission expires: <u>JUIY 12, 2013</u> Seal	
Send all tax statements to Grante () () () () () () () () () (
THE OF FLORING	

Recorded in Public Records 1/19/2024 3:27 PM OR Book 9093 Page 639, Instrument #2024004454, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

Customer: Rosemary C Sanders

Account Number: 233632-45970

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Amount of Lien: $\$885.58$, together wi any, which may accrue subsequent to the date charges at 18 percent per annum, or at such lesses	of this notice and simple interest on unpaid
This lien is imposed in accordance with Section $\bf 1$ of Florida, as amended and Emerald Coast Utilities this lien shall be prior to all other liens on succounty, and municipal taxes and shall be on a punicipal taxes.	s Authority Resolution 87-10, as amended, and hands or premises except the lien of state,
Provided however, that if the above-named custodeed recorded in the public records of Escambia instrument, or if the interest of the above-name which notice of lis pendens has been filed prior to be void and of no effect.	County, Florida, prior to the recording of this ed customer is foreclosed by a proceeding in
STATE OF FLORIDA	EMERICO COAST UTILITYES AUTHORITY BY: LUCAT LUCA
COUNTY OF ESCAMBIA The foregoing instrument was acknowled January	
Notary Public, State of Florida Commission Expires 10/24/2027 Commission No. HH 457750	Notary Public - State of Florida RWK:ls Revised 05/31/11

Recorded in Public Records 12/03/2009 at 08:49 AM OR Book 6535 Page 1581, Instrument #2009082436, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 08/03/2009 at 11:10 AM OR Book 6490 Page 1349, Instrument #2009052177, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 08-SC-5957

DIV: V

CAPITAL ONE BANK (USA), N.A., a corporation,

Plaintiff.

JUNITA CIAMPOLINES. 131 - 151 - 5 55 55

ERNIE LEE MAGAHA

vs.

ROSEMARY C SANDERS,

Defendant.

FINAL JUDGMENT

The Defendant appeared at the Pre-Trial Conference and admitted to liability and damages as set forth in the Complaint, and the Court finding that Plaintiff is entitled to a Final Judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., recover from the Defendant, ROSEMARY C SANDERS, the principal sum of \$4,981.58, \$2,184.69 interest, together with \$330.00 for costs of this suit and \$______ as a reasonable fee for Plaintiff's attorney, that shall bear interest at the rate of eight percent (8%) per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 27

CERTIFIED TO BE A DAME COMY OF THE ORIGINAL ON FILE WITTES OF THE WITNESS MY HANDAUD OF TOWN SEAL

ERNIE LEE MAGINHA

_day of

. 2009.

Copies to:

Maureen B. Murray Attorney for Plaintiff Rubin & Debski, P.A. P.O. Box 47718 Jacksonville, FL 32247

ROSEMARY C SANDERS Defendant 914 N 63RD AVE PENSACOLA FL 32506-4524 SSN: Plaintiff's Address (F.S. 55.10): CAPITAL ONE BANK (USA), N.A. 4851 Cox Road Glen Allen, VA 23060

County Court Judge

Case: 2008 SC 005957

N0810849

Recorded in Public Records 07/08/2010 at 02:49 PM OR Book 6611 Page 812, Instrument #2010043813, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 03/02/2010 at 01:50 PM OR Book 6564 Page 1937, Instrument #2010013151, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

> IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA CLERK OF CIRCUT

DIV:

ERNIE LEE MAGAHA

CASE NUMBER: 2008 CC 5066

CAPITAL ONE BANK (USA), N.A.,

ZCD 573 05 ⊃ 2:30

a corporation,

Plaintiff.

VS.

ROSEMARY SANDERS,

Defendant.

DEFAULT FINAL JUDGMENT

The Court finding that a default has been entered against the Defendant in this action, and the Plaintiff is entitled to a judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., a corporation, recover from the Defendant, ROSEMARY SANDERS, the principal sum of \$5,611.46, together with prejudgment interest of \$3,237.35, \$330.00 for costs of this suit and \$ < 25 ___ in attorney fees, that shall bear interest at the rate of six percent (6%) per year, for which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this _

____, 2010.

February

"CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL **ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY COURT** ESCAMBIA COUNTY, FLORIDA"

Meddenston D.C.

Copies to: Kelly A. Karstaedt Attorney for Plaintiff Rubin & Debski, P.A. P.O. Box 47718 Jacksonville, FL 32247

ROSEMARY SANDERS Defendant

912 N 63RD AVE PENSACOLA FL 32506-4524 SSN:

Plaintiff's Address (F.S. 55.10): CAPITAL ONE BANK (USA), N.A. 4851 COX ROAD GLEN ALLEN, VA 23060

NOS13051

ase: 2008 CC 005066 00022520814

Dkt: CC1033 Pg#:

Recorded in Public Records 12/30/2015 at 02:43 PM OR Book 7457 Page 446, Instrument #2015098514, Pam Childers Clerk of the Circuit Court Escambia County, FL

> Recorded in Public Records 06/04/2010 at 09:42 AM OR Book 6599 Page 571, Instrument #2010035771, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN AND FOR ESCAMBIA COUNTY, FLORIDA ERM OF CIRCUIT COURT CIVIL DIVISION

ASSET ACCEPTANCE LLC Plaintiff,

VS.

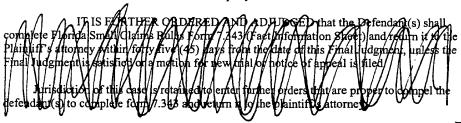
Case No. 10SC1299

ROSEMARY C SANDERS Defendant(s).

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION was heard before the Court on May 12, 2010. IT IS ORDERED AND ADJUDGED:

That judgment be, and the same is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE LLC, PO BOX 9065 BRANDON FL 33509 and against ROSEMARY C SANDERS, 914 N 63RD AVE PENSACOLA FL 32506 in the sum of \$1,883.45 on principal, \$705.91 as prejudgment interest, with costs of \$240.00, less \$0.00 in payments, for a total sum of \$2,829.36, which shall bear interest of 6.00% per year for all of which let execution issue.



DONE AND ORDERED in chambers at ESCAMBIA County, Florida on this ______ 2010.

JUDGE

Plaintiff, ASSET ACCEPTANCE LLC, PO BOX 9065

BRANDON FL 33509

ROSEMARY C SANDERS 914 N 63RD AVE PENSACOLA, FL 32506 Defendant

Case: 2010 SC 001299 00053870828 Dkt: CC1033 Pg#:

FL 0431G Account No.: 40335676



Recorded in Public Records 09/13/2010 at 10:40 AM OR Book 6634 Page 1714, Instrument #2010059589, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 08/06/2010 at 11:26 AM OR Book 6622 Page 46, Instrument #2010050998, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT FOR THE 1ST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2009-CA-000661

DISCOVER BANK

Plaintiff,

VS.

Rosemary C Sanders Defendant.

700 ATS -2 P 3:37

DEFAULT FINAL JUDGMENT

This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, DISCOVER BANK, recover from the Defendant(s), Rosemary C Sanders, the sum of \$19196.67 on principal, \$0.00 for interest, and \$346.00 for costs making a total of \$19542.67 that shall bear interest at the rate of 6.0000% per year, for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & Associates, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida, this 210 day of Aug.





"CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY, COURT ESCAMBIA COUNTY, FLORIDA"

Plaintiff's Address:

DISCOVER BANK, c/o 6500 NEW ALBANY RD E, NEW ALBANY OH 43054-8730 Account No: 6011004900262292

Copies furnished to:

Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324 Rosemary C Sanders, 914 N 63Rd Ave, Pensacola FL 32506-4524, ***-**-5366

Case: 2009 CA 000661 00065428105 Dkt: CA1036 Pg#:

18

Recorded in Public Records 8/11/2023 3:33 PM OR Book 9022 Page 1801, Instrument #2023064522, Pam Childers Clerk of the Circuit Court Escambia County, FL

> Recorded in Public Records 03/31/2006 at 04:03 PM OR Book 5873 Page 1091, Instrument #2006032687, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

WITNESS MY HAND AND OFFICIAL SEAL IN THE CIRCUIT COURT IN AND CLERK OF THE CIRCUIT COUR
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA.

VS.

CASE NO .:

DATE 2003 CF 001115 A

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THE OFFICE

PAM CHILDERS

ฃ

DIVISION:

DEFENDANT: JOHN SANDERS III

1248 EAST FISHER STREET PENSACOLA, FL 32503

DATE OF BIRTH: 05/24/1970

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 14, 2003, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 421.72, the amount of which shall bear interest at the rate prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this & day of Hore

JUDGE

√c: ASSISTANT STATE ATTORNEY c: PD PUBLIC DEFENDER

c: DEFENDANT

2003 CF 001115 A

Dkt: CF618 Pg#

Recorded in Public Records 10/08/2008 at 02:42 PM OR Book 6385 Page 264, Instrument #2008076112, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL



ERNIE LEE MAGAHA CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FL

STATE OF FLORIDA

2008 OCT -6 P 2: 54

CASE NO:

2007 CF 004289 A

DIVISION: K

VS

FILED & RECORDED

JOHN III SANDERS 1200 W LEONARD ST ESCAMBIA COUNTY JAIL PENSACOLA FL 32501

Case: 2007 CF 004289 A

00019831880 Dkt: CF361 Pg#:

B/M DOB: 05/24/1970

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$\frac{3500}{0}\$, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$\frac{9000}{0}\$ Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$\frac{4000}{0}\$.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this & day of October, Zoc8

Judge

cc: Defendant

Recorded in Public Records 8/11/2023 3:33 PM OR Book 9022 Page 1802, Instrument #2023064523, Pam Childers Clerk of the Circuit Court Escambia County, FL

> Recorded in Public Records 10/08/2008 at 02:42 PM OR Book 6385 Page 279, Instrument #2008076127, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

> > IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDER

COURT 8 CLERK OF THE CIRCL

BY: DATE:

STATE OF FLORIDA.

vs.

CASE NO.: DIVISION:

K

2007 CF 004289 A

CIRCUM

DEFENDANT: JOHN III SANDERS

1200 W LEONARD ST ESCAMBIA COUNTY JAIL PENSACOLA, FL 32501

DATE OF BIRTH: 05/24/1970

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On APRIL 4, 2008, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 543.00, the amount of which shall bear interest at the rate prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 6 Tday of October

cc: ASSISTANT STATE ATTORNEY

cc: DEFENDANT

00070215488 Dkt: CF618 Pg#

Recorded in Public Records 8/11/2023 3:33 PM OR Book 9022 Page 1803, Instrument #2023064524, Pam Childers Clerk of the Circuit Court Escambia County, FL

> Recorded in Public Records 06/16/2009 at 02:00 PM OR Book 6472 Page 514, Instrument #2009039971, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

> > IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA.

Plaintiff,

CASE: 2007-CF-004289

John Sanders III

Defendant.

Division: K

CIVIL LIEN

THIS CAUSE came before the Court for plea on October 01, 2008. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$747.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the Department of Community Corrections, in the amount of \$747.00 which shall accrue interest at the rate of eight percent (8%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, day of June 2009.

CIRCUIT JUDGE

Corey Fleetion, Work Release Program John Sanders III, Defendant 1300 Cervantes St. #57 Pensacola, Fl. 32501

DOB: 06-27-70

2007 CF 004289 A 00056438281

Dkt: CLVICT Pg#:

ERTIFIED TO BE A TRUE COPY OF THE BORNAL ON FILE IN THIS OFFICE "WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS ΒY DATE

Recorded in Public Records 11/15/2012 at 08:31 AM OR Book 6934 Page 1407, Instrument #2012087241, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA.

Plaintiff.

CASE NO:

2011 MM 025407 A

VS.

DIVISION:

IV

JOHN SANDERS

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on October 25, 2012 Upon the evidence presented, the Court assessed \$380.00 in Cost of Supervision, testing, and hearing fees. Therefore, the Court determines that \$380.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision fees to the Department of Community Corrections, in the amount of \$380.00 and will accrue interest at the rate of four and seventy-five percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida.

OMAS E. JC

Community Corrections/Accounting CC:

> "CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE NESS MY HAND AND OFFICIAL **S**EAL FRNIE LEE MAGAHA/BLERK

E# 41433

2011 MM 025407

00013070272

Dkt: CERTLIEN Pg#:

Recorded in Public Records 11/15/2012 at 08:37 AM OR Book 6934 Page 1416, Instrument #2012087250, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025040271 6/3/2025 3:10 PM OFF REC BK: 9325 PG: 1090 Doc Type: L2

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO:

2011 MM 025407 A

VS.

DIVISION:

JOHN SANDERS

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on October 25, 2012 Upon the evidence presented, the Court assessed \$380.00 in Cost of Supervision, testing, and hearing fees. Therefore, the Court determines that \$380.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision fees to the Department of Community Corrections, in the amount of \$380.00 and will accrue interest at the rate of four and seventy-five percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,

Community Corrections/Accounting

E# 41433

2011 MM 025407 A 00060195795

Dkt: CLDOCC Pg#:

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 CIRCON

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Recorded in Public Records 1/13/2020 12:04 PM OR Book 8230 Page 58, Instrument #2020003191, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 101429085 E-Filed 01/09/2020 08:55:55 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO:

2019 CF 002036 A

JOHN SANDERS III

CITATION NO:

AAL935E

5812 VENTURA LN PENSACOLA, FL 32526 DIVISION:

DATE OF BIRTH: 05/24/1970

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On SEPTEMBER 23, 2019, an order assessing fines, costs, and additional charges was entered against the Defendant, JOHN SANDERS III. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$668.00, which shall bear interest at the rate prescribed by law, 6.83%, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

eSigned by CIRCUIT COURT JUDGE GA on 01/06/2020 19:18:45 XbUMeZUN

CIRCUIT JUDGE

CERTIFIED TO BE A TRUE COPY DE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIALS

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COLINTY, FLORIDA

DATE: 1/13/20

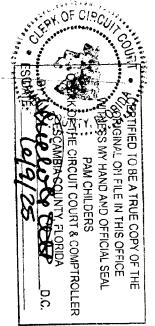
BY:

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(CFCTMMFNLCHRGS2 #24984)

Recorded in Public Records 6/9/2025 9:29 AM OR Book 9327 Page 1397, Instrument #2025041553, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

> Recorded in Public Records 6/9/2025 8:17 AM OR Book 9327 Page 1095, Instrument #2025041489, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35,50



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

PETITIONER ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24084501N LOCATION: 914 N 63RD AVE

352\$304201004001

VS.

SANDERS ROSEMARY EST 914 N 63RD AVE PENSACOLA, FL 32506 RESPONDENT(S)

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(s) or representative thereof, 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 Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 94-51 Right of Way

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structure - 30-203 (BB) No screens on windows

BK: 9327 PG: 1096

Unsafe Structures - 30-203 (O) Roof

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (N) Siding

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 8/2/2025 to correct the violation(s) 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.

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 outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

Remove all structure, signs, vehicles, etc. from County ROW; refrain from further obstruction.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 8/3/2025.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED,

BK: 9327 PG: 1399

BK: 9327 PG: 1097

Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners of Escambla County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 9327 PG: 1400 Last Page

BK: 9327 PG: 1098 Last Page

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 3rd day of

June, 2025.

Gregory Farrar Special Magistrate

Office of Environmental Enforcement

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03287 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROSEMARY SANDERS EST OF	SHANTEY R M					
PENSACOLA, FL 32506	PENSACOLA FL 32501					
		CAPITAL ONE BANK N 4851 COX RD GLEN ALLEN, VA 2306			ASSET ACCEPTANCE LLC PO BOX 9065 BRANDON, FL 33509	
	10000	ALBANY RD E	1	ESCAMBIA COUNTY / COUNTY ATTO 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		ATTORNEY
			COMMUNITY CORRECTIONS EVANT ST 6400 N W ST FL 32514 PENSACOLA FL 32505		1	
	2205B LA	DEPT OF REV VISTA AVE OLA FL 32504		190	MBIA COUNTY / STATE OF GOVERNMENTAL CENTER SACOLA FL 32502	FLORIDA

WITNESS my official seal this 19th day of June 2025.

STATE COUNTY ROB

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072708000 (0825-60)

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

ROSEMARY SANDERS EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTRO

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

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LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

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Dated this 10th day of June 2025.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

914 N 63RD AVE 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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072708000 (0825-60)

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

ROSEMARY SANDERS EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

ROSEMARY SANDERS EST OF 914 N 63RD AVE

PENSACOLA, FL 32506

COMPTO

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.

ROSEMARY SANDERS EST OF [0825-60] 914 N 63RD AVE PENSACOLA, FL 32506 SHANTEY R MASON [0825-60] 1300 W CERVANTES ST 57 PENSACOLA FL 32501

9171 9690 0935 0127 1865 78

4130 DELANGED. NO ANNH EECITIENT

CAPITAL ONE BANK NA [0825-60] 4851 COX RD GLEN ALLEN, VA 23060

9171 9690 0935 0127 1865 92

DISCOVER BANK [0825-60] 6500 NEW ALBANY RD E NEW ALBANY, OH 43054-8730

9171 9690 0935 0127 1866 15

ECUA [0825-60] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1865 23

FLORIDA DEPT OF REVENUE [0825-60] 2205B LA VISTA AVE PENSACOLA FL 32504

9171 9690 0935 0127 1865 09

9171 9690 0935 0127 1865 85

ASSET ACCEPTANCE LLC [0825-60] PO BOX 9065 BRANDON, FL 33509

9171 9690 0935 0127 1866 08 1/10 RETURNED UTF

ESCAMBIA COUNTY / COUNTY ATTORNEY [0825-60] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

COMMUNITY CORRECTIONS [0825-60] 6400 N W ST PENSACOLA FL 32505

9171 9690 0935 0127 1865 16

ESCAMBIA COUNTY / STATE OF FLORIDA [0825-60] 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

Contact to

ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$65.60 EBH 4/23/2025 MELISSA AT TC OFFICE NOTES: SPOKE TO BEVERLY BROUGHTON (CURRENTLY INCARCERATED). CALLED FROM PHONE # 448-500-4794. QUOTED HER AMOUNT DUE FOR APRIL OF \$7,304.01. ADVISED IF PAID AFTER APRIL, SHE WILL NEED TO GET UPDATED REDEMPTION AMOUNT. SHE STATED THAT HER MOTHER, ROSEMARY SANDERS, IS DECEASED AND BEVERLY'S SISTER IS ATTEMPTING TO PUT PROPERTY IN HER NAME AND HAD TOLD HER THAT TAXES WERE PAID. I TOLD BEVERLY THAT TAXES HAVE NOT BEEN PAID SINCE 2021. 6/23/2025 MELISSA AT TC OFFICE NOTES: SPOKE TO MALE REGARDING OUTSTANDING TAXES DUE (DID NOT GET NAME). HE IS AN INTERESTED BUYER OF THE PROPERTY AND WANTED TO KNOW SALE DATE AND AMOUNT OF TAX DUE. PROVIDED SALE DATE AND JUNE AMOUNT. HIS PHONE NUMBER WAS 239-412-3241.

6/26/2025 MELISSA AT TC OFFICE: SPOKE TO JESSICA UNDERWOOD WITH SOUTH OAK TITLE REGARDING TDA. PROVIDED JUNE AND AUGUST AMOUNT AND PROVIDED SALE DATE. EMAILED HER THE TDA REDEMPTION BILL AND LEDGER TO SHOW FACE OF ALL CERTIFICATES INVOLVED. EMAIL IS JESSICA.UNDERWOOD@SOUTHOAKTITLE.COM AND PHONE NUMBER IS 205-983-8100.

Submit

Reset

Print Preview

CERTIFIED MAILTA

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502

> AMBIA COUNTY, FL ASSET ACCETANCE LLC [0825-60]
> PO BOX 9065 BRANDON, FL 33509



9171 9690 0935 0127 1866 08



quadient

06/26/2025 ZIP 32502 043M31219251

MIXIE

0007/03/25

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Same 110 Pensacola, FL 32502

SCAMBIA COUR

ROSEMARY SANDERS EST OF [0825-60] 914 N 63RD AVE PENSACOLA, FL 32506

CERTIFIED MAIL



9171 9690 0935 0127 1865 78



quadient

06/26/2025 ZIP 32502 043M31219251

NIXIE

0007/18/25

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

32502583335 *2638-03205-28-17 http://www.defahillad 8C: 32502583335

Pam Childers Clerk of the Circuit Court & Comptroller Official Records 221 PalaPex Place Suite 110 Pensagola, FL 32502-

ESCAMBIA COUNT

SHANTEY R MASON [0825-60] 1300 W CERVANTES ST 57 PENSACOLA FL 32501

CERTIFIED MAIL.

9171 9690 0935 0127 1865 85

quadient \$008.16

06/26/2025 ZIP 32502 043M31219251

NIXIE

0008/03/25

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

*2638-03216-28-17

BC: 32502583335 repet the region of the residence which is the region of the region of

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 085.60

Document Number: ECSO25CIV023054NON

Agency Number: 25-007371

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 03287 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: ROSEMARY SANDERS EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:50 AM and served same at 4:04 PM on 7/3/2025 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

A. DUDA, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: CNMORTON

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072708000 (0825-60)

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Dated this 10th day of June 2025.

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Post Property:

914 N 63RD AVE 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 FUND

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0825.60

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV023001NON

Agency Number: 25-007409

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03287 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: ROSEMARY SANDERS EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/27/2025 at 8:52 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ROSEMARY SANDERS EST OF , Writ was returned to court UNEXECUTED on 7/15/2025 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT 914 NORTH 63RD AVENUE AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

ROSEMARY SANDERS EST OF 914 N 63RD AVE PENSACOLA, FL 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

ROSEMARY SANDERS EST OF

914 N 63RD AVE

PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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

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Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

4WR7/2-7/23TD

Emily Hogg, Deputy Clerk 8078 Name: Order Number:

Order Date: Number Issues: Pub Count: 6/26/2025 First Issue. 7/2/2025

Lust Issue: 7/23/2025 Order Price:

The Summation Weekly T/2/2025, 7/9/2025, 7/16/2025, 7/23/2025

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

29. 2023 TD 03287 - FIG 20 LLC - Rosemary Sanders est

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4 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.

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 7/23/2025, by MALCOLM BALLINGER, who is personally known to me.

> Notary Public State of Florida Morgan S. Cole Commission HH 606918

Expires 10/27/2028

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 # 003287 of 2023 Date 8/6/2025

Name Javan Montgomery

Out. Out	· ,
Cash Deposit	\$3,395.00
Total Check	\$65,022.80
Grand Total	\$68,417.80

Cash Summary

Name Java	n Montgomery	Grand rotal	Ψοσ, τι το σ
Purchase Price (high bid amount)	\$67,900.00	Total Check	\$65,022.80
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$475.30	Adv Doc. Stamps	\$475.30
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$7,724.50	Postage	\$65.60
7		Researcher Copies	\$0.00
- postage	\$65.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail	Cert \$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$7,658.90	Registry of Court	\$7,658.90
Purchase Price (high bid)	\$67,900.00		
-Registry of Court	\$7,658.90	Overbid Amount	\$60,175.50
-advance recording (for mail certificate)	\$18.50		
-postage	\$65.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$60,175.50		

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 # 2023 TD 003287 Sold Date 8/6/2025

Name Javan Montgomery

RegistryOfCourtT = TAXDEED	\$7,658.90
overbidamount = TAXDEED	\$60,175.50
PostageT = TD2	\$65.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$475.30
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc PH VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 003287
4/28/2025	TD83	TAX COLLECTOR CERTIFICATION
4/28/2025	TD84	PA'S INFO
4/28/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025031843
4/28/2025	TD84	TDA NOTICE - RECORDED
5/29/2025	TD82	PROPERTY INFORMATION REPORT
6/30/2025	TD81	CERTIFICATE OF MAILING
7/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL / ADDITIONAL RESEARCH
7/17/2025	TD84	SHERIFF RETURN OF SERVICE
7/25/2025	CheckVoided	CHECK (CHECKID 144145) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501
7/25/2025	CheckMailed	CHECK PRINTED: CHECK # 900039240 REGISTRY CHECK
7/28/2025	TD84	PROOF OF PUBLICATION
8/1/2025	CheckMailed	CHECK PRINTED: CHECK # 900039253 REGISTRY CHECK

FEES

ILLO						40 44 12 -
EffectiveDate 1	FeeCode	FeeDesc	TotalFee A	AmountPaid	WaivedAmount A	mountOutstanding
4/28/2025 10:13:26 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/28/2025 10:13:27 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
4/28/2025 10:13:27 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/28/2025 10:13:26 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/28/2025 10:13:27	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
АМ		Total	720.00	720.00	0.00	0.00

RECEIPTS

Receip	ptDate
4/28/2025	1:11:48 PM

ReceiptNumber 2025031843

Deposited

584.00

Received_from SCOTT LUNSFORD Total

payment_amt applied_amt refunded_amt 720.00 720.00

720.00

0.00

0.00

REGISTRY

CashierDate
8/1/2025 10:05:58 AM
7/25/2025 9:48:29 AM
4/28/2025 1:11:48 PM

TransactionID Type Check 102021920 (outgoing) Check 102021226 (outgoing) 101993218 Deposit

TransactionName BALLINGER PUBLISHING ESCAMBIA COUNTY SHERIFF'S OFFICE SCOTT LUNSFORD Used

11,560.00

Name **Amount Status** 900039253 CLEARED ON 8/1/2025 PO BOX 12665 200.00 900039240 CLEARED ON 1700 W LEONARD 80.00 7/25/2025 ST Deposit 584.00 **Balance** -10,976.00

720.00

30	lit Name on Title				
1	Name on Title	Custom Fields	Style		
		nber: 2023 TE ate: 08/06/202		37	\$150 \$150 \$150 \$150 \$150 \$150 \$150 \$150
	Title Info	rmation:			
	Name:	Lpm3 realty	ann ann ann an ann an ann an ann an ann an a		
	Address1:	12406 Meadso	n Rd		
	Address2:		POTENTIAL SERVICE SERV		
	City:	Pensacola			
	State:	FL 🕶			
	Zip:	32506			
			Cancel	Update	

BIDDER # USSLES
JAVAN MONTEONLERY
Sold & Lot, 900,0
topposit & 3395,0

Emily Hogg (COC)

From:

Mylinda Johnson (COC)

Sent:

Wednesday, August 6, 2025 4:15 PM

To:

Emily Hogg (COC)

Subject:

FW: [EXTERNAL]Re: [EXTERNAL]Re:Title



Mylinda Johnson

Operations Supervisor 850-595-4813 mjohnson@escambiaclerk.com

www.EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502

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

From: Javan Montgomery < javan@lpm3.com> Sent: Wednesday, August 6, 2025 4:14 PM

To: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com>

Subject: [EXTERNAL]Re: [EXTERNAL]Re:Title

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Yes Mylinda Please change the title to Safe Harbor Realty Management Address: 12406 Meadson Rd. Pensacola, Fl. 32506

I do not want this to go into the name of LPM3 Realty

Please make this change for me thanks so much!

Javan Montgomery (502)664-6566

On Wed, Aug 6, 2025 at 5:04 PM Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com > wrote:

Javan.



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ASSET ACCEPTANCE LLC PO BOX 9065 BRANDON, FL 33509

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 12th day of August 2025.

ESCAMBIA COUNTY CLERK OF COUR

By: _______ Per Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CAPITAL ONE BANK NA 4851 COX RD GLEN ALLEN, VA 23060

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 12th day of August 2025.

ESCAMBIA COUNTY CLERK OF COU

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

DISCOVER BANK 6500 NEW ALBANY RD E NEW ALBANY, OH 43054-8730

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 12th day of August 2025.

COUNT

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk /

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 12th day of August 2025.

CLERK OF COURT

ESCAMBIA COUN

Deputy Cle

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROSEMARY SANDERS EST OF 914 N 63RD AVE PENSACOLA, FL 32506

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 12th day of August 2025.

ESCAMBIA COUNTY CLERK OF COUR

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

SHANTEY R MASON 1300 W CERVANTES ST 57 PENSACOLA FL 32501

Tax Deed File # 0825-60 Certificate # 03287 of 2023 Account # 072708000

Property legal description:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Pursuant to Chapter 197, F.S., the above property was sold at public sale on August 6, 2025, and a surplus of \$57,720.74 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 12th day of August 2025.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

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STATE OF SOME DOS FUNDS FROM TAX DEED S

ASSET ACCEPTANCE LLC PO BOX 9065 BRANDON, FL 33509

Pam Childers
Clerk of the Circuit Court & Comp
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

Tax Deed File # 0825-60

MIXIE :

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0208/18/25

CERTIFIED MAIL.

Pam Childers

Clerk of the Circuit Court & Comptr Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502



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NOTICE OF SURPLUS FUNDS FROM TAX DEED

SHANTEY R MASON 1300 W CERVANTES ST 57 PENSACOLA FL 32501 MIXIE

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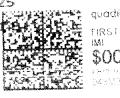
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RETURN TO SENDER ATTEMPTED - NOT KNOW

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PENSACOLA FL 325

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ROSEMARY SANDERS EST OF 914 N 63RD AVE PENSACOLA, FL 32506

Pam Childers Clerk of the Circuit Court & Comptro Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502

Tax Deed File # 0825-60

_. 931412855598888

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

NIXIE

0009/04/25

	10 Mg 200 E	The state of the s
Tax Certificate #	2023	TD 003287
Account #		8000
Property Owner	hosemany	Sanders tot
Property Address	914 4	N 63rd Ave 32506
SOLD TO:	\$67,900.	70
Sold to: Javan Montgomery	#64°100.	,00
Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$503.804	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 920.131	\$
Tax Collector Fee (from redeem screen)	\$ 12.50 V	\$
Certificate holder/taxes & app fees	\$7.729.00	\$
Refund High Bidder unused sheriff fees	\$221,40	\$ 59,255,37
Additional taxes	\$	\$
Postage final notices	\$ 53,40	\$
euw	\$1057.72	\$
cope en	\$ 47.4.0	\$ 57,720,74
	\$ BENGUNAARKUUU	5
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN	BENCHMARK	
Lien Information:	Aller and American	
Clerr Information.		Due \$ 1551.23
ECUP 4093/639		Paid \$ 1051.23
No o - D - D OThor	Gandine	Due \$ 424,00
CODE ENFORCEMENT	4351/13	97 Paid \$ 424.05
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Post sale process:		/Notes:
Tax Deed Results Report to Tax Collector	V N	JOHN SAMPERS III
Print Deed/Send to Admin for signature Request check for recording fees/doc stamps	V	TOOK TIME DOD
Request check for Clerk Registry fee/fee due clerk	 	42009- YZ009
Request check for Tax Collector fee (\$6.25 etc)	v	7
Request check for certificate holder refund/taxes & app fees	▼	John A. Samoers III
Request check for any unused sheriff fees to high bidder	•	
Determine government liens of record/ amounts due		7 41037 HEATHERWOOD WAY
Print Final notices to all lienholders/owners		Tomal agg Prooness No
Request check for postage fees for final notices	14	A COCCIONAS JOSEPOCO
Record Tax Deed/Certificate of Mailing	<u>'</u>	A 104 01200
Copy of Deed for file and to Tax Collector	~~~~	- PT FOMA E
* Liens to Not An	prent t	to be samue
JOHN SAMOETS.		

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 16, 2025

Tax Account #: 07-2708-000

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

By Virtue of Quitclaim Deed recorded 9/14/2009 in OR 6506/998

ABSTRACOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ROSEMARY SANDERS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

- 2. The land covered by this Report is: See Attached Exhibit "A"
- 3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Lien in favor of Emerald Coast Utilities Authority recorded 1/19/2024 OR 9093/639
- Judgment in favor of Capital One Bank, NA recorded 12/3/2009 OR 6535/1581
- Judgment in favor of Capital One Bank, NA recorded 7/8/2010 OR 6611/812 Judgment in favor of Asset Acceptance LLC recorded 12/30/2015 – OR 7457/446
- Judgment in favor of Discover Bank recorded 9/13/2010 OR 6634/1714
 - f. Judgment in favor of Escambia County recorded 8/11/2023 OR 9022/1801
 - g. Judgment in favor of Escambia County recorded 10/8/2008 OR 6385/264
 - h. Judgment in favor of Escambia County recorded 8/11/2023 OR 9022/1802 19
- i. Lien in favor of Escambia County recorded 8/11/2023 9022/1803 V 6472/514
- Certificate of Delinquency recorded 3/13/2012 OR 6830/1302
 - k. Civil Lien in favor of Escambia County Department of Community Corrections recorded 11/15/2012 OR 6934/1407
 - l. Civil Lien in favor of Escambia County Department of Community Corrections recorded 11/15/2012 OR 6934/1416 CELTIFIED 9325/1090
 - m. Judgment in favor of Escambia County recorded 1/13/2020 OR 8230/58

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-2708-000 Assessed Value: \$113,096.00

Exemptions: NONE

Code Enforcement New: 9327/1397

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 Property Information Report 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.

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This Warranty Deed

Made this 21st day of July by Fayetta C. Lewandowski, a single person

hereinafter called the grantor, to John A. Sanders and Linda J. Sanders, husband and wife

whose post office address is: 4637 Heatherwood Way

Pace, FL 3257

(Whenever used herein the term "grantor" and "grantee" include all the partiheirs, legal representatives and assigns of individuals, and the successors and

Witnesseth, that the grantor, for and in consideration of the sum of and other valuable considerations, receipt whereof is hereby acknowledged, here releases, conveys and confirms unto the grantee, all that certain land situate in

Northwest quarter of the Northwest quarter of Township 1 North, Range 29 West Cartes of the Northwest quarter of the Nort according to the plat thereof recorded in Pla of the Public Records of said County.

SUBJECT TO covenants, restrictions, easements the current year.

PREVIOUS OFMET:

JOHN A. SAMORS LINDIA SAMPERS

2011

6310 FOUR STAT FARM 37577

JOHN JAMOBES DOB 5/24/1970

55# 9324 (PER-

DOES NOT APPEAR TO BE SAMVE PETSON AS JOHN A. SANDETS (# 31028 OR 8819) THAT OVER 914 N W3501 ANE.

Mylinda Johnson (COC)

23/03281

From:

Cassandra Strickland < cassandra.strickland@ecua.fl.gov>

Sent:

Monday, August 11, 2025 9:24 AM

To:

Mylinda Johnson (COC)

Cc:

Emily Hogg (COC)

Subject:

[EXTERNAL]RE: ECUA LIEN PAYOFF REQUEST - 233632-45970 ROSEMARY SANDERS /

914 N 63RD AVE

Attachments:

914 N 63RD AVE.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please see below:

Termination Date	12/1/2020
Date Debt Paid	8/30/2025
Final Bill and or Write off Amount	\$873.52
Number of Days*	1733
Interest %*	18.00%
Daily Rate of Interest*	\$0.4308
Total Interest*	\$746.54
Total Amount Due*	\$1,620.06
Balance	\$290.69
Interest	\$746.54
Recording Fee	\$20.00
Total	\$1,057.23
Daily Interest	\$0.43

Jhank you, Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |

P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |

Phone: (850) 476-0480 | Fax: (850) 969-1759 |

EEN

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Friday, August 8, 2025 9:06 AM

To: Cassandra Strickland < cassandra.strickland@ecua.fl.gov>

Cc: Emily Hogg (COC) < EHOGG@escambiaclerk.com>

Subject: ECUA LIEN PAYOFF REQUEST - 233632-45970 ROSEMARY SANDERS / 914 N 63RD AVE

**WARNING:

DO NOT CLICK links or attachments from unknown senders

Good morning,

Can we please get a payoff for this lien?

Thanks!

Recorded in Public Records 1/19/2024 3:27 PM OR Book 9093 Page 639, Instrument #2024004454, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITE'S AUTHORITY has following described real property situated in Escambia County, Florida, for and/or sanitation service provided to the following customer: LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Customer: Rosemary C Sanders
Account Number: 233632-45970

Amount of Lien: \$885.58 , together with additional unpaid utility any, which may accrue subsequent to the date of this notice and simple charges at 18 percent per annum, or at such lesser rate as may be allowed b

This lien is imposed in accordance with Section 159.17, Florida Statutes, Ch of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-1 this lien shall be prior to all other liens on such lands or premises exception and municipal taxes and shall be on a parity with the lien of such



Mylinda Johnson

Operations Supervisor 850-595-4813 mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller

Mylinda Johnson (COC)

From:

Chinnia M. Moore

Sent:

Monday, August 11, 2025 7:23 AM

To:

Mylinda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana

Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Miriam H. Nelson

(COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis

Cc:

Emily Hogg (COC)

Subject:

Re: 914 N. 63rd Avenue / CE24084501N (2023 TD 03287)

Good morning,

It is not in compliance it is \$250 court cost and 3 days of fines at \$150.00

Chinnia Moore
Environmental Enforcement
Services Coordinator
Monday-Thursday 7am-5:30pm
Main Line 850-595-1820 X2
Fax 850-595-0149

र्वित्त

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Friday, August 8, 2025 9:02 AM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>

Subject: 914 N. 63rd Avenue / CE24084501N (2023 TD 03287)

The property at 914 N. 63rd Avenue sold at Tax Deed sale. It sold to Javan Montgomery, titled in the name of Safe Harbor Realty Management, 12406 Meadson Rd., Pensacola, FL 32506.

Is the property in compliance? If not, please provide a payoff through the date of 8/6/2025.

Thank you!

Recorded in Public Records 6/9/2025 9:29 AM OR Book 9327 Page 1397, Instrument #2025041553, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

> Recorded in Public Records 6/9/2025 8:17 AM OR Book 9327 Page 1095, Instrument #2025041489, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S35.50

New

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24084501N LOCATION: 914 N 63RD A' PR#: 352830420100

VS.

BANDERS ROBEMARY EST OF, \$14 N 63RD AVE PENSACOLA, FL 32606 RESPONDENT(8)

ORDER

This CAUSE having come before the Office of Environmental E



Mylinda Johnson

Operations Supervisor 850-595-4813 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

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

Recorded in Public Records 06/03/2009 at 11:37 AM OR Book 6467 Page 397, Instrument #2009036889, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$366.80

Prepared by and return to: Suzanne N. Whibbs, Attorney at Law Whibbs & Stone, P.A. 801 W. Romana Street Unit C Pensacola, FL 32502 File Number: 09-0530

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that Regions Bank.,

*Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does REMISE, RELEASE and QUIT CLAIM unto JOHN A. SANDERS, III, a married man, whose mailing address is 4637 Heatherwood Way, Pace, Florida 32571, their heirs, executors, administrators and assigns, forever, the following described real property situate in Escambia County, Florida, to wit:

Lots 4, 5 and 6, Block 1, Plainview, a re-subdivision, being a portion of Section 35, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat Book 1, Page 80, of the Public Records of said County.

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

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this day of May, 2009.

WITNESS:

NAME: FRANK HOLIFIELD

Regions Bank

By: Joe TERRY

Its: VICE PRICINENT

STATE OF MISSISSIPPI COUNTY OF FORREST

The foregoing instrument was acknowledged before me this 14th day of May, 2009, by Joe Terrill, as Vice President of Regions Bank, who has presented a drivers license as identification or is personally known inc.

Salamannannan (1)

(NOTARY STAMP)

NOTARY PUBLIC

My Commission Expires May 20, 2011

Recorded in Public Records 09/14/2009 at 12:36 PM OR Book 6506 Page 998, Instrument #2009063003, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

D. L'acceptable	
Recording requested by: When recorded, mail to:	
_	Space above reserved for use by Recorder's Office
Name of stensing Strolm Address: 9/4/ 10 Co3 Ave	Document prepared by:
City: Pennade	Name Rosenny Sondan
State/Zip: 9/ 32506	Address 9/4 10 63 100
	Name Rose many Sandan Address 914 N 63 AUC City/State/Zip Jensanda The 32506
Property Tax Parcel/Account Number:	V
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Qu	uitclaim Deed
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This Quitclaim Deed is made on Sept Delm A Same III , City of Are and Reserved Same City of Person In For valuable consideration, the Grantor has the Grantor in the following described rea and assigns, to have and hold forever, locally of Penson III LOTS 4,5 and 6, Block I, rownship 2 south, Range 30, of the public Reserved Subject to all easements, rights of way, p	, Grantor, of

	Dated: 4 14 09	
(Senature of Grantor	
	JOHN A GANDENG FR	
	Loblin aucholo Envir And Signature of Wilness #1 Signature of Wilness #1 Printed Name of Witness #1	ulcta
	Signature of Wilness #1 Printed Name of Witness #1 Signature of Witness #2 Printed Name of Witness #2	
	State of Florida County of Escambla On Sept. 14 7009, the Grantor, John A Son personally came before me and, being duly sworn, did state and prove that he/she is in the above document and that he/she signed the above document in my presence.	
	Star Ca Will Notary Signature	
	Notary Public, In and for the County of <u>ESCAMBIA</u> State of <u>Florida</u> My commission expires: <u>JUIY 12, 2013</u>	 Seal
	Send all tax statements to Grande LA BILL OTARY NOVA NOVA PUBLIC OF FORM OF FORM OF FORM OF FORM OTARY NOVA	Quitclalm Deed Pg.2 (01-09)

Recorded in Public Records 1/19/2024 3:27 PM OR Book 9093 Page 639, Instrument #2024004454, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

Customer: Rosemary C Sanders
Account Number: 233632-45970

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 F 998

Amount of Lien: \$885.58 _____, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid

charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 01/17/2024 EMERALD/COAST UTILITYES AUTHORITY BY: STATE OF FLORIDA
COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 17th day of
January , 2024 , by Erica Peace of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
Michary Public, State of Florida Notary Public - State of Florida RWK:ls Revised 05/31/11

Recorded in Public Records 6/9/2025 9:29 AM OR Book 9327 Page 1397, Instrument #2025041553, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

> Recorded in Public Records 6/9/2025 8:17 AM OR Book 9327 Page 1095, Instrument #2025041489, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording S35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: LOCATION:

CE24084501N 914 N 63RD AVE

PR#:

3528304201004001

VS.

SANDERS ROSEMARY EST OF, 914 N 63RD AVE PENSACOLA, FL 32506 RESPONDENT(S)

ORDER

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nulsance - (D) Overgrowth

LDC, Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 94-51 Right of Way

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structure - 30-203 (BB) No screens on windows

BK: 9327 PG: 1398

BK: 9327 PG: 1096

Unsafe Structures - 30-203 (O) Roof

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (N) Siding

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 8/2/2025 to correct the violation(s) 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.

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 outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

Remove all structure, signs, vehicles, etc. from County ROW; refrain from further obstruction.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 8/3/2025.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED,

BK: 9327 PG: 1399

BK: 9327 PG: 1097

Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners of Escambla County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property Involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 9327 PG: 1400 Last Page

BK: 9327 PG: 1098 Last Page

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 3rd day of

June, 2025.

Gregory Farrar Special Magistrate

Office of Environmental Enforcement

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025061276 8/12/2025 3:15 PM
OFF REC BK: 9362 PG: 335 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03287 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROSEMARY SANDERS EST OF 914 N 63RD AVE PENSACOLA, FL 32506	SHANTEY R M 1300 W CERV PENSACOLA F	ANTES ST 57				
		4851 COX RD			ASSET ACCEPTANCE LLC PO BOX 9065 BRANDON, FL 33509	
		BANK ALBANY RD E NY, OH 43054-8	- 1	ESCAMBIA COUNTY / COUNTY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		ATTORNEY
		ECUA C 9255 STURDEVANT ST 6 PENSACOLA, FL 32514 P		5T 6		
	2205B LA	DEPT OF REVEN VISTA AVE LA FL 32504		ESCAMBIA COUNTY / STATE C 190 GOVERNMENTAL CENTER PENSACOLA FL 32502		FLORIDA

WITNESS my official seal this 19th day of June 2025.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2023 has tiled same in my office and has made application for a lax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Flooda, to wit:

LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

SECTION 35, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 072708000 (0825-60)

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

ROSEMARY SANDERS EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

4WR7/2-7/23TD

Name: Emily Hoss, Deputy Clerk Order Number: 8078

Order Date: 6/ Number fusues: 4 Pub Count: 1 6/26/2025

7/2/2025 First Issue

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

29. 2023 TD 03287 - FIG 20 LLC - Rosemary Sanders est of

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4

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.

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 7/23/2025, by MALCOLM BALLINGER, who is personally known to me

> Notary Public State of Florida Morgan S. Cole My Commission HH 606918 Expires 10/27/2028

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025061277 8/12/2025 3:15 PM OFF REC BK: 9362 PG: 337 Doc Type: TXD Recording \$10.00 Deed Stamps \$475.30

Tax deed file number 0825-60

Parcel ID number 352S304201004001

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 03287 issued on June 1, 2023 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 6th day of August 2025, the land was offered for sale. It was sold to Safe Harbor Realty Management, 12406 Meadson Rd. Pensacola, FL 32506, 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: LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998 SECTION 35, TOWNSHIP 2 S, RANGE 30 W

** Property previously assessed to: ROSEMARY SANDERS EST OF

On 6th day of August 2025, in Escambia County, Florida, for the sum of (\$67,900.00) SIXTY SEVEN THOUSAND NINE HUNDRED AND

Clerk of Court and Comptroller

Escambia County, Florida

00/100 Dollars, the amount paid as required by law.

221 Palafox Place, Ste

ensacola, El

mily Hogg

221 Palafox Place

Pensacola, FL 32

acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

am Childers.

Witness my hand and office seal date aforesaid

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