

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800292

**Date of Tax Deed Application**  
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 1375**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-2565-000**

**Cert Holder:**  
**TLOA OF FLORIDA LLC**  
**11 TALCOTT NOTCH RD**  
**FARMINGTON, CT 06032**

**Property Owner:**  
**HOTTINGER RUTH FETTINGER**  
**12330 FOURTH AVE**  
**FOUNTAIN, FL 32438**  
LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

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
2016/1375	03-2565-000	06/01/2016	1,991.81	99.59	2,091.40

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
2017/1356	03-2565-000	06/01/2017	2,044.14	6.25	102.21	2,152.60

**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	4,244.00
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,619.00

**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	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
03-2565-000 2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800292

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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
03-2565-000	2016/1375	06-01-2016	LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

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, ownership and encumbrance 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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

### General Information

**Reference:** 311S301600000012  
**Account:** 032565000  
**Owners:** HOTTINGER RUTH FETTINGER  
**Mail:** 12330 FOURTH AVE  
 FOUNTAIN, FL 32438  
**Situs:** 7120 MCADAM CT 32504  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Schools (Elem/Int/High):** HOLM/WORKMAN/WASHINGTON  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$28,500	\$69,664	\$98,164	\$98,164
2016	\$28,500	\$68,509	\$97,009	\$97,009
2015	\$28,500	\$64,912	\$93,412	\$93,412

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/01/2008	6352	805	\$78,000	WD	<a href="#">View Instr</a>
04/08/2008	6313	549	\$100	CT	<a href="#">View Instr</a>
05/1996	4003	468	\$52,700	WD	<a href="#">View Instr</a>
12/1995	3900	578	\$100	WD	<a href="#">View Instr</a>
10/1995	3858	634	\$52,500	CT	<a href="#">View Instr</a>
08/1992	3237	125	\$35,600	WD	<a href="#">View Instr</a>

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

### 2017 Certified Roll Exemptions

None

### Legal Description

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

### Extra Features

GREENHOUSE

### Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**

31-1S-30-1

**Approx. Acreage:**  
0.2265

**Zoned:**   
R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)



MCADAM CT



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

### Buildings

Address: 7120 MCADAM CT, Year Built: 1964, Effective Year: 1964

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER

**FLOOR COVER-HARDWOOD/PARQUET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



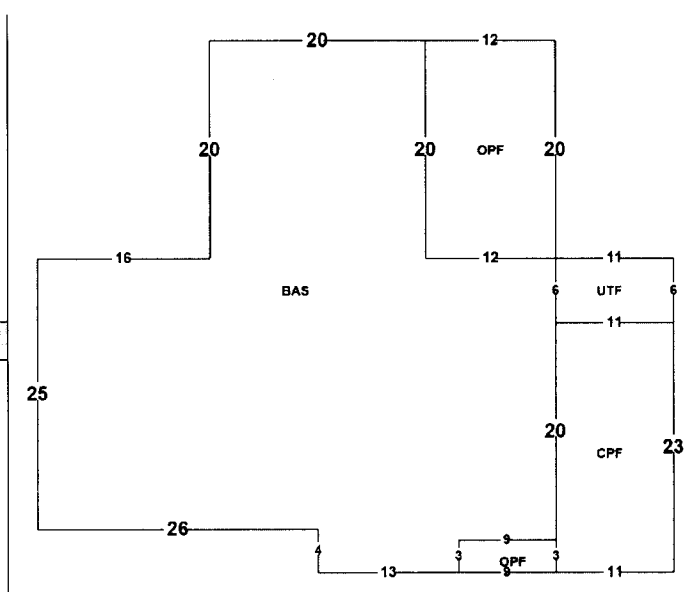
Areas - 2247 Total SF

**BASE AREA - 1661**

**CARPORT FIN - 253**

**OPEN PORCH FIN - 267**

**UTILITY FIN - 66**



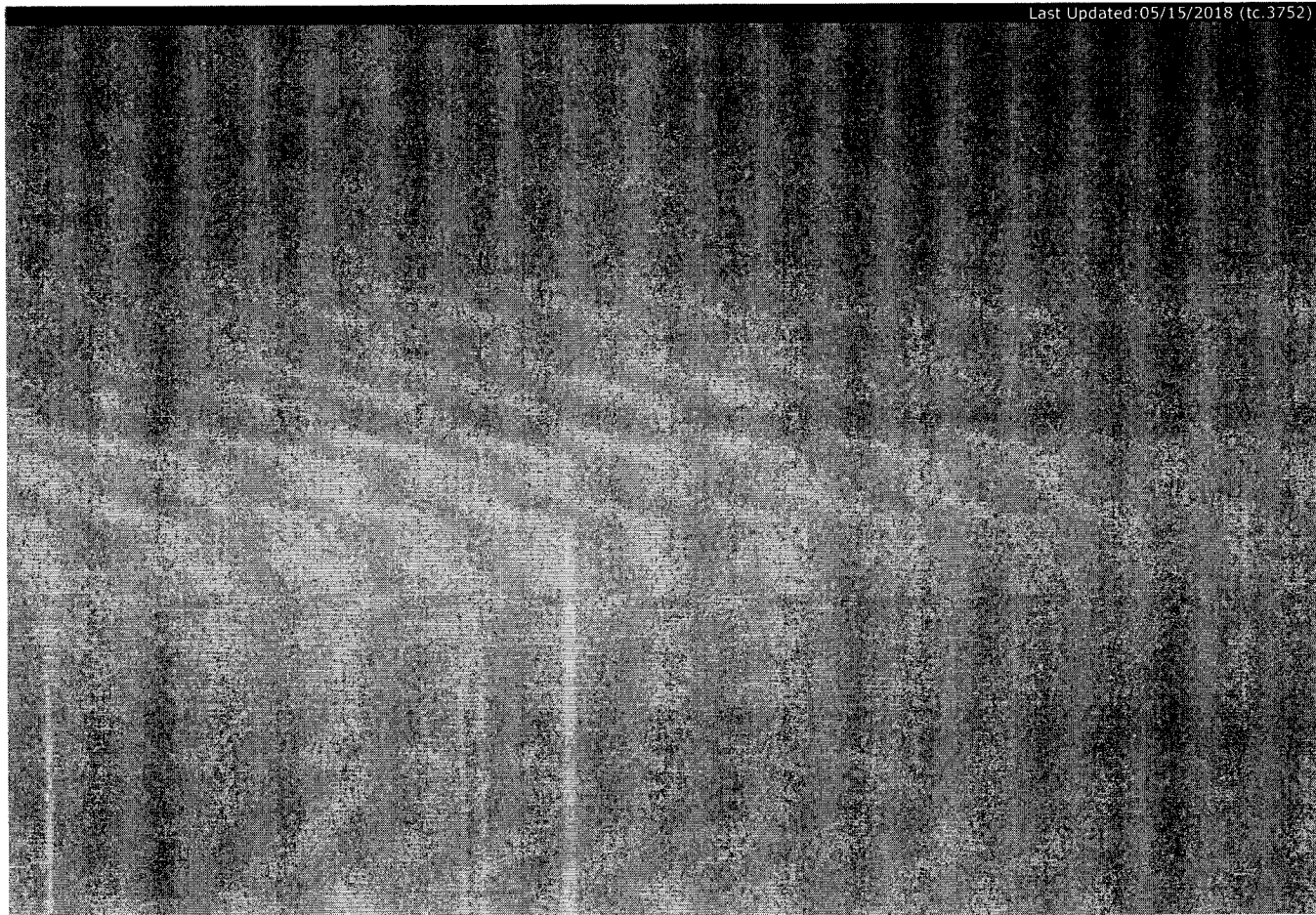
Images



7/18/11

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: 05/15/2018 (tc.3752)



**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

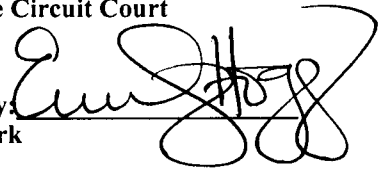
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 032565000 Certificate Number: 001375 of 2016**

**Payor: RODNEY FETTINGER 7120 MCADAM CT PENSACOLA FL 32504 Date 07/23/2018**

Clerk's Check #	1	Clerk's Total	<del>\$197.25</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$5110.25</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$5,707.50</del>

**\$4983.36**

**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 # 2016 TD 001375**

**Redeemed Date 07/23/2018**

**Name RODNEY FETTINGER 7120 MCADAM CT PENSOLA FL 32504**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$5,110.25 4983.36
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




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

**Tax Deed - Redemption Calculator**

**Account: 032565000 Certificate Number: 001375 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="07/31/2018"/> 
Months	7	3
Tax Collector	<input type="text" value="\$4,619.00"/>	<input type="text" value="\$4,619.00"/>
Tax Collector Interest	\$485.00	\$207.86
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,110.25	<input type="text" value="\$4,833.11"/> 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	\$47.25	<input type="text" value="\$20.25"/>
Total Clerk	\$497.25	<input type="text" value="\$470.25"/> 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	\$5,707.50	\$5,303.36
	Repayment Overpayment Refund Amount	\$404.14

Notes



# 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 2, 2018

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

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
2016 TD 001375	\$450.00	\$20.25	\$470.25

**TOTAL \$470.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-507

redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14533

August 6, 2018

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 Madison County, Florida, solely as revealed by records maintained from 08-06-1998, through 08-06-2018, and said search reveals the following:

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

Ruth Fettingner Hottinger

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 6, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14533

August 6, 2018

**Lot 12, East Lansing Terrace, as per plat thereof, recorded in Plat Book 6, Page 15, of the Public Records of Madison County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14533

August 6, 2018

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

1. Code Enforcement Lien filed by City of Pensacola in O>R. Book 7677, page 647.
2. All Taxes Paid. The assessed value is \$98,164.00. Tax ID 03-2565-000.

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

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 03-2565-000

CERTIFICATE NO.: 2016-1375

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.

Ruth Fettinger Hottinger  
12330 Fourth Ave.  
Fountain FL, 32438  
and  
7120 McAdam Court  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 2018.

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 and return to:  
Richard S. McIver  
Kass, Shuler, Solomon, Spector  
Foyle & Singer, P.A.  
P.O. Box 800  
Tampa, Florida 33601-0800

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED is made this 1ST day of JULY, 2008, by and between MIDFIRST BANK as Grantor, whose post office address is c/o MIDLAND MORTGAGE CO., 999 N.W. GRAND BLVD., SUITE 100, Oklahoma City, OK 73118, and RUTH FETTINGER HOTTINGER, as Grantee, whose post office address is 12330 Fourth Ave. \* (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter). \* Fountain, FL 32438

WITNESS: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in Escambia County Florida, legally described as follows:

LOT 12, EAST LANSING TERRACE, A SUBDIVISION OF A PORTION OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO  
THE PLAT RECORDED IN PLAT BOOK 6 AT PAGE 15, OF THE PUBLIC RECORDS OF SAID  
COUNTY.

PARCEL I.D. NUMBER: 03/2565/000

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

EXECUTED the date first stated above.

Signed, Sealed and Delivered  
in the presence of:

MIDFIRST BANK

JEANETTE WESTLUND (typed name)

By: CRAIG PARKER

(typed name)

As its:

Craig Parker  
Vice President, MidFirst Bank

JULIE KINSLEY (typed name)

(Affix Corporate Seal Here)

STATE OF Oklahoma

COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me this 1 day of July, 2008 by Craig Parker as Vice President of MIDFIRST BANK, and on behalf of the corporation. He/she is personally known to me and did take an oath.

STEPHANIE MARTIN  
(typed name)  
Notary Public



**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,** :  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,** :

**vs.** :

**RUTH FETTINGER HOTTINGER,**  
**Respondent(s).** :

**Case # 16-278**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 20, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7120 McAdam Court, Pensacola, Escambia County, Florida, legally described as:

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805 TAX ACCT. #032565000.

2. The following described condition exists on the property: there is rotting wood in the fascia board, damaged eaves, damaged soffits, peeling paint, one or more inoperative and/or currently unlicensed motor vehicles improperly parked, kept or stored outside in the open and/or covered and/or screened on the premises, and high grass and weeds growing and/or standing in the yard of this occupied residence and the condition constitutes lack of maintenance, improper inoperable vehicle and/or recreational equipment parking, keeping or storing, excessive weed growth, and a nuisance.

3. The date this condition was first observed was June 8, 2016; re-inspection made on September 20, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
\_ the posting of a notice on the property and at City Hall for ten (10) days beginning  
X certified mail, return receipt requested,

on August 26, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on September 20, 2016, at which hearing the respondent(s) did not appear.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):