

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 22, 2013 / 130031**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4737** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 07-1016-000**

Certificate Holder:
TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:
HANKINS KERI ANN
3806 W CERVANTES ST
PENSACOLA , FLORIDA 32505

Legal Description: 34-2S3-008
LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	4737	06/01/10	\$244.86	\$0.00	\$60.70	\$305.56

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	4407.0000	06/01/12	\$206.95	\$6.25	\$34.15	\$247.35
2011	4532.0000	06/01/11	\$227.31	\$6.25	\$78.42	\$311.98

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$864.89
\$0.00
\$146.56
\$150.00
\$75.00
\$1,236.45
\$1,236.45
\$14,353.00
\$6.25

*Done this 22nd day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: September 3, 2013

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4737	07-1016-000	06/01/2010	34-2S3-008 LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158

2012 TAX ROLL

HANKINS KERI ANN
3806 W CERVANTES ST
PENSACOLA , Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

mmattp777 (Matt Pallardy)

Applicant's Signature

04/22/2013

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10240

April 29, 2013

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-29-1993, through 04-29-2013, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Keri Ann Hankins

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 29, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10240

April 29, 2013

Lot 13, Block C, Oaklawn Subdivision, as per plat thereof, recorded in Plat Book 2, Page 28, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10240

April 29, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by Keri Ann Hankins in favor of Jack Allen Hawkins dated 08/09/2007 and recorded 08/09/2007 in Official Records Book 6197, page 1372 of the public records of Escambia County, Florida, in the original amount of \$28,000.00.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$28,706.00. Tax ID 07-1016-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2013

TAX ACCOUNT NO.: 07-1016-000

CERTIFICATE NO.: 2010 4737

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

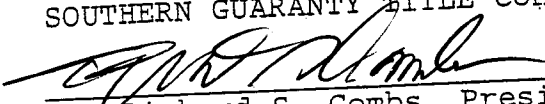
 X Homestead for 2012 tax year.

Keri Ann Hankins
3806 W. Cervantes St.
Pensacola, FL 32505

Jack Allen Hankins
614 Mills Lane
Panama City, FL 32404

Certified and delivered to Escambia County Tax Collector,
this 30th day of April, 2013.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

WARRANTY DEED

3806 West Cervantes St
Pensacola, FL 32505
Escambia County, Florida

KNOW ALL MEN BY THESE PRESENTS: That I, JACK ALLEN HANKINS, a married man, Grantor, for and in consideration of Ten Dollars (\$10.00) And other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto KERI ANN HANKINS, A SINGLE WOMAN, whose address is 3808 W. Cervantes St, Pensacola, FL 32505, Grantees, grantee's heirs, executors, administrators and assigns, forever the following real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

LOT 13 BLOCK C of the OAKLAWN SUBDIVISION, according to plat recorded in Plat Book 2 Page 28 of the Public Records of said County.

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

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby imposed.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; which this conveyance is made subject to, that is free of lien or encumbrance, and that I, my heirs, executors, and administrators, do fully warrant the title to said land and will defend the same against all claims of persons whomsoever.

**** SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR****

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

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal this 09th day of August 2007.

WITNESSES

Print

Print

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me Notary Public at large in and for the State of Florida, by JACK ALLEN HANKINS who presented FDL as identification or is personally known to me and signed the foregoing instrument in my presence.

Notary Public

My commission expires

Prepared by
William B. Hankins
1901 W. Garden St.
Pensacola FL 32501

Jean C. Nelson
Notary Public - State of Florida
My Commission No. DD 047000
My Commission Expires May 6, 2011

STATE OF FLORIDA
COUNTY OF ESCAMBIA

PREPARED BY:
WILLIAM B. HANKINS
1901 W. GARDEN
PENSACOLA, FL
32501

MORTGAGE

Know all men by these Presents that KERI ANN HANKINS, a single woman hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from JACK ALLEN HANKINS, hereinafter called Mortgagee, hereby on this 9th day of August, 2007, mortgages to the Mortgagee the real property in ESCAMBIA COUNTY, FLORIDA, described as:

LOT 13 BLOCK C of the OAKLAWN SUBDIVISION, according to plat recorded in Plat Book 2, page 28 of the Public Records of Escambia County, Florida.

as security for the payment of the following:

A promissory note of 9th August 2007 herewith in the original principal sum of \$28,000.00 payable at the interest rate and on terms specified I said note together with any and all additional advances, if any, made pursuant to the terms of this mortgage.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly and when due.
2. To pay all taxes, assessments, liens, and encumbrances on the property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter secured against damage by fire, lighting, and windstorm, in the sum secured by this mortgage, the insurance policy to be held and payable to the Mortgagee. If the Mortgagor shall not do so the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage.

4. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due or if any agreement in this mortgage other than agreement to make payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of the Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

IN WITNESS WHEREOF the said Mortgagor has executed these presents this the day and year written above

Signed, sealed, and delivered
In the presence of

Ann Marie Minchew
Teri Simone

Keri Ann Hankins
KERI A. HANKINS

State of Florida
County of Escambia

Before me, Jean C Nelson a notary public in and for the State of Florida did on this 9th August 2007 appear KERI ANN HANKINS who presented FLDL as identification or is personally known to me, and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and seal this 9th day of August 2007.

Jean C Nelson
Notary Public
My commission expires

Jean C. Nelson
Notary Public - State of Florida
My Commission No. DD 647686
My Commission Expires May 6, 2011

PROMISSORY NOTE

August 9, 2007

3806 W. Cervantes St
Pensacola, FL 32505

1. BORROWER'S PROMISE TO REPAY

In return for a loan that I have received, I promise to pay \$ 28,000.00 plus interest, to the order of the lender. The Lender is Jack Allen Hankins.

2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of 6.5%.

3. PAYMENTS

(A) Time and Place of Payments

I will make principal and interest payments by making payments every month.

I will make my monthly payment on the 1st day of the month beginning September 01, 2007. I will make these payments every month until I have paid all of the principal and interest and any other charges that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on September 01, 2022, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date"

(B) Amount of Monthly Payments

My monthly payment will be in the amount of \$243.91

4. BORROWER'S RIGHT TO PREPAY

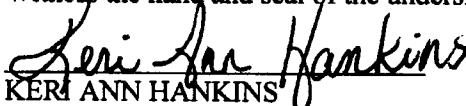
I have the right to make payments of principal at any time before they are due. There is no prepayment penalty.

5. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of Fifteen calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5% of my overdue payment

Witness the hand and seal of the undersigned


KERI ANN HANKINS
267-92-1894 Borrower

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04737 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 1, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KERI ANN HANKINS 3806 W CERVANTES ST PENSACOLA, FL 32505	JACK ALLEN HANKINS 614 MILLS LANE PANAMA CITY, FL 32404
--	---

WITNESS my official seal this 1st day of August 2013.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

SEAL

BY 
Heather Mahoney
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 September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 10U LLC holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2010 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:

LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071016000 (13-634)

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

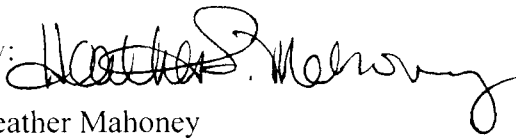
KERI ANN HANKINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Tuesday in the month of September, which is the 3rd day of September 2013.

Dated this 1st day of August 2013.

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 Maryline Avila 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: 
Heather Mahoney
Deputy Clerk

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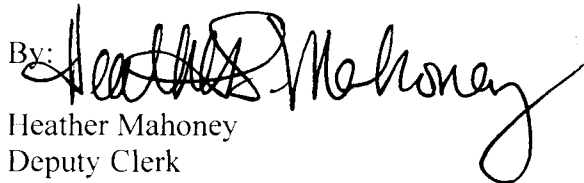
Personal Services:

KERI ANN HANKINS
3806 W CERVANTES ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Heather Mahoney
Deputy Clerk



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Post Property:

3806 W CERVANTES ST 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Heather Mahoney
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037271NON

Agency Number: 13-011245

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04737, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: KERI ANN HANKINS

Defendant:

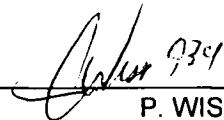
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2013 at 11:57 AM and served same at 12:07 PM on 8/1/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 9/3/13

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

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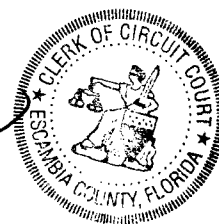
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

3806 W CERVANTES ST 32505

By:

Heather Mahoney
Deputy Clerk



7009 2250 0003 8664 1726

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Post	6.11
Sent To JACK ALLEN HANKINS [13-634] 614 MILLS LANE PANAMA CITY, FL 32404	
Street, Apt. or PO Box # City, State, ZIP+4®	
PS Form 3800, August 2006 See Reverse for Instructions	

Postmark
PANAMA CITY
32404

7009 2250 0003 8664 1726

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total	6.11
Sent To KERI ANN HANKINS [13-634] 3806 W CERVANTES ST PENSACOLA, FL 32505	
Street, Apt. or PO # City, State, ZIP+4®	
PS Form 3800, August 2006 See Reverse for Instructions	

Postmark
PENSACOLA
AUG - 1 2011
32502-9906

2010 TD 04737

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JACK ALLEN HANKINS [13-634]
614 MILLS LANE
PANAMA CITY, FL 32404

COMPLETE THIS SECTION ON DELIVERY

A. Signature

* Jack Hankins

☐ Agent☐ Addressee

B. Received by (Printed Name)

JACK A. HANKINS

C. Date of Delivery

8-5-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7009 2250 0003 8664 1733

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1640

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037132NON

Agency Number: 13-011161

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04737, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: KERI ANN HANKINS

Defendant:

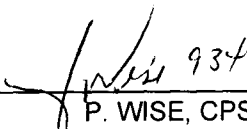
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/31/2013 at 11:52 AM and served same on KERI ANN HANKINS , at 3:45 PM on 8/7/2013 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 934
P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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 September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 10U LLC holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2010 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:

LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071016000 (13-634)

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

KERI ANN HANKINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Tuesday in the month of September, which is the 3rd day of September 2013.

Dated this 1st day of August 2013.

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 Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

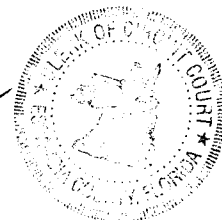
Personal Services:

**KERI ANN HANKINS
3806 W CERVANTES ST
PENSACOLA, FL 32505**

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

By:

Heather Mahoney
Heather Mahoney
Deputy Clerk



PAM CHILDEERS

221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

2013 SEP -4 A 10:11

ROOM
RECORDED

CERTIFIED MAIL



2009 2250 0003 8664 1726

8/2

08/01/2013

U.S. POSTAGE

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FIRST-CLASS MAIL



ZIP 32502
041L11221084

UNCLE ANN HANKINS [13-634]
 3800 MC CONNANTES ST
 PENELE
 MIXIE

MIKIE 322 DE 1009 0009/02/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

[illegible][illegible]

THE ESCAMBIA SUN-PRESS, LLC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 10U LLC holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2010 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:

LT 13 BLK C OAKLAWN PB 2 P 28
OR 6197 P 1371 CA 158

SECTION 34, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER
071016000 (13-634)

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Unless said certificate shall be redeemed according to law, the proper-

ty described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Tuesday in the month of September, which is the 3rd day of September 2013.

Dated this 1st day of August 2013.

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 Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Maryline Avila
Deputy Clerk

oaw-4w-8-1-8-15-22-2013

PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE: 09/03/2013 - TAX CERT #: 04737

 in the CIRCUIT Court
was published in said newspaper in the issues of
AUGUST 1, 8, 15, 22, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia 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 in the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 22ND
day of AUGUST A.D., 20 13

Denise G. Turner

DENISE G. TURNER

Denise G. Turner
Notary Public
State of Florida

My Commission Expires 08/24/2016
My Commission No.EE 207775



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 21, 2013

KERI HANKINS
3806 W CERVANTES ST
PENSACOLA FL 32505

Dear KERI HANKINS,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERT NO

REFUND

2010 TD 004737

\$64.56

TOTAL \$64.56

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 21, 2013

TC 10U LLC
PENDER NEWKIRK CUST TC10U LLC
PO BOX 172299
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2010 TD 004737	\$401.00	\$24.06	\$425.06
2010 TD 006291	\$401.00	\$24.06	\$425.06
2010 TD 009600	\$464.00	\$62.64	\$526.64
2010 TD 003905	\$401.00	\$24.06	\$425.06
2010 TD 011877	\$401.00	\$54.14	\$455.14

TOTAL \$2256.96

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 071016000 Certificate Number: 004737 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/03/2013	Redemption Date 08/16/2013
Months	5	4
Tax Collector	\$1,236.45	\$1,236.45
Tax Collector Interest	\$92.73	\$74.19
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,335.43	\$1,316.89 TC
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$30.08	\$24.06
Total Clerk	\$431.08	\$425.06 CH
Postage	\$12.22	\$12.22
Researcher Copies	\$5.00	\$5.00
Total Redemption Amount	\$1,783.73	\$1,759.17
	Repayment Overpayment Refund Amount	\$24.56 +40 = \$64.56

Notes ACTUAL SHERIFF \$80.00 COM FEE \$18.50
7/31/13 KERI ANN HANKINS CALLED FOR QUOTE. EBH
8/1/13 rich with tc office called for quote. ebh

Redeemer

Submit

Reset

Print Preview

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

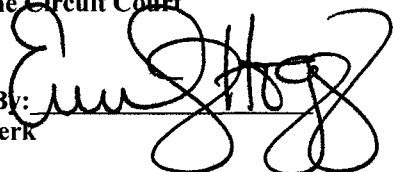
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 071016000 Certificate Number: 004737 of 2010

Payor: KERI HANKINS 3806 W CERVANTES ST PENSACOLA FL 32505 Date 08/16/2013

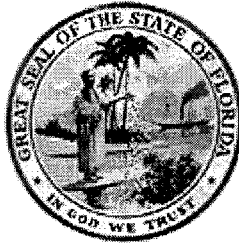
Clerk's Check #	40522	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$1,335.43
		Postage	\$12.22
		Researcher Copies	\$5.00
		Total Received	\$1,783.73

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

Case # 2010 TD 004737

Redeemed Date 08/16/2013

Name KERI HANKINS 3806 W CERVANTES ST PENSACOLA FL 32505

☐ Clerk's Total = TAXDEED	\$431.08
☐ Due Tax Collector = TAXDEED	\$1,335.43
☐ Postage = TD2	\$12.22
☐ ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1500699 Date: 05/03/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1500699 Date: 05/03/2013	60.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1500699	Receipt Date	05/03/2013

Case Number	2010 TD 004737
Description	TC 10U LLC VS

Action TAX DEED APPLICATION

Judge

Received From TC 10U LLC

On Behalf Of TC 10U LLC

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	16129

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/03/2013 15:13:18

Comments



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Amendment 1 Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 342S300860013003
Account: 071016000
Owners: HANKINS KERI ANN
Mail: 3806 W CERVANTES ST
 PENSACOLA, FL 32505
Situs: 3806 W CERVANTES ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements: \$24,539
Land: \$4,167
Total: \$28,706
Save Our Homes: \$28,706

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/09/2007	6197	1371	\$28,000	WD	View Instr
01/1978	1245	126	\$3,500	QC	View Instr
01/1967	322	426	\$10,400	WD	View Instr

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

2012 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158

Extra Features

METAL BUILDING

Parcel Information

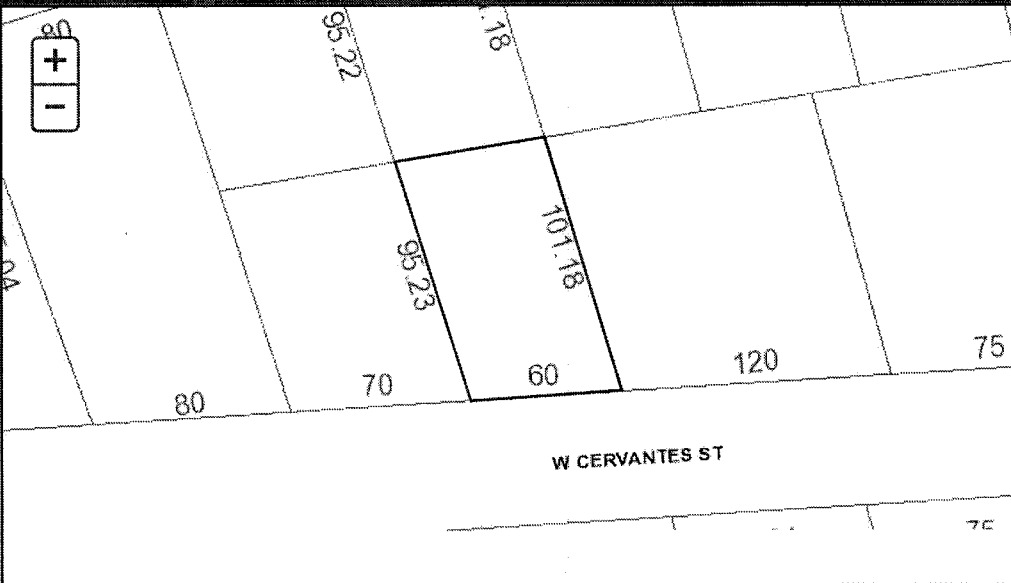
[Launch Interactive Map](#)

Section
Map Id:
 CA158

Approx. Acreage:
 0.1300

Zoned:
 R-3

Evacuation & Flood Information
[Open Report](#)



Buildings

Building 1 - Address: 3806 W CERVANTES ST, Year Built: 1950, Effective Year: 1950

Structural Elements

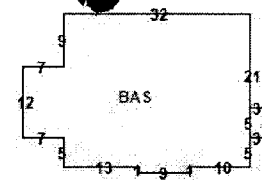
FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-GABL/HIP COMBO
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-HARDWOOD/PARQET

NO. STORIES-1.00
DECOR/MILLWORK-AVERAGE
HEAT/AIR-WALL/FLOOR FURN
STRUCTURAL FRAME-WOOD FRAME

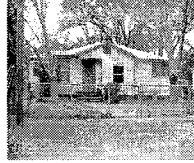
Areas - 940 Total SF

BASE AREA - 925

OPEN PORCH UNF - 15



Images



3/28/03

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

Last Updated:05/13/2013 (tc.6698)