

# Tax Collector's Certification

CTY-513

Tax Deed Application Number  
1600224

Date of Tax Deed Application  
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 5646**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-1312-000**

Cert Holder:  
**CAPITAL ONE CLTRL ASSIGNEE OF**  
**PO BOX 54418**  
**NEW ORLEANS, LA 70154**

Property Owner:  
**HILL ROBERT E JR**  
**5740 TURKEY RD**  
**PENSACOLA, FL 32526**  
BEG AT THE NE COR OF SEC 36 N 72 DEG 25 MIN 52 SEC W ALG  
N LI OF SEC 2678 23/100 FT TO PT OF INTER WFull legal  
attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/5646	10-1312-000	06-01-2014	277.01	19.91	296.92

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/6066	10-1312-000	06-01-2015	273.32	6.25	45.10	324.67

## Amounts Certified by Tax Collector (Lines 1-7):

## Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

621.59  
0.00  
242.24  
200.00  
175.00  
  
1,238.83

## Amounts Certified by Clerk of Court (Lines 8-15):

## Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25  
1,245.08

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: September 2, 2016 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-1312-000 2014

BEG AT THE NE COR OF SEC 36 N 72 DEG 25 MIN 52 SEC W ALG N LI OF SEC 2678 23/100 FT TO PT OF INTER WITH NLY  
PROJECTION OF ELY R/W OF TURKEY ST S 18 DEG 19 MIN 53 SEC W ALG ELY R/W LI OF TURKEY ST 921 82/100 FT FOR POB S 71  
DEG 43 MIN 36 SEC E 273 47/100 FT S 18 DEG 39 MIN 18 SEC W 83 73/100 FT N 71 DEG 55 MIN 50 SEC W 273 FT TO E R/W LI  
TURKEY ST N 18 DEG 19 MIN 53 SEC E ALG SD R/W 84 70/100 FT TO POB OR 4562 P 1098

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

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

Certificate No.	Date	Legal Description
2014/ 5646	06-01-2014	BEG AT THE NE COR OF SEC 36 N 72 DEG 25 MIN 52 SEC W ALG N LI OF SEC 2678 23/100 FT TO PT OF INTER WITH NLY PROJECTION OF ELY R/W OF TURKEY ST S 18 DEG 19 MIN 53 SEC W ALG ELY R/W LI OF TURKEY ST 921 82/100 FT FOR POB S 71 DEG 43 MIN 36 SEC E 273 47/100 FT S 18 DEG 39 MIN 18 SEC W 83 73/100 FT N 71 DEG 55 MIN 50 SEC W 273 FT TO E R/W LI TURKEY ST N 18 DEG 19 MIN 53 SEC E ALG SD R/W 84 70/100 FT TO POB OR 4562 P 1098

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file  
Applicant's Signature

04-25-2016  
Date



Chris Jones  
Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

←

Navigate Mode

ⓈAccount

○Reference

→

Printer Friendly Version

**General Information**

Reference:

362S311004000000

Account:

101312000

Owners:

HILL DEBORAH SUE

Mail:

P O BOX 104  
SAINT FRANCIS, AR 72464

Situs:

5740 TURKEY RD 32526

Use Code:

MISC. RESIDENTIAL

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$14,820	\$241	\$15,061	\$15,061
2014	\$14,820	\$241	\$15,061	\$15,061
2013	\$14,820	\$229	\$15,049	\$15,049

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/20/2015	7440	137	\$100	CJ	<a href="#">View Instr</a>
11/11/2015	7439	851	\$32,900	QC	<a href="#">View Instr</a>
05/2000	4562	1098	\$15,000	WD	<a href="#">View Instr</a>
05/2000	3055	504	\$100	QC	<a href="#">View Instr</a>
08/1991	3055	505	\$15,000	WD	<a href="#">View Instr</a>
08/1991	3055	503	\$100	QC	<a href="#">View Instr</a>

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

2015 Certified Roll Exemptions

Legal Description

Extra Features

BEG AT THE NE COR OF SEC 36 N 72 DEG 25 MIN  
52 SEC W ALG N LI OF SEC 2678 23/100 FT TO PT  
OF INTER WITH NLY...

METAL BUILDING  
MOBILE HOME

Parcel Information

Section Map Id:

36-25-31-2

Approx. Acreage:

0.5200

Zoned:

LDR

Evacuation & Flood Information

[Open Report](#)

+

-

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

Buildings

Images

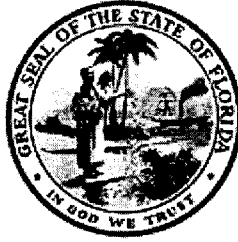


8/22/11

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:05/05/2016 (tc.4707)

**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

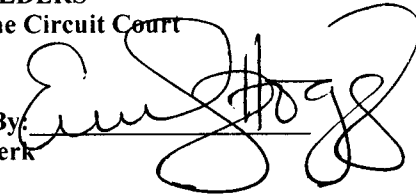
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 101312000 Certificate Number: 005646 of 2014**

**Payor: KENNETH N RICHMOND 7580 LANGFORD LANE PENSACOLA FL 32526      Date  
06/29/2016**

Clerk's Check #	2649950	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,337.99
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	<del>\$1,921.74</del>

**\$1425.74**

**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 # 2014 TD 005646**

**Redeemed Date 06/29/2016**

**Name KENNETH N RICHMOND 7580 LANGFORD LANE PENSACOLA FL 32526**

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$1,837.99
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

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: 101312000 Certificate Number: 005646 of 2014**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/06/2016"/>	Redemption Date <input type="text" value="06/30/2016"/>
Months	5	2
Tax Collector	<input type="text" value="\$1,238.83"/>	<input type="text" value="\$1,238.83"/>
Tax Collector Interest	\$92.91	\$37.16
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,337.99	<input type="text" value="\$1,282.24"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$33.75	<input type="text" value="\$13.50"/>
Total Clerk	\$483.75	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,921.74	\$1,745.74
	Repayment Overpayment Refund Amount	\$176.00

Notes



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-269  
Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12797

June 7, 2016

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

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 06-07-1996, through 06-07-2016, and said search reveals the following:

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

Deborah Sue Hill

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: 

June 7, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12797

June 7, 2016

**362S311004000000 - Full Legal Description**

BEG AT THE NE COR OF SEC 36 N 72 DEG 25 MIN 52 SEC W ALG N LI OF SEC 2678 23/100 FT TO PT OF INTER  
WITH NLY PROJECTION OF ELY R/W OF TURKEY ST S 18 DEG 19 MIN 53 SEC W ALG ELY R/W LI OF  
TURKEY ST 921 82/100 FT FOR POB S 71 DEG 43 MIN 36 SEC E 273 47/100 FT S 18 DEG 39 MIN 18 SEC W 83  
73/100 FT N 71 DEG 55 MIN 50 SEC W 273 FT TO E R/W LI TURKEY ST N 18 DEG 19 MIN 53 SEC E ALG SD R/W  
84 70/100 FT TO POB OR 7439 P 851

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12797

June 7, 2016

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

1. That certain mortgage executed by Deborah Sue Hill in favor of Conseco Finance Servicing Corp. dated 05/24/2000 and recorded 05/25/2000 in Official Records Book 4562, page 1101 of the public records of Escambia County, Florida, in the original amount of \$50,821.44.
2. Possible Judgment filed by Central Credit Union of Florida against Deborah Hill recorded in O.R. Book 7106, page 1956.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$15,061.00. Tax ID 10-1312-000.

**PLEASE NOTE THE FOLLOWING:**

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

# 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: 9-12-2016

TAX ACCOUNT NO.: 10-1312-000

CERTIFICATE NO.: 2014-5646

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        tax year.

Deborah Sue Hill  
P.O. Box 104  
St. Francis, AR 72464

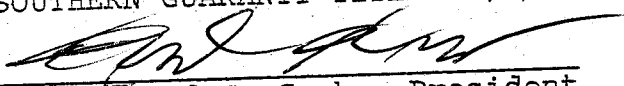
Unknown Tenants  
5740 Turkey Rd.  
Pensacola, FL 32526

Conseco Finance Servicing Corp.  
300 Landmark Towers  
345 St. Peter Street  
St. Paul, MN 55102

Central Credit Union of Florida  
P.O. Box 17048  
Pensacola, FL 32522

Certified and delivered to Escambia County Tax Collector,  
this 8th day of June, 2016.

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.

Prepared By:  
Kathlyn White  
127 South Palafox Place, Ste. 500  
Pensacola, FL 32502  
File Number: KMW-15-0112  
Parcel ID Number: 362S311004000000

### QUIT CLAIM DEED

This QUIT CLAIM DEED, dated this 11 day of November, 2015, by Estelle Hill, whose post office address 6620 Bradshaw St., Pensacola, FL 32526, hereinafter called the GRANTOR, to Deborah Sue Hill, whose address is 5740 Turkey Road, Pensacola, FL 32526, hereinafter called the GRANTEE (Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in **Escambia** County, Florida, viz:

Commencing at the Northeast corner of Section 36, Township 2 South, Range 31 West, Escambia County, Florida, proceed North 72 degrees 25 minutes 52 seconds West along the North line of said Section 36 a distance of 2,678.23 feet to a point of intersection with the Northerly projection of the Easterly right of way (as mentioned) of Turkey Street, thence proceed South 18 degrees 19 minutes 53 seconds West along the Easterly right of way of Turkey Street a distance of 921.82 feet to the Point of Beginning, thence departing said right of way, proceed South 71 degrees 43 minutes 36 seconds East a distance of 273.47 feet, thence proceed South 18 degrees 39 minutes 18 seconds West a distance of 83.73 feet, thence proceed North 71 degrees 55 minutes 50 seconds West a distance of 273.00 feet to the aforementioned East right of way of Turkey Street, thence proceed North 18 degrees 19 minutes 53 seconds East along said right of way a distance of 84.70 feet to the Point of Beginning, lying and being part of Section 36, Township 2 South, Range 31 West, Escambia County, Florida.

This property is not the homestead of the grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and be hoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

[Sign and print witness names]

Signature: Katie White  
Print Name: Katie White

Estelle M. Hill  
By: Estelle Hill

Signature: Bridgett S. Stubbs  
Print Name: Bridgett S. Stubbs

State of FL  
County of Escondido

THE FOREGOING INSTRUMENT was acknowledged before me on this 11 day of November 2015, by Estelle Hill.



Katie M. White  
Katie M. White, Notary Public

       Personally Known  
OR  
X Produced Identification  
Type of Identification Produced FL ID

*This deed was prepared without the benefit of title insurance or a title search. The preparer has made no representations or warranties to the above parties as to the title of the real estate being transferred herein.*

DISBURSEMENT DATE:  
ACCOUNT # 78415779

33.00  
178.15  
102.28  
This document was prepared by CONSECO FINANCE SERVICING CORP  
7282 PLANTATION RD SUITE 300 PENSACOLA, FL 32504

State of Florida's Documentary Stamp Tax required by law in  
the amount of \$ 178.50 has been paid to the  
Clerk of the Circuit Court (or the County Comptroller, if  
applicable) for the County of ESCAMBIA,  
State of Florida.

MTG DOC STAMPS PD @ ESC CO \$ 178.15  
05/25/00 ERNIE LEE MAGNA CLERK

By: Sallye Arnold  
INTANGIBLE TAX PD @ ESC CO \$ 102.28  
05/25/00 ERNIE LEE MAGNA CLERK  
By: Sallye Arnold

RECORD AND RETURN TO:  
ASSOCIATED LAND TITLE  
4900 BAYOU BLVD., SUITE 201  
PENSACOLA, FL 32503  
#00-0400

State of Florida  
GT-15-10-090 (12/97)

Space Above This Line For Recording Data

## MORTGAGE

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is MAY 24, 2000 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: ROBERT E. HILL, JR., JOINED BY HIS SPOUSE ESTELLE M. HILL  
5740 TURKEY RD  
PENSACOLA, FL 32526

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: CONSECO FINANCE SERVICING CORP.  
7282 PLANTATION ROAD SUITE 102A  
PENSACOLA, FL 32504

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

All of the property located at 5740 TURKEY RD  
in the City/Town/Village of PENSACOLA, County of ESCAMBIA,  
State of FL, in which the Borrower has an ownership, leasehold or other  
legal interest. This property is more particularly described on the schedule titled  
"Additional Property Description" which is attached hereto as Exhibit A,  
together with a security interest in that certain 2000, 76 X 16  
MIRAGE III mobile home, serial number H210541GLR.

The Borrower does hereby authorize the Lender or its assigns to obtain a  
more detailed property description after the Borrower has signed the Mortgage,  
and to attach Exhibit A after the Borrower has signed the Mortgage.

The property is located in ESCAMBIA at  
(County)  
5740 TURKEY RD PENSACOLA, Florida 32526  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ .....50821.44..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)*

A Universal Note or Manufactured Home Retail Installment Contract and Security Agreement executed by Buyers/Borrowers.

The above obligation is due and payable on 360 months from last construction disbursement, if not paid earlier.

B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.
6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:
- A. To make all payments when due and to perform or comply with all covenants.
- B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
- C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

*[Handwritten signature]*



**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) Robert E. Hill, Jr. 5-24-00 (Date) (Signature) Estelle M. Hill 5-24-00 (Date)  
(Signature) ROBERT E. HILL, JR. (Date) (Signature) ESTELLE M. HILL (Date)

(Signature) Bridgette R. Houck (Date) (Signature) Bronnie J. Hopkins (Date)  
(Witness) BRIDGETTE R. HOUCK (Witness) Bronnie J. Hopkins

**ACKNOWLEDGMENT:**

(Individual) STATE OF FLORIDA, COUNTY OF ESCAMBIA } ss.  
This instrument was acknowledged before me this 24TH day of MAY, 2000  
by ROBERT E. HILL, JR. AND ESTELLE M. HILL  
who is personally known to me or who has produced DRIVERS LICENSE as identification.  
My commission expires:

Bridgette R. Houck  
(Notary Public)  
BRIDGETTE R. HOUCK



Schedule A

Commencing at the Northeast corner of Section 36, Township 2 South, Range 31 West, Escambia County, Florida, proceed North 72 degrees 25'52" West along the North line of said Section 36 a distance of 2,678.23 feet to a point of intersection with the Northerly projection of the Easterly right of way (as mentioned) of Turkey Street, thence proceed South 18 degrees 19'53" West along the Easterly right of way of Turkey Street a distance of 921.82 feet to the Point of Beginning, thence departing said right of way, proceed South 71 degrees 43'36" East a distance of 273.47 feet, thence proceed South 18 degrees 39'18" West a distance of 83.73 feet, thence proceed North 71 degrees 55'50" West a distance of 273.00 feet to the aforementioned East right of way of Turkey Street, thence proceed North 18 degrees 19'53" East along said right of way a distance of 84.70 feet to the Point of Beginning, lying and being part of Section 36, Township 2 South, Range 31 West, Escambia County, Florida.

RCD May 25, 2000 01:25 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 00-737464

File No: [REDACTED]

Recorded in Public Records 11/18/2013 at 12:16 PM OR Book 7102 Page 760,  
Instrument #2013087767, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**CENTRAL CREDIT UNION OF FLORIDA**  
**PO BOX 17048**  
**PENSACOLA, FL 32522**

**PLAINTIFF,**

**CASE NO: 2013 SC 002372**

**DIVISION: V**

**Vs.**

**DEBORAH HILL**  
**8300 COUNTRY WALK DRIVE**  
**APARTMENT A**  
**PENSACOLA, FL 32514**

**DEFENDANT,**

**FINAL JUDGMENT AGAINST**  
**DEBORAH HILL**

**THIS CAUSE** having come before the Court, and the Court being fully advised in the  
premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff **CENTRAL CREDIT UNION OF**  
**FLORIDA** hereby recovers from the Defendant **DEBORAH HILL** the sum of **\$2,110.79**, plus  
prejudgment interest of **\$103.57** and costs of **\$215.00** for a total of **\$2,429.36** that shall bear interest at  
the rate of **4.75% per annum**, for which let execution issue.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida  
this 16<sup>th</sup> day of **NOVEMBER**, 2013.

  
**COUNTY JUDGE**

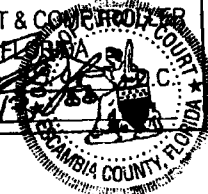
✓ 11-18-13 NED  
Copies to:

**CENTRAL CREDIT UNION OF FLORIDA**  
**DEBORAH HILL**

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

CLERK OF THE CIRCUIT COURT & COUNTY CLERK  
ESCAMBIA COUNTY, FLORIDA

BY:   
DATE: 11-26-2013



NOV 15 P 3 08  
11 09 11  
11 09 11  
(CCFNLIDGMIT #28309)



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 12, 2016

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS LA 70154

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
2014 TD 000954	\$490.00	\$22.05	\$512.05
2014 TD 009282	\$450.00	\$13.50	\$463.50
2014 TD 009078	\$450.00	\$13.50	\$463.50
2014 TD 005646	\$450.00	\$13.50	\$463.50
2014 TD 002417	\$450.00	\$13.50	\$463.50
2014 TD 006625	\$450.00	\$20.25	\$470.25
2014 TD 003083	\$450.00	\$20.25	\$470.25

**TOTAL \$3,306.55**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division