



# 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

## Application Information

Applicant address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
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
<b>→Part 2: Total*</b>				<b>4,211.68</b>

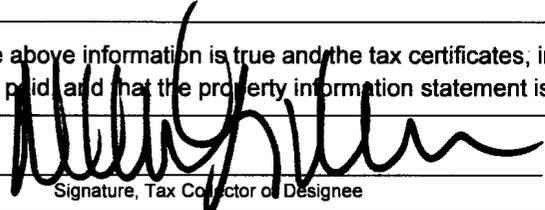
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

## 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. <b>Total Paid (Lines 1-6)</b>	<b>6,571.51</b>

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

Sign here:   
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 21st, 2025

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

+ 12.50

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3525304201004001	Year	Land	Imprv	Total	Cap Val
Account:	072708000	2024	\$34,654	\$96,659	\$131,313	\$113,096
Owners:	SANDERS ROSEMARY EST OF	2023	\$34,654	\$91,525	\$126,179	\$102,815
Mail:	914 N 63RD AVE PENSACOLA, FL 32506	2022	\$25,776	\$81,721	\$107,497	\$93,469
Situs:	914 N 63RD AVE 32506	<b>Disclaimer</b>				
Use Code:	MULTI-FAMILY <=9	<b>Tax Estimator</b>				
Units:	3	<b>Change of Address</b>				
Taxing Authority:	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

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

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

2024 Certified Roll Exemptions
None

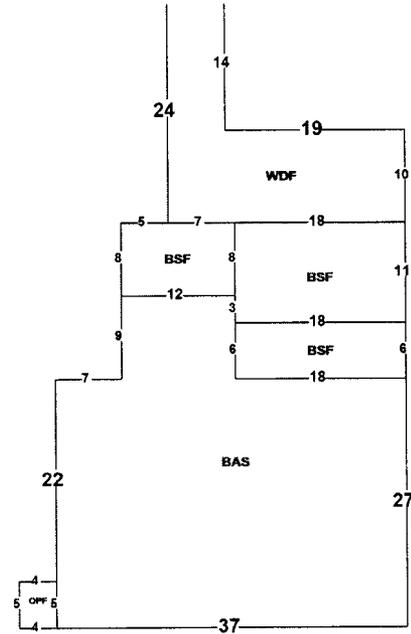
Legal Description
LTS 4 5 & 6 BLK 1 PLAINVIEW PB 1 P 80 OR 6506 P 998

Extra Features
CARPORT
FRAME BUILDING
FRAME GARAGE
METAL BUILDING

Parcel Information	Launch Interactive Map
<p>Section Map Id: 35-25-30-2</p> <p>Approx. Acreage: 0.7160</p> <p>Zoned:  MDR</p> <p>Evacuation &amp; Flood Information <a href="#">Open Report</a></p>	<p>View Florida Department of Environmental Protection (DEP) Data</p>

Buildings
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



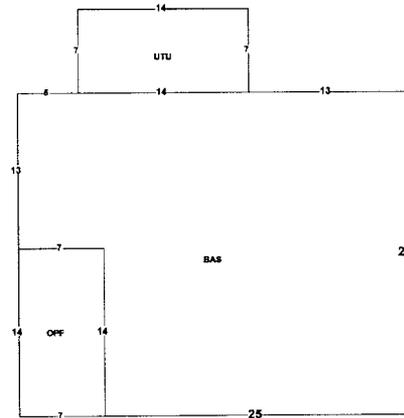
Areas - 1863 Total SF

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



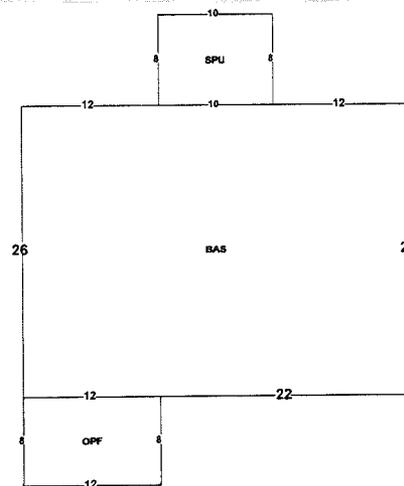
Areas - 962 Total SF

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.

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.



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 16<sup>th</sup> 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 Sanderson  
 Address: 914 N 63 AVE  
 City: Pensacola  
 State/Zip: FL 32506

Space above reserved for use by Recorder's Office  
 Document prepared by:  
 Name Rosemary Sanderson  
 Address 914 N 63 AVE  
 City/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 4687 Hawthornwood 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 BLK 1 PLAINVIEW PB 1, P 80  
LOTS 4, 5 and 6, Block 1, Plainview & Re subdivision, being a 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.

Dated: 9/14/09

[Signature]  
Signature of Grantor

JOHN A SANDERS III  
Name of Grantor

[Signature]  
Signature of Witness #1

Eddie Archuleta  
Rosemary Sanders  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

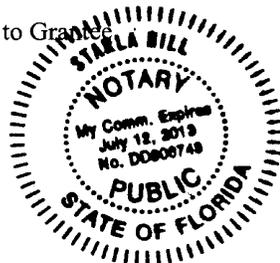
Starla Hill  
Printed Name of Witness #2

State of Florida County of Escambia  
On Sept. 14, 2009, the Grantor, John A Sanders III Fla # 8530.461.59.46  
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.

[Signature]  
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.

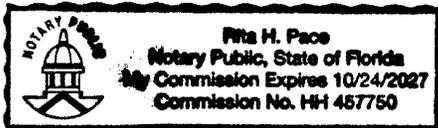
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens 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 2:00  
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.

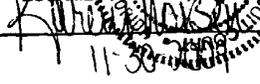
IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice 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<sup>th</sup> day of July, 2009.

  
County Court Judge

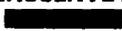
CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA  
CLERK & CONTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY:  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: 

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,

COUNTY CIVIL DIVISION  
PENSACOLA, FLORIDA

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:

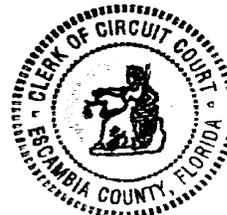
ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., a corporation, recover from the Defendant, ROSEMARY SANDERS, the principal sum of \$5,611.46, together with prejudgment interest of \$3,237.35, \$330.00 for costs of this suit and \$ 525 in attorney fees, that shall bear interest at the rate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

DONE AND ORDERED at Pensacola, Escambia County, Florida this 25<sup>th</sup> day of February, 2010.

*[Handwritten Signature]*  
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: *[Handwritten 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 1<sup>ST</sup> 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

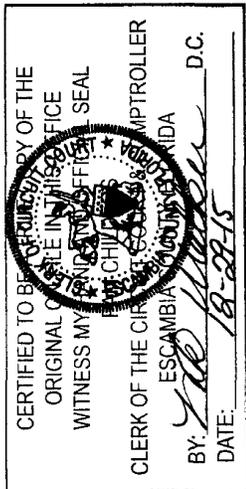
Case: 2010 SC 001299



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

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

CASE NUMBER: 2009-CA-000661

2010 AUG -2 P 3:37

DISCOVER BANK

CIRCUIT COURT  
FILED

Plaintiff,  
vs.

Rosemary C Sanders  
Defendant.

**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 2<sup>ND</sup> day of Aug., 2010.

*[Signature]*  
JUDGE



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ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: *[Signature]* D.C.

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#: 1

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.

CASE NO.: 2003 CF 001115 A  
DIVISION: K

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

DATE OF BIRTH: 05/24/1970

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: *[Signature]*

RECEIVED  
CIRCUIT CLERK'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
2003 MAR 28 P 3:55  
RECEIVED  
ESCAMBIA COUNTY CLERK  
FILED & RECORDED



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 *28<sup>th</sup>* day of *March* *2006*

*[Signature]*  
CIRCUIT JUDGE

hc  
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 \$ 440.00.

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 6<sup>th</sup> 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 ESCAMBA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2007 CF 004289 A  
DIVISION: K

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

DATE OF BIRTH: 05/24/1970

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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: 08-11-23

CIRCUIT CRIMINAL DIVISION  
FILED & RECORDED  
2008 OCT -6 P 2 54  
ERNEE 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 6<sup>th</sup> 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

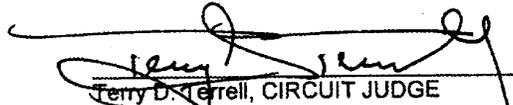
CIVIL LIEN

**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.

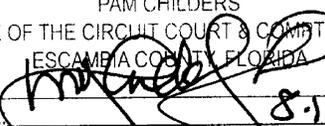
**ORDERED FURTHER** that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized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

<sup>4u</sup> **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



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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 8-11-23

Case: 2007 CF 004289 A  
  
00056438281  
Dkt: CLVICT Pg#:

ERNEE 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.

JOHN SANDERS

Defendant.

CASE NO: 2011 MM 025407 A

DIVISION: IV

**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



00013070272

Dkt: CERTLIEN Pg#:

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



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ERNE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: *Brenda S. [Signature]* D.C.

*RS*

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,

vs.

JOHN SANDERS

Defendant.

CASE NO: 2011 MM 025407 A

DIVISION: IV

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

*11-14-12* cc: Community Corrections/Accounting

E# 41433

Case: 2011 MM 025407 A



00060195795

Dkt: CLDOCC Pg#:

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



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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: *[Signature]*

DATE: 11.3.2012

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  
5812 VENTURA LN  
PENSACOLA, FL 32526**

**CITATION NO: AAL935E  
DIVISION: N  
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.

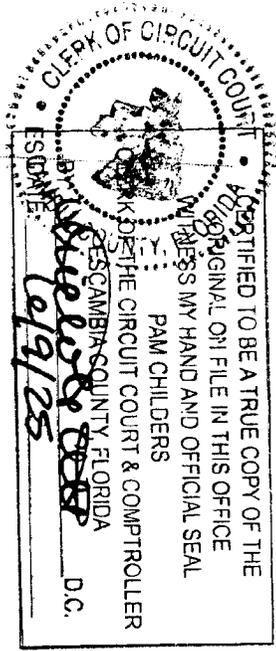
*Mary Z Berg*  
eSigned by CIRCUIT COURT JUDGE GARY L. BERG  
on 01/06/2020 19:18:45 XbUMeZUN  
**CIRCUIT JUDGE**

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: \_\_\_\_\_ D.C.  
DATE: 1/13/2020

(CFCTMMFNLCHRG2 #24984)

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

*New* 23/3287



**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  
**PR#:** 352S304201004001

**VS.**

**SANDERS ROSEMARY EST**  
**OF,**  
**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, Vecki Estes 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**

**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,**

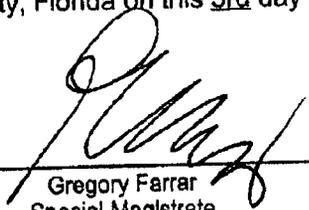
immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. 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 Escambia 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.

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 914 N 63RD AVE PENSACOLA, FL 32506	SHANTEY R MASON 1300 W CERVANTES ST 57 PENSACOLA FL 32501	
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	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	COMMUNITY CORRECTIONS 6400 N W ST PENSACOLA FL 32505	
FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

# WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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

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.

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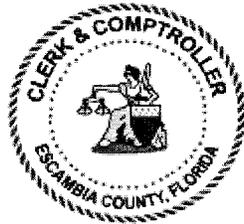
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### Post Property:

914 N 63RD AVE 32506



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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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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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

4/30 DELAYED. NO  
AMT RECIPIENT

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

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

9171 9690 0935 0127 1866 08  
NO RETURNED  
UTE

9171 9690 0935 0127 1865 92

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

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

9171 9690 0935 0127 1866 15

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

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

9171 9690 0935 0127 1865 16

9171 9690 0935 0127 1865 23

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

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

9171 9690 0935 0127 1865 09

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**

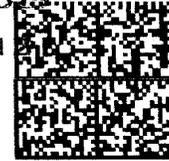
**CERTIFIED MAIL™**

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



PENSACOLA FL 325  
28 JUN 2025 AM 8:11

9171 9690 0935 0127 1866 08

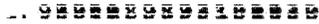


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FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
06/26/2025 ZIP 32502  
043M31219251

**US POSTAGE**

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
JUL 10 A 12:43  
ESCAMBIA COUNTY, FL

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



32509-9065  
3250258335

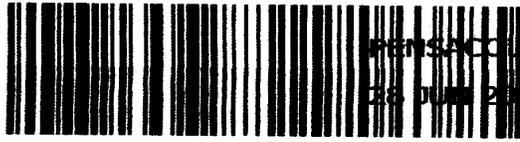
NIXIE 330 FE 1 0007/03/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 82562583335 \*2738-04697-28-16



**CERTIFIED MAIL™**



PENSACOLA FL 32501  
28 JUN 2025 AM 11

9171 9690 0935 0127 1865 78



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FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
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  
2025 JUL 23 A 11:11  
ESCAMBIA COUNTY FL

LN  
3<sup>rd</sup> Turn

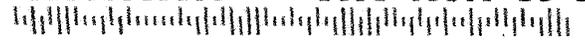
ROSEMARY SANDERS EST OF  
[0825-60]  
914 N 63RD AVE  
PENSACOLA, FL 32506

NIXIE 326 DE 1 0007/18/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

3250258333

BC: 32502583335 \*2638-03205-28-17



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: *Alex Duda 920*

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

007371

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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.

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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

RECEIVED  
2025 JUN 27 11 05 58  
ESCAMBIA COUNTY FL  
CLERK'S OFFICE  
CIVIL UNIT

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

D825.60

**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

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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

RECEIVED  
2025 JUN 27 PM 3:52  
ESCAMBIA COUNTY, FL

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**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.

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That 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 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 Hogg, Deputy Clerk  
Order Number: 8078  
Order Date: 6/26/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 7/2/2025  
Last Issue: 7/23/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 7/2/2025, 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 of

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.

X 

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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 7/23/2025, by MALCOLM BALLINGER, who is personally known to me

X   
NOTARY PUBLIC

