

20-320

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900622

**Date of Tax Deed Application**  
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 738**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **02-1948-210**

**Cert Holder:**  
**TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**HOPKINS KATHERINE F**  
**9408 LINK CIR**  
**PENSACOLA, FL 32514**  
BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG  
E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 1 (Full 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    |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2017/738                | 02-1948-210    | 06/01/2017 | 1,426.45                   | 71.32    | 1,497.77 |
| 2018/755                | 02-1948-210    | 06/01/2018 | 1,438.31                   | 71.92    | 1,510.23 |

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    |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2019/745                | 02-1948-210    | 06/01/2019 | 1,508.37                   | 6.25                | 75.42    | 1,590.04 |

**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. Property Information 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)

4,598.04  
0.00  
0.00  
200.00  
175.00  
  
4,973.04

**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, if applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

12.50

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By

*Jennifer Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
02-1948-210 2017

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75  
DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900622

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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                                                                                                                                                                                                                      |
|----------------|-----------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02-1948-210    | 2017/738        | 06-01-2017 | BEG AT SW COR OF SEC S 74 DEG E ALG<br>S LI 1934 FT N 16 DEG E 1132 82/100 FT<br>FOR POB N 16 DEG 28 MIN 125 36/100 FT<br>S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG<br>0 MIN W 129 22/100 FT N 74 DEG W 125 FT<br>TO POB OR 4530 P 1491 |

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-29-2019  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference

Printer Friendly Version

| General Information                                                          |                                         |
|------------------------------------------------------------------------------|-----------------------------------------|
| Reference:                                                                   | 151S302103001004                        |
| Account:                                                                     | 021948210                               |
| Owners:                                                                      | HOPKINS KATHERINE F                     |
| Mail:                                                                        | 9408 LINK CIR<br>PENSACOLA, FL 32514    |
| Situs:                                                                       | 9408 LINK CIR 32514                     |
| Use Code:                                                                    | SINGLE FAMILY RESID                     |
| Taxing Authority:                                                            | COUNTY MSTU                             |
| Tax Inquiry:                                                                 | <a href="#">Open Tax Inquiry Window</a> |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                         |

| Assessments |          |          |          |          |
|-------------|----------|----------|----------|----------|
| Year        | Land     | Imprv    | Total    | Cap Val  |
| 2019        | \$14,060 | \$75,203 | \$89,263 | \$89,263 |
| 2018        | \$14,060 | \$73,106 | \$87,166 | \$87,166 |
| 2017        | \$14,060 | \$66,779 | \$80,839 | \$80,839 |

## Disclaimer

## Tax Estimator

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

| Sales Data                                                                                                      |      |      |       |      |
|-----------------------------------------------------------------------------------------------------------------|------|------|-------|------|
| Sale Date                                                                                                       | Book | Page | Value | Type |
| 03/2000                                                                                                         | 4530 | 1491 | \$100 | WD   |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |       |      |

| 2019 Certified Roll Exemptions |  |
|--------------------------------|--|
| None                           |  |

| Legal Description                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------|--|
| BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75... |  |

| Extra Features |  |
|----------------|--|
| None           |  |

### Parcel Information

**Section Map Id:**  
15-1S-30

**Approx. Acreage:**  
0.3700

**Zoned:**   
MDR

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

[Launch Interactive Map](#)

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

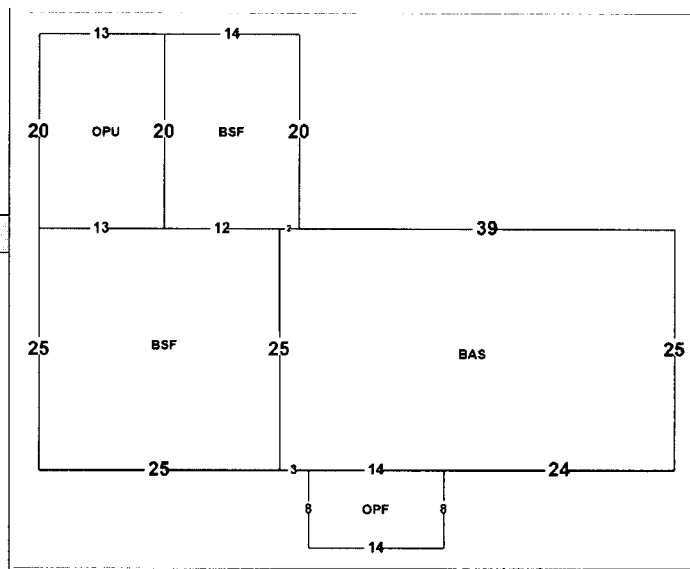
## Buildings

Address: 9408 LINK CIR, Year Built: 1962, Effective Year: 1962

Structural Elements  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-COMMON  
FLOOR COVER-HARDWOOD/PARQUET  
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 - 2302 Total SF  
**BASE AREA - 1025**  
**BASE SEMI FIN - 905**  
**OPEN PORCH FIN - 112**  
**OPEN PORCH UNF - 260**



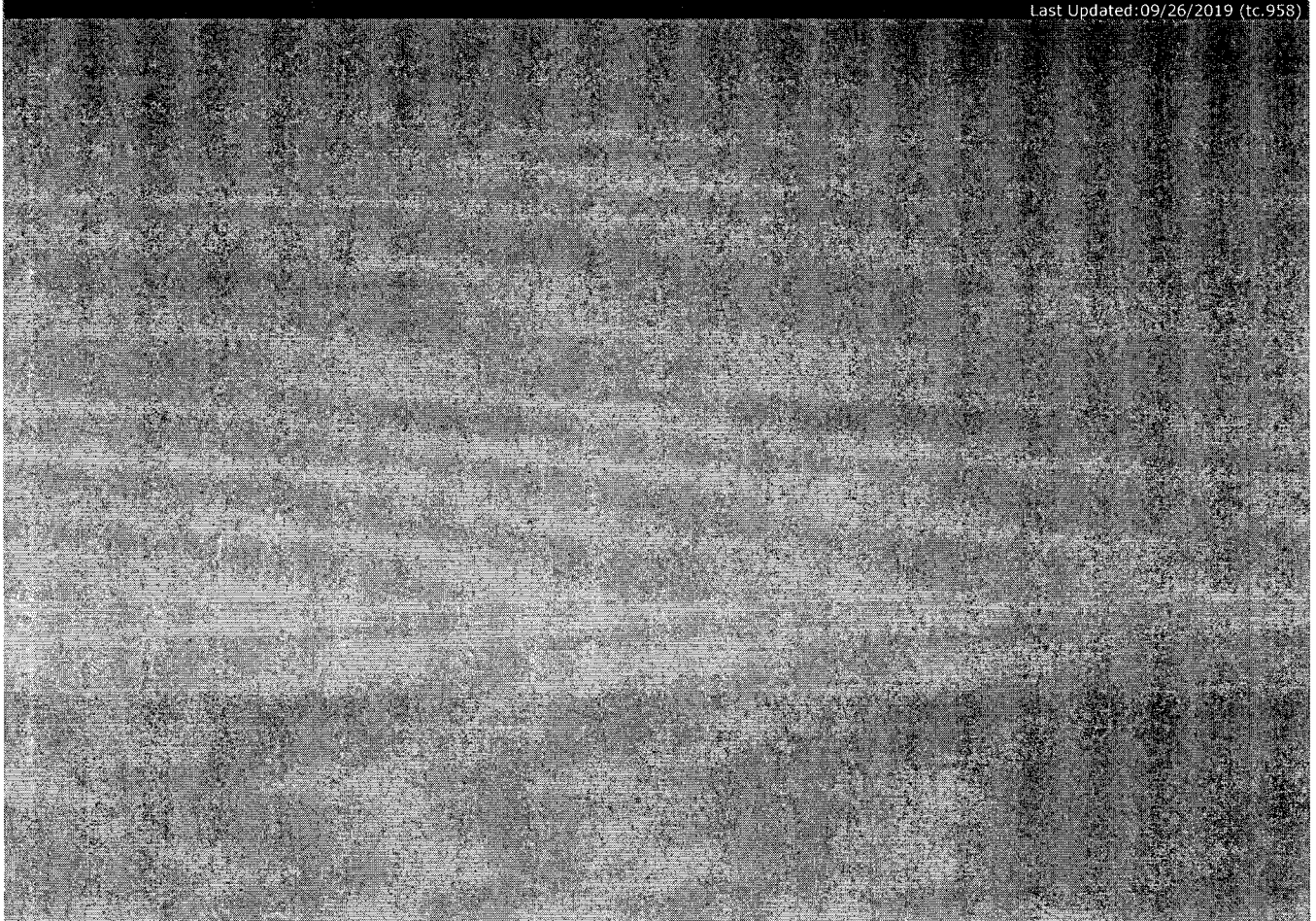
Images



8/1/16

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: 09/26/2019 (tc.958)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 00738**, issued the **1st day of June, A.D., 2017** 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:

**BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491**

**SECTION 15, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021948210 (20-320)**

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

**KATHERINE F HOPKINS**

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 Monday** in the month of July, which is the **6th day of July 2020**.

Dated this 30th day of September 2019.

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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2019092490 10/21/2019 4:06 PM  
OFF REC BK: 8185 PG: 754 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8174, Page 870, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00738, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 021948210 (20-320)

### DESCRIPTION OF PROPERTY:

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N  
16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT  
N 74 DEG W 125 FT TO POB OR 4530 P 1491

SECTION 15, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KATHERINE F HOPKINS

Dated this 21st day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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: 021948210 Certificate Number: 000738 of 2017**

**Payor: EMERALD COAST TITLE INC 83 BAYBRIDGE DR GULF BREEZE, FL 32561      Date  
 10/21/2019**

|                       |           |                       |                                            |
|-----------------------|-----------|-----------------------|--------------------------------------------|
| Clerk's Check #       | 441804679 | Clerk's Total         | \$544.06                                   |
| Tax Collector Check # | 1         | Tax Collector's Total | \$5,806.09                                 |
|                       |           | Postage               | \$60.00                                    |
|                       |           | Researcher Copies     | \$0.00                                     |
|                       |           | Recording             | \$10.00                                    |
|                       |           | Prep Fee              | \$7.00                                     |
|                       |           | Total Received        | <del>\$6,427.15</del><br><b>\$5,312.74</b> |

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

*Whitney Coppage*

**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 # 2017 TD 000738**

**Redeemed Date 10/21/2019**

**Name EMERALD COAST TITLE INC 83 BAYBRIDGE DR GULF BREEZE, FL 32561**

|                                          |                       |                        |
|------------------------------------------|-----------------------|------------------------|
| Clerk's Total = TAXDEED                  | <del>\$544.06</del>   | <b>&gt; \$5,205.74</b> |
| Due Tax Collector = TAXDEED              | <del>\$5,806.09</del> |                        |
| Postage = TD2                            | <del>\$60.00</del>    |                        |
| ResearcherCopies = TD6                   | \$0.00                |                        |
| Release TDA Notice (Recording) = RECORD2 | \$10.00               |                        |
| Release TDA Notice (Prep Fee) = TD4      | \$7.00                |                        |

• For Office Use Only

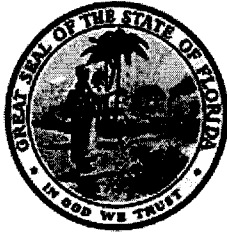
| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

**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: 021948210 Certificate Number: 000738 of 2017**

|                                |                                         |                                     |                                         |                                         |                                                                                                                             |
|--------------------------------|-----------------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Redemption                     | <input type="text" value="Yes"/>        | Application Date                    | <input type="text" value="08/29/2019"/> | Interest Rate                           | <input type="text" value="18%"/>                                                                                            |
|                                |                                         | Final Redemption Payment ESTIMATED  |                                         | Redemption Overpayment ACTUAL           |                                                                                                                             |
|                                |                                         | Auction Date                        | <input type="text" value="07/06/2020"/> | Redemption Date                         | <input type="text" value="10/21/2019"/>  |
| Months                         | 11                                      |                                     |                                         | 2                                       |                                                                                                                             |
| Tax Collector                  | <input type="text" value="\$4,973.04"/> |                                     |                                         | <input type="text" value="\$4,973.04"/> |                                                                                                                             |
| Tax Collector Interest         | \$820.55                                |                                     |                                         | \$149.19                                |                                                                                                                             |
| Tax Collector Fee              | <input type="text" value="\$12.50"/>    |                                     |                                         | <input type="text" value="\$12.50"/>    |                                                                                                                             |
| Total Tax Collector            | \$5,806.09                              |                                     |                                         | \$5,134.73                              |                                                                                                                             |
| Record TDA Notice              | <input type="text" value="\$17.00"/>    |                                     |                                         | <input type="text" value="\$17.00"/>    |                                                                                                                             |
| 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              | \$77.06                                 |                                     |                                         | \$14.01                                 |                                                                                                                             |
| Total Clerk                    | \$544.06                                |                                     |                                         | \$481.01                                |                                                                                                                             |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/>    |                                     |                                         | <input type="text" value="\$10.00"/>    |                                                                                                                             |
| Release TDA Notice (Prep Fee)  | <input type="text" value="\$7.00"/>     |                                     |                                         | <input type="text" value="\$7.00"/>     |                                                                                                                             |
| 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        | \$6,467.15                              |                                     |                                         | \$5,632.74                              |                                                                                                                             |
|                                |                                         |                                     |                                         | - 320.00                                |                                                                                                                             |
|                                |                                         |                                     |                                         | \$5312.74                               |                                                                                                                             |
|                                |                                         | Repayment Overpayment Refund Amount |                                         | \$834.41                                |                                                                                                                             |
| Book/Page                      | <input type="text" value="8174"/>       |                                     |                                         | <input type="text" value="870"/>        |                                                                                                                             |

Notes

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

*Waived  
20-320*

**PROPERTY INFORMATION REPORT**

File No.: 15833

April 3, 2020

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 04-03-2000, through 04-03-2020, and said search reveals the following:

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

Doyle Caudell, III

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: 

April 3, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15833

April 3, 2020

**151S302103001004 - Full Legal Description**

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN E  
125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR  
8159 P 104

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15833

April 3, 2020

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

1. That certain mortgage executed by Doyle Caudell, III in favor of Max Norman dated 09/03/2019 and recorded 09/06/2019 in Official Records Book 8159, page 100 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
2. All Taxes Paid. The assessed value is \$89,263.00. Tax ID 02-1948-210.

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: July 6, 2020

TAX ACCOUNT NO.: 02-1948-210

CERTIFICATE NO.: 2017-738

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

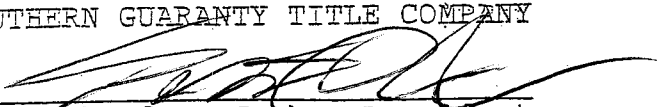
      X   Homestead for        tax year.

Doyle Caudell, III  
9408 Link Circle  
Pensacola, FL 32514

Max Norman  
2586 Gulf Breeze Ave.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 7th day of April, 2020.

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:  
Emerald Coast Title, Inc. - Gulf Breeze Branch  
83 Baybridge  
Gulf Breeze, FL 32561  
850-972-1100  
File Number: 2019-2235

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 29th day of August, 2019 between Katherine F. Farber, a married woman whose post office address is Route 2, Box 14, Hoxie, KS 67740, grantor, and Doyle Caudell, III, a single man whose post office address is 9408 Link Circle, Pensacola, FL 32514, grantee:

(Whenever 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, trusts and trustees)

**Witnesseeth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Commencing at the Southwest corner of Section 15, Township 1 South, Range 30 West, thence South 74 degrees East along the South line of said Section a distance of 1934 feet, thence North 16 degrees East a distance of 1132.82 feet to the Point of Beginning; thence North 16 degrees 28 minutes East 125.36 feet, thence South 75 degrees 47 minutes East 124.04 feet, thence South 16 degrees 00 minutes West 129.22 feet, thence North 74 degrees West 125.00 feet to the Point of Beginning.

Parcel Identification Number: 151S302103001004

THIS IS NOT THE HOMESTEAD OF SAID GRANTOR

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

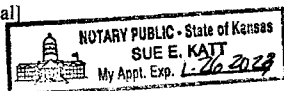
① Dana Geerdes  
Witness Name: DANA GEERDES  
② Sue E Katt  
Witness Name: SUE E KATT

Katherine F. Farber  
Katherine F. Farber

State of Kansas  
County of Sheridan

The foregoing instrument was acknowledged before me this 29 day of August, 2019 by Katherine F. Farber, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Sue E Katt  
Notary Public  
Printed Name: Sue E Katt  
My Commission Expires: 1-26-2023

## Abutting Roadway Maintenance

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**ATTENTION:** Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 9408 Link Circle, Pensacola, FL 32514

THE COUNTY (x) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of \_\_\_\_\_ to maintain, repair and improve the road.

This form completed by:

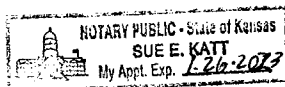
Michael D. Tidwell, Attorney  
811 North Spring Street  
Pensacola, Florida 32501

Katherine F. Farber Date 8-29-19  
Katherine F. Farber

STATE OF Kansas  
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this \_\_\_ day of August, 2019 by Katherine F. Farber, a married woman who are personally known to me of have produced a driver's license as identification.

Sue E. Katt  
Notary Public





**Emerald Coast Title, Inc.**  
83 Baybridge  
Gulf Breeze, FL 32561

2019-2235

**Mortgage Agreement**

**THIS MORTGAGE AGREEMENT (the "Mortgage") dated this 3rd day of September, 2019**

**BETWEEN:**

Doyle Caudell of 9408 Link Circle, Pensacola, FL 32514  
(the "Mortgagor")

OF THE FIRST PART

**- AND -**

Max Norman of 2586 Gulf Breeze Ave, Pensacola, FL 32507  
(the "Mortgagee")

OF THE SECOND PART

**Background**

- A. The Mortgagor is registered as owner of the estate in the following described property (the "Property") located at 9408 Link Circle, Pensacola, FL 32514 in Escambia, with the following legal description: BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75..

STATE OF  
COUNTY OF

FLORIDA  
ESCAMBIA

RE: 2019-2235

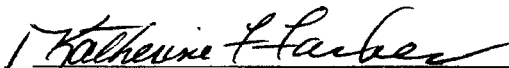
## ***SAME NAME AFFIDAVIT***

***BEFORE ME***, the undersigned authority, **Katherine F. Farber** deposed and affirmed:

1. My name is **Katherine F. Farber**.
2. I am one and the same as **Katherine F. Hopkins**.
3. This affidavit is being filed to clear up any title issues regarding the following legal description:

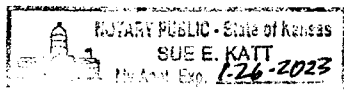
**Commencing at the Southwest corner of Section 15, Township 1 South, Range 30 West, thence South 74 degrees East along the South line of said Section a distance of 1934 feet, thence North 16 degrees East a distance of 1132.82 feet to the Point of Beginning; thence North 16 degrees 28 minutes East 125.36 feet, thence South 75 degrees 47 minutes East 124.04 feet, thence South 16 degrees 00 minutes West 129.22 feet, thence North 74 degrees West 125.00 feet to the Point of Beginning.**

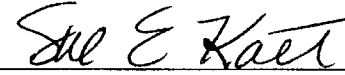
Dated this 29 day of August, 2019.

  
Katherine F. Farber

STATE OF Kansas  
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this 29 day of August, 2019, by **Katherine F. Farber** produced a driver's license as identification and who did not take an oath.



✓   
Notary Public

Prepared by and Return to: Emerald Coast Title, Inc. 83 Baybridge, Gulf Breeze, FL 32561

152  
pi

Reserved for Recording

DEED RESERVING LIFE ESTATE

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

Deed made the 2 day of March, 2000, by Jessie F. Hopkins, a single man, whose mailing address is 9408 Link Circle, Pensacola, Florida, 32504, Grantor, to Katherine F. Hopkins, a single woman, whose address is 9408 Link Circle, Pensacola, Florida 32504, Grantee, as to a remainder interest.

Grantor, in consideration of Ten Dollars (\$10.00) paid by Grantee, hereby grants to grantee that real property located in the County of Escambia, State of Florida more fully described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to covenants, restrictions, and easements of record, however, not hereby reimposed.

Tax Parcel ID#

Social Security Number of Grantee(s) \_\_\_\_\_

Jessie F. Hopkins RESERVES TO HIMSELF THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE RENTS, ISSUES, AND PROFITS OF THE ABOVE-GRANTED PREMISES FOR AND DURING THE NATURAL LIFETIME OF Jessie F. Hopkins.

Grantor hereby fully warrants the title to the land conveyed and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, grantors have executed this deed at Milton, Santa Rosa County, Florida, on the date first above written.

Signed, sealed and delivered  
in the presence of:

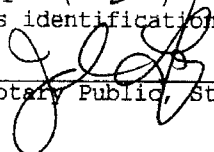
Witness: [Signature]  
Shirley E. Wilkerson

Witness: [Signature]  
DAVE LOCKLIN, JR.

[Signature]  
Jessie F. Hopkins

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this  
2 day of March, 2000, by Jessie F. Hopkins, ( ) who is  
personally known to me or ( ) who produced  
DRIVERS LICENSE as identification.

  
Notary Public, State of Florida

This instrument prepared by:  
Jack Locklin, Jr., Attorney at Law  
77 Jones Avenue  
Milton, FL 32570  
(850) 623-2500

PUBLIC - STATE OF FLORIDA  
JACK LOCKLIN, JR.  
COMMISSION # CC002552  
EXPIRES 12/28/2001  
BONDED THRU ASA 1-888-NOTARY1

NOTARY PUBLIC - STATE OF FLORIDA  
JACK LOCKLIN, JR.  
COMMISSION # CC002552  
EXPIRES 12/28/2001  
BONDED THRU ASA 1-888-NOTARY1

400M  
300 St.  
1.10 Sec  
8.10

O.R. 1367 PAGE 188

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

State of Florida  
Escambia County

# WARRANTY DEED

Know All Men by These Presents: That Winston E. Patterson and  
Myrtle R. Patterson, husband and wife  
OR BK 4530 PG 1493  
Escambia County, Florida  
INSTRUMENT 00-711817

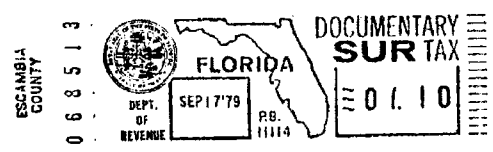
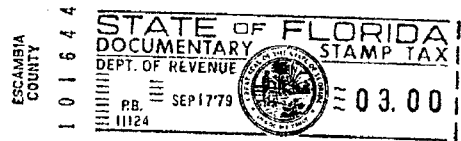
for and in consideration of One DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
✓ Jessie F. Hopkins and Maggie A. Hopkins, husband and wife  
✓ 9408 Link Circle, Pensacola, FL 32504

heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida

to-wit:  
Commencing at the Southwest corner of Section 15, Township-1-South,  
Range 30 West, thence South 74 deg East along the South line of  
said section a distance of 1934 feet, thence North 16 deg East a  
distance of 1132.82 feet to the Point of Beginning; thence North  
16 deg 28 East 125.36 feet, thence South 75 deg 47' East 124.04  
feet, thence South 16 deg 00' West 129.22 feet, thence North 74 deg  
West 125.00 feet to Point of Beginning.

RCD Mar 06, 2000 10:40 am  
Escambia County, Florida



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And covenant that well seized of an indefeasible  
estate in fee simple in the said property, and ha a good right to convey the same; that it is free of lien or encum-  
brance, and that heirs, executors and administrators, the said grantee, heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 11th  
day of August A.D. 1979.

Signed, sealed and delivered in the presence of  
Lester J. Wauson

Winston E. Patterson (SEAL)  
Myrtle R. Patterson (SEAL)

FILED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA. ON  
SEP 11 2 37 PM '79  
JOE A. FLETCHER, CLERK  
ESCAMBIA COUNTY

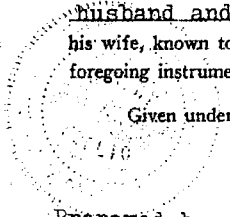
State of Florida  
Escambia County

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 00-711817

Before the subscriber personally appeared Winston E. and Myrtle R. Patterson,  
husband and wife, and

his wife, known to me, and known to me to be the individualS described by said nameS in and who executed the  
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of August 1979.



Gardner H. Henshaw  
Notary Public

Prepared by,  
Myrtle R. Patterson  
817 Fourth Ave.  
Huntington, W. VA. 25712

My commission expires Sept 14, 1982