



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 Information

Applicant Name	FIG 20, LLC	Application date	Apr 16, 2025
Applicant Address	FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411		
Property description	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 #	2023 / 3287
		Date certificate issued	06/01/2023

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3287	06/01/2023	1,902.74	95.14	1,997.88
# 2024/3483	06/01/2024	2,075.84	137.96	2,213.80
→Part 2: Total*				4,211.68

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,211.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,984.83
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	6,571.51

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

Sign here:  Escambia, Florida
Date April 21st, 2025

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

+ 12.50

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

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500053

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
07-2708-000	2023/3287	06-01-2023	LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Sale List

[Printer Friendly Version](#)

Report Storm Damage

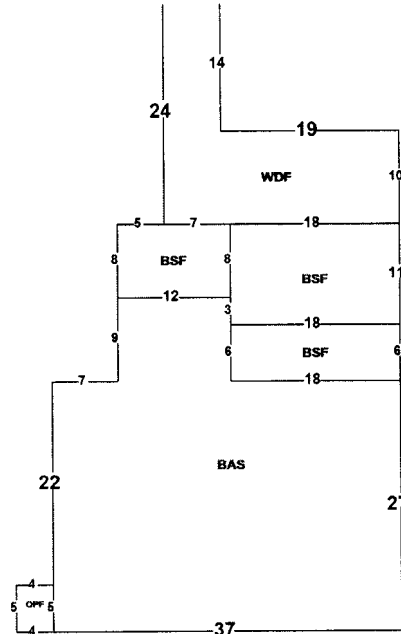
CARPORT
FRAME BUILDING
FRAME GARAGE
METAL BUILDING

Launch Interactive Map

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

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

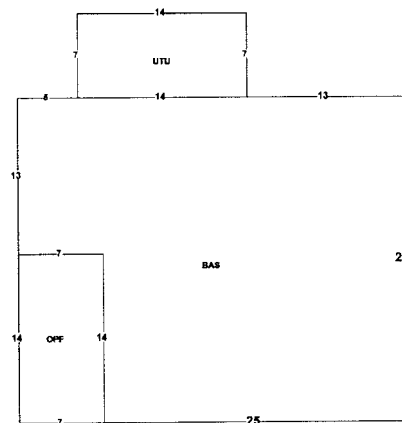
DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-HARDWOOD
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME



Areas - 1863 Total SF
 BASE AREA - 1107
 BASE SEMI FIN - 402
 OPEN PORCH FIN - 20
 WOOD DECK FIN - 334

Address: 912 N 63RD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1944, Effective Year: 1944, PA Building ID#: 84401

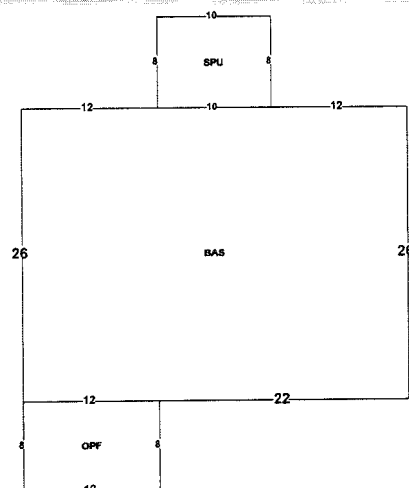
Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-HARDWOOD
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-HIP
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME



Areas - 962 Total SF
 BASE AREA - 766
 OPEN PORCH FIN - 98
 UTILITY UNF - 98

Address: 916 N 63RD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1944, Effective Year: 1944, PA Building ID#: 84402

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-HARDWOOD
 FOUNDATION-WOOD/NO SUB FLR
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME



Areas - 1060 Total SF
 BASE AREA - 884
 OPEN PORCH FIN - 96
 SCR N PORCH UNF - 80

Images



2/8/2023 12:00:00 AM



2/8/2023 12:00:00 AM



2/8/2023 12:00:00 AM



2/8/2023 12:00:00 AM

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

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.



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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-2708-000 CERTIFICATE #: 2023-3287

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

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes.

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

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

Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



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.

ROSEMARY SANDERS

914 N 63RD AVE

PENSACOLA, FL 32506

CAPITAL ONE BANK NA

4851 COX RD

GLEN ALLEN, VA 23060

ASSET ACCEPTANCE LLC

PO BOX 9065

BRANDON, FL 33509

DISCOVER BANK

6500 NEW ALBANY RD E

NEW ALBANY, OH 43054-8730

EMERALD COAST UTILITIES AUTHORITY

9255 STURDEVANT ST

PENSACOLA, FL 32514-0311

CLERK OF CIRCUIT COURT

DIVISION ENFORCEMENT

1800 WEST ST MARYS ST

PENSACOLA, FL 32501

DOR CHILD SUPPORT

DOMESTIC RELATIONS

3670B NORTH "L" ST

PENSACOLA, FL 32505

ESCAMBIA COUNTY DEPARTMENT

OF COMMUNITY CORRECTIONS

2251 N PALAFOX ST

PENSACOLA, FL 32501

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

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

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: Rosemary SandersonAddress: 914 N 63 AveCity: PensacolaState/Zip: FL 32506

Space above reserved for use by Recorder's Office

Document prepared by:

Name Rosemary SandersonAddress 914 N 63 AveCity/State/Zip Pensacola FL 32506

Property Tax Parcel/Account Number:

Quitclaim Deed

This Quitclaim Deed is made on Sept 14/09, between
John A Sanderson III, Grantor, of 4637 Hawthood way,
City of Pike, State of FL,
and Rosemary Sanderson, Grantee, of 914 N 63 Ave,
City of Pensacola, State of FL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 914 N 63 Ave,
City of Pensacola, State of FL:

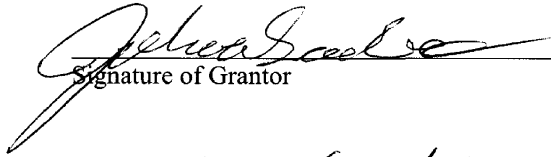
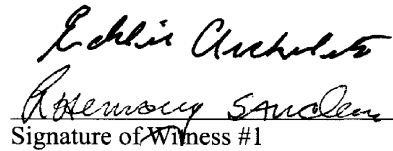
LOTS 4-5 & 6 Bk 1 Plainview PB 1, P 80
LOTS 4, 5 and 6, Block 1, Plainview & Re subdivision, being 2 portion of section 35,
township 2 south, Range 20 west, Escambia county, Florida, according to Plat Book 1,
Page 80, of the public records of said county.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

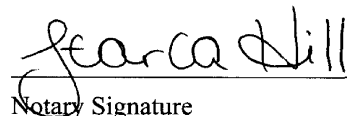
Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

★NOVA Quitclaim Deed Pg.1 (01-09)

BK: 6506 PG: 999 Last Page

Dated: 9/14/09
Signature of GrantorJOHN A SANDERS III
Name of Grantor
Signature of Witness #1Endie Archuleta
Rosemary Sanders
Printed Name of Witness #1
Signature of Witness #2Starla Hill
Printed Name of Witness #2

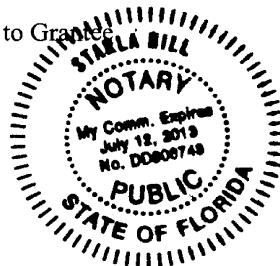
State of Florida County of Escambia
On Sept. 14, 2009, the Grantor, John A Sanders III Fla # 953604615946
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.


Notary Signature

Notary Public,

In and for the County of Escambia State of Florida
My commission expires: July 12, 2013 Seal

Send all tax statements to Grantor



★NOVA Quitclaim 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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES 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

Customer: Rosemary C Sanders

Account Number: 233632-45970

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.

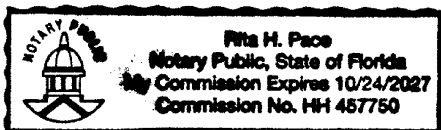
Dated: 01/17/2024

EMERALD COAST UTILITIES AUTHORITY

BY: Erica Peace

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.



Rita H. Pace
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,

vs.

ROSEMARY C SANDERS,
Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
2009 JUL 27 P 2 03
COUNTY CIVIL DIVISION

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 \$ 0 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 day of July, 2009.

County Court Judge

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

ERNIE LEE MAGAHA
CLERK & CONTROLLER

BY: [Signature] D.C.

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: [REDACTED]

Plaintiff's Address (F.S. 55.10):
CAPITAL ONE BANK (USA), N.A.
4851 Cox Road
Glen Allen, VA 23060

Case: 2008 SC 005957

00055950250

Dkt: CC1036 Pg#:

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

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2008 CC 5066 DIV:

2008 FEB 25 P 2 20

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

Plaintiff,

COUNTY CIVIL DIVISION
FEB 25 2010

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:

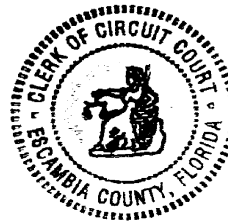
ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., a corporation, recover from the Defendant, ROSEMARY SANDERS, the principal sum of \$5,611.46, together with prejudgment interest of \$3,237.35, \$330.00 for costs of this suit and \$ 525 in attorney fees, that shall bear interest at the rate of six percent (6%) per year, for which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 25 day of
February, 2010.

County Court Judge

"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"

BY: [Signature] 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: [REDACTED]

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

N0813051

Case: 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 THE COUNTY COURT,
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ASSET ACCEPTANCE LLC
Plaintiff,

vs.

Case No. 10SC1299

ROSEMARY C SANDERS
Defendant(s).

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
2010 JUN -1 2:58
COUNTY CIVIL DIVISION
FILED & RECORDED

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.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall
complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the
Plaintiff's attorney within forty five (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(s) to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers at ESCAMBIA County, Florida on this 1st
day of June, 2010.

JUDGE

cc:
Plaintiff, ASSET ACCEPTANCE LLC,
PO BOX 9065
BRANDON FL 33509

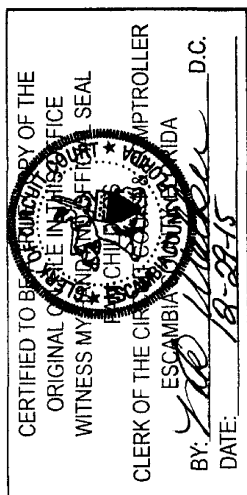
ROSEMARY C SANDERS
914 N 63RD AVE
PENSACOLA, FL 32506
Defendant

Case: 2010 SC 001299

00053870828

Dkt: CC1033 Pg#: 1

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

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2010 AUG -2 P 3:37

DISCOVER BANK

Plaintiff,

vs.

Rosemary C Sanders
Defendant.

CIRCUIT COURT
FILED

DEFAULT FINAL JUDGMENT

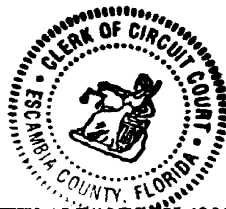
This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

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 2ND day of Aug., 2010.

Charles C. [Signature]
JUDGE



"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#:

12

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

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

DEFENDANT: JOHN SANDERS III
1248 EAST FISHER STREET
PENSACOLA, FL 32503

DATE OF BIRTH: 05/24/1970

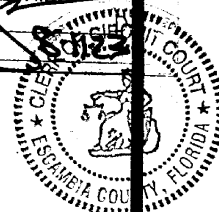
CASE NO.: 2003 CF 001115 A
DIVISION: K

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

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: *[Signature]*
DATE: *3/28/06*

FILED ORIGINAL DIVISION
2006 MAR 28 P 3:55
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL



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 *28th* day of *March* *2006*

[Signature]
CIRCUIT JUDGE

lc cc: ASSISTANT STATE ATTORNEY
cc: PD PUBLIC DEFENDER
cc: DEFENDANT

Case: 2003 CF 001115 A

00050377151

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

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

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

CIRCUIT CRIMINAL DIVISION
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

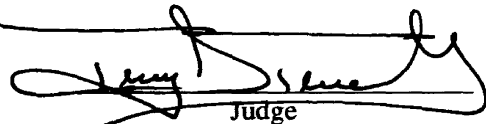
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 3500.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 900.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 4400.00.

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 6th day of October, 2008.


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

STATE OF FLORIDA,

vs.

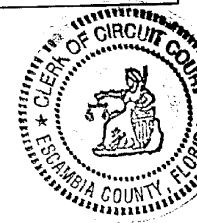
DEFENDANT: JOHN III SANDERS
1200 W LEONARD ST
ESCAMBIA COUNTY JAIL
PENSACOLA, FL 32501

DATE OF BIRTH: 05/24/1970

CASE NO.: 2007 CF 004289 A
DIVISION: K

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.
DATE: 8-11-23

CIRCUIT CRIMINAL DIVISION
FILED & RECORDED
2008 OCT -6 P 2 54
ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL



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 6th day of October, 2008

[Signature]
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 2007 CF 004289 A
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

vs.

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.

^{4th} **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, the 11 day of June 2009.


Terry D. Terrell, CIRCUIT JUDGE

cc: ✓ Corey Flection, Work Release Program
✓ John Sanders III, Defendant
1300 Cervantes St. #57
Pensacola, FL 32501
DOB: 06-27-70



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: 
DATE: 8-11-23 D.C.

Case: 2007 CF 004289 A



00056438281

Dkt: CLVICT Pg#:

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2009 JUN 12 P 3:34
CIRCUIT ORIGINAL DIVISION
FILED & RECORDED

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,

vs.

CASE NO: 2011 MM 025407 A

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,
the 12 day of Nov 2012.


JUDGE THOMAS E. JOHNSON

cc: Community Corrections/Accounting

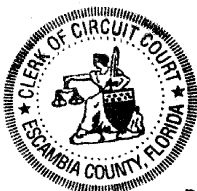
E# 41433

Case: 2011 MM 025407 A



00013070272

Dkt: CERTLIEN Pg#:



"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"

BY:  D.C.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 NOV 13 P 3:15
COUNTY CLERK'S DIVISION
FILED & RECORDED

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: 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,
the 12 day of Nov 2012.

Thomas E. Johnson
JUDGE THOMAS E. JOHNSON

cc: Community Corrections/Accounting

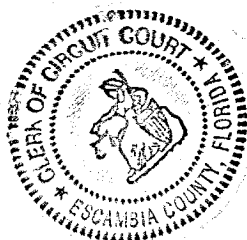
E# 41433

Case: 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 CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: *[Signature]*

DATE: *11-14-12*

D.C.

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

DIVISION: N

PENSACOLA, FL 32526

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,

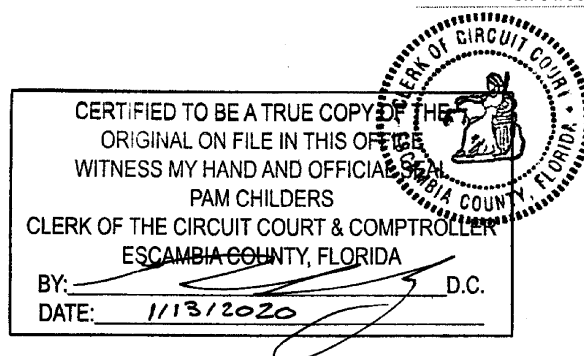
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$668.00**, which shall bear interest at the rate prescribed by law, **6.83%**, until 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 GARY L. BERG on 01/06/2020 19:18:45 XbUMeZUN
CIRCUIT JUDGE



(CFCTMMFNLCHRG2 #24984)

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@ESCAMBIACLK.COM



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

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@ESCAMBIACLK.COM

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

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

9171 9690 0935 0127 1865 78

4/30 DELAYED. NO
AMT RECIPIENT

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

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

9171 9690 0935 0127 1865 85

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

9171 9690 0935 0127 1866 08

NO RETURNED
UTE

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 TC
Office

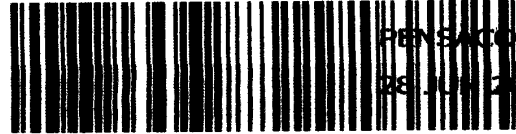
ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$65.60 EBH
4/23/2025 MELISSA AT TC OFFICE NOTES: SPOKE TO BEVERLY BROUGHTON (CURRENTLY INCARCERATED). CALLED FROM PHONE # 448-500-4794. QUOTED HER AMOUNT DUE FOR APRIL OF \$7,304.01. ADVISED IF PAID AFTER APRIL, SHE WILL NEED TO GET UPDATED REDEMPTION AMOUNT. SHE 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@SOUTHOKTITLE.COM AND PHONE NUMBER IS 205-983-8100.

Submit

Reset

Print Preview

CERTIFIED MAIL™



9171 9690 0935 0127 1866 08

PENSACOLA FL 325

28 JUN 2025 AM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

06/26/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

JUL 10 A 12:43

PENSACOLA COUNTY, FL

ASSISTANCE LLC [0825-60]

PO BOX 9065

BRANDON, FL 33509

.. 950000000000000000000000

33509-9065
32502-5835

UTF

NIXIE

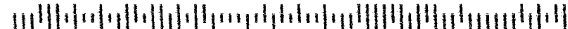
339 FE 1

0007/03/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2738-04697-28-16



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE **0825.60**

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

By: _____

A. Duda 920

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

007371

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

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.

RECEIVED
2025 JUN 27 11 05 50
ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

0825.60

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 926

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

007409

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:

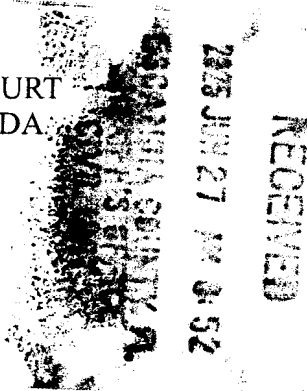
ROSEMARY SANDERS EST OF
914 N 63RD AVE
PENSACOLA, FL 32506

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.

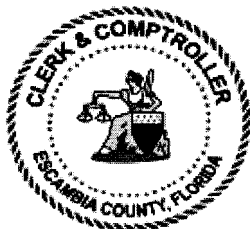
TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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

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.