



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0423-08

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	ALEXANDER ANNIE LAURA KINNE EST OF C/O M L GEURTSSEN 2325 WEST 41ST ST DAVENPORT, IA 52806 2312 W YONGE ST 06-2105-000 LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46	Certificate #	2020 / 3189
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/3189	06/01/2020	1,304.70	65.24	1,369.94
→Part 2: Total*				1,369.94

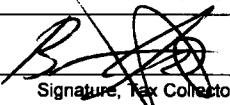
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/2711	06/01/2022	1,507.88	6.25	75.39	1,589.52
# 2021/2516	06/01/2021	1,357.34	6.25	67.87	1,431.46
Part 3: Total*					3,020.98

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,390.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,765.92

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

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida
Date July 27th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

46.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200507

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
06-2105-000	2020/3189	06-01-2020	LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46

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

07-14-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID:

172S301500019025

Account:

062105000

Owners:

ALEXANDER ANNIE LAURA KINNE EST OF


Mail:

C/O ABBIE & KENNETH HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505

Situs:

2312 W YONGE ST 32505

Use Code:

SINGLE FAMILY RESID 

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$5,885	\$83,263	\$89,148	\$87,578
2020	\$5,885	\$73,732	\$79,617	\$79,617
2019	\$5,885	\$69,565	\$75,450	\$75,450

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/1991	3033	46	\$6,600	WD		Legal Description	
11/1990	2948	738	\$100	QC		LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR	
11/1990	2948	736	\$100	WD		483/1078 P 730/134 OR 3033 P 46	
01/1970	483	730	\$6,560	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME BUILDING	
						METAL BUILDING	

Parcel Information	Launch Interactive Map
<p>Section Map Id: 17-2S-30-2</p> <p>Approx. Acreage: 0.1930</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p> <p> View Florida Department of Environmental Protection (DEP) Data</p>	

Buildings

Year Built: 2010, Effective Year: 2010, PA Building ID#: 79555

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

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-HIP

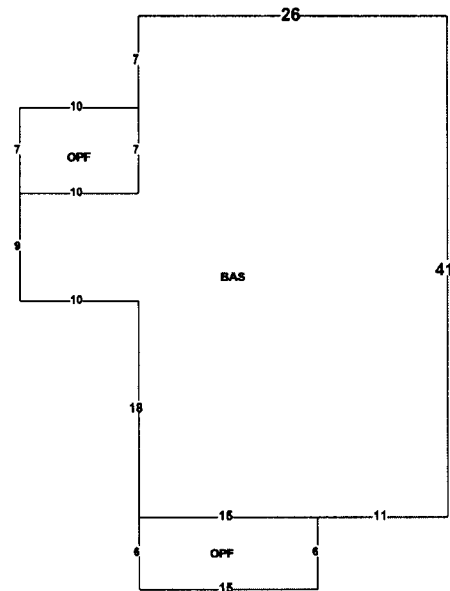
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1316 Total SF**

BASE AREA - 1156

OPEN PORCH FIN - 160



Images



1/25/2016 12:00:00 AM

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

Last Updated: 08/02/2022 (tc 4477)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 03189**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062105000 (0423-08)

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

EST OF ANNIE LAURA KINNE ALEXANDER

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 April, which is the **3rd day of April 2023**.

Dated this 24th day of August 2022.

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



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-2105-000 CERTIFICATE #: 2020-3189

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 7, 2003 to and including January 7, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 16, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2023

Tax Account #: **06-2105-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANNIE LAURA KINNE ALEXANDER**

By Virtue of Warranty Deed recorded 7/18/1991 in OR 3033/46

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ANNIE LAURA KINNE ALEXANDER RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Mortgage in favor of Escambia County recorded 4/29/2010 OR 6585/1753 together with Modification of Mortgage recorded 10/8/2010 OR 6645/145**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 06-2105-000

Assessed Value: \$96,335.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2023

TAX ACCOUNT #: 06-2105-000

CERTIFICATE #: 2020-3189

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**ESTATE OF ANNIE LAURA KINNE ALEXANDER
AND ANNIE LAURA KINNE ALEXANDER
2312 W YONGE ST
PENSACOLA, FL 32505**

**ANNIE LAURA KINNE ALEXANDER
2400 N "R" ST
PENSACOLA, FL 32505**

**ESTATE OF ALEXANDER ANNIE
LAURA ALEXANDER C/O M L GUERTSEN
2325 WEST 41ST ST
DAVENPORT, IA 52806**

**ESTATE OF ANNIE LAURA KINNE
ALEXANDER AND ANNIE LAURA KINNE
ALEXANDER C/O ABBIE & KENNETH
HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505**

**ESCAMBIA COUNTY
221 PALAFOX PLACE
PENSACOLA, FL 32502**

**Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2023.
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

January 16, 2023

Tax Account #:06-2105-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2105-000(0423-08)

51
39.60
45.60

000333 046

Form 140
PRINTED AND FOR SALE
MAYNARD PRINTING CO.
TALLAHASSEE, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That JD. Presley and Memory Penn Presley
Husband and Wife

for and in consideration of Ten Dollars and other good and valuable considerations
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Annie Laura Kinne
Alexander 2400 W "R" St. Pensacola 32505

her heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the Pensacola County of Escambia State of Florida
to-wit:

Lots 19 and 20 in Block 25, Britton Place--the Pensacola Realty
Company's sub-division of Lot 7 and parts of 1, 2, 6 and E Section
17, Township 2 South, Range 30 West as per map recorded in Deed
Book 154 at page 521 of the records of Escambia County, Florida.

D.S. PD. \$ 39.60
DATE July 18, 1991
JCE A. FLOWERS, COMPTROLLER
BY Bernard Botkin D.C.
CERT. REG. #59-2043328-27-01

IN BOOK 1 PAGE 5012 ENTERED
JCE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY
JUL 19 2 11 PM '91
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON
889548

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

IN WITNESS WHEREOF, they have hereunto set hand and seal this 18th
day of July A.D. 1991
Signed, sealed and delivered in the presence of
Sandra F. Hamilton Sandra F. Hamilton J.D. Presley (SEAL)
Sandra F. Hamilton Sandra F. Hamilton Memory Penn Presley (SEAL)
Sandra F. Hamilton Sandra F. Hamilton Memory Penn Presley (SEAL)
Sandra F. Hamilton Sandra F. Hamilton Memory Penn Presley (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared JD Presley and Memory L. Penn Presley
Husband and wife
his wife, known to me, and known to me to be the individuals described by said name, 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 18th day of July 1991
This instrument was prepared by: Deborah D. Kelly Notary Public
Memory L. Presley
160 North Gray Road
Address: Pensacola, FL 32506
commission expires 11-1-92

Recorded in Public Records 04/29/2010 at 03:39 PM OR Book 6585 Page 1753,
Instrument #2010027086, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 MTG Stamps \$111.30 Int. Tax \$63.40

MORTGAGE DEED
SHORT FORM

RAMCO FORM 89A

This Indenture

Made this 8th day of April, A. D. 2010,

Between Annie L. Alexander, an unremarried widow

hereinafter called the Mortgagor, and Escambia County, whose mailing address is
221 Palafox Place, Pensacola, Florida 32502
hereinafter called the Mortgagee,

Witnesseth, That the said Mortgagor, for and in consideration of the sum of One Dollar to
her in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged,
she granted, bargained and sold to the said Mortgagee, its heirs and
assigns, forever, the following described land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Lots 19 and 20 in Block 25, Britton Place, the Pensacola Realty Company's
subdivision of Lot 7 and parts of 1,2,6 and E Section 17, Township 2 South,
Range 30 West as per map recorded in Deed Book 154 at Page 521 of the
records of Escambia County, Florida.

****THIS MORTGAGE WILL EXPIRE AND AUTOMATICALLY CANCEL ON APRIL 7, 2030.****

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

Provided Always, That if said Mortgagor, her heirs, legal representatives or
assigns, shall pay unto the said Mortgagee, its legal representatives or assigns, a
certain promissory note dated the 8th day of April, A. D. 2010, for
the sum of Thirty-one Thousand Seven Hundred Two & 00/100 ---(\$31,702.00)--- Dollars,

payable if property is sold or any interest in property is transferred with interest at Zero (0%)

****THIS MORTGAGE WILL NOT BE SUBORDINATED UNDER ANY CIRCUMSTANCES****

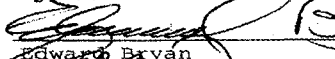
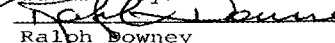
per cent. from April 8, 2010 signed by Annie L. Alexander

and shall pay all sums payable hereunder, and per-
form, comply with and abide by each and every the stipulations, agreements, conditions and cove-
nants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance
premiums reasonably required, and all costs and expenses including a reasonable attorney's fee,
which said Mortgagee may incur in collecting money secured by this mortgage, and also in
enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created

shall cease and be null and void. **In Witness Whereof**, the said Mortgagor hereunto set

her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:


Edward Bryan

Ralph Downey


Annie L. Alexander

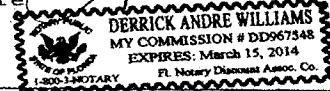
This Instrument prepared by: Neighborhood Enterprise Foundation, Inc. for Escambia County
Address Post Office Box 18178, Pensacola, Florida 32523-8178

BK: 6585 PG: 1754 Last Page

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of April, 20 10, by Annie L. Alexander, who is personally known to me or who has produced Florida Driver License as identification and who ~~did~~ (did not) take an oath.

Signature



Notary Public

(CA)

Date

From

SHORT FORM

Mortgage Deed

RAMCO FORM 65A

Recorded in Public Records 10/08/2010 at 01:11 PM OR Book 6645 Page 145,
Instrument #2010066201, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED October 8, 2010, BETWEEN
Annie L. Alexander, an unmarried widow
(referred to below as "Mortgagor"), whose address is 2312 West Yonge Street, Pensacola, Florida 32505,
and ESCAMBIA COUNTY (referred to below as "Mortgagee"), whose address is 221 PALAFOX PLACE,
PENSACOLA, FL 32502.

MORTGAGE. Mortgagor and Mortgagee have entered into a mortgage dated April 8, 2010
(the "Mortgage") recorded in Escambia County, State of Florida as follows:

The Mortgage was recorded on April 29, 2010 in Original Book 6585, page 1753,
Escambia County, Florida.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the
"Real Property") located in Escambia County, State of Florida:

**Lots 19 and 20 in Block 25, Britton Place, the Pensacola Realty Company's subdivision
of Lot 7 and parts of 1,2,6 and E Section 17, Township 2 South, Range 30 West as per
map recorded in Deed Book 154 at Page 521 of the records of Escambia County, Florida.**

The Real Property or its address is commonly known as 2312 West Yonge Street, Pensacola, Florida 32505.

MODIFICATION. Mortgagor and Mortgagee hereby modify the Mortgage as follows:

The Mortgage referred to above is hereby modified and amended to provide that the total
amount secured by the lien of said Mortgage is decreased from \$ 31,702.00 to \$ 30,152.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall
remain unchanged and in full force and effect. Consent by Mortgagee to this Modification does not waive
Mortgagee's right to require strict performance of the Mortgage as changed above nor obligate Mortgagee to
make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory
note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of the Mortgagee to
retain as liable all parties to the Mortgage and all parties, makers and endorers to the Note, including
accommodation parties, unless a party is expressly released by Mortgagee in writing. Any maker or
endorser, including accommodation makers, shall not be released by virtue of this Modification.

EACH MORTGAGOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS
MODIFICATION OF MORTGAGE, AND EACH MORTGAGOR AGREES TO ITS TERMS.

WITNESS:

Abbie L. Hartzell
Abbie L. Hartzell

Allison Wheelis
Allison Wheelis
STATE OF FLORIDA
COUNTY OF ESCAMBIA

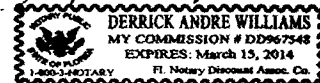
MORTGAGOR:

X Annie L. Alexander
Annie L. Alexander

X _____

The foregoing instrument was acknowledged before me this 8th day of October, 20 10,
by Annie L. Alexander, who is personally known to me or who has produced
Florida Driver License as identification and who did (did not) take an oath.

Derrick Andre Williams
Signature



Notary Public

Prepared by: Neighborhood Enterprise Foundation, Inc.
for Escambia County
Post Office Box 18178
Pensacola, Florida 32523-8178

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03189 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF ANNIE LAURA KINNE ALEXANDER
C/O ABBIE & KENNETH HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505

ESTATE OF ANNIE LAURA KINNE ALEXANDER
2312 W YONGE ST
PENSACOLA, FL 32505

ANNIE LAURA KINNE ALEXANDER	ANNIE LAURA KINNE ALEXANDER
2312 W YONGE ST	2400 N "R" ST
PENSACOLA, FL 32505	PENSACOLA, FL 32505

ESTATE OF LAURA ALEXANDER	ESCAMBIA COUNTY / COUNTY ATTORNEY
C/O ML GUERTSEN	221 PALAFOX PLACE STE 430
2325 WEST 41ST ST	PENSACOLA FL 32502
DAVENPORT, IA 52806	

WITNESS my official seal this 16th day of February 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 3, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 03189**, issued the 1st day of **June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062105000 (0423-08)

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

EST OF ANNIE LAURA KINNE ALEXANDER

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 April, which is the **3rd day of April 2023**.

Dated this 16th day of February 2023.

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

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Post Property:

2312 W YONGE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**EST OF ANNIE LAURA KINNE
ALEXANDER
C/O ABBIE & KENNETH HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0423-08

Document Number: ECSO23CIV007014NON

Agency Number: 23-004043

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03189 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE EST OF ANNIE LAURA KINNE ALEXANDER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:15 AM and served same at 4:14 PM on 2/28/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

004043

001010

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Post Property:

2312 W YONGE ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0423-08

Document Number: ECSO23CIV007004NON

Agency Number: 23-003990

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03189 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF ANNIE LAURA KINNE ALEXANDER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:12 AM and served same at 3:46 PM on 2/28/2023 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF ANNIE LAURA KINNE ALEXANDER , the within named, to wit: ABBIE L HARTZEL, DAUGHTER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DEHARRISON

WARNING

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Personal Services:

**EST OF ANNIE LAURA KINNE
ALEXANDER**
C/O ABBIE & KENNETH HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505

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: 062105000 Certificate Number: 003189 of 2020**

Payor: ABBIE HARTZEL 2405 NORTH R ST PENSACOLA, FL 32505 Date 3/17/2023

Clerk's Check #	4462361773	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$5,415.57
		Postage	\$41.28
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,991.41

\$5,814.80

**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 # 2020 TD 003189

Redeemed Date 3/17/2023

Name ABBIE HARTZEL 2405 NORTH R ST PENSACOLA, FL 32505

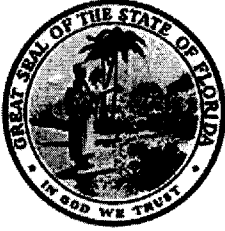
Clerk's Total = TAXDEED	\$517.56	\$5,814.80
Due Tax Collector = TAXDEED	\$5,415.57	
Postage = TD2	\$41.28	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 062105000 Certificate Number: 003189 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2023"/>	Redemption Date <input type="text" value="3/17/2023"/>
Months	9	8
Tax Collector	<input type="text" value="\$4,765.92"/>	<input type="text" value="\$4,765.92"/>
Tax Collector Interest	\$643.40	\$571.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,415.57	<input type="text" value="\$5,344.08"/> TK
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$61.56	<input type="text" value="\$54.72"/>
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
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="\$41.28"/>	<input type="text" value="\$41.28"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,991.41	\$5,913.08
	Repayment Overpayment Refund Amount	\$78.33
Book/Page	<input type="text" value="8848"/>	<input type="text" value="812"/>

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 8848, Page 812, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03189, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **062105000 (0423-08)**

DESCRIPTION OF PROPERTY:

LTS 19 20 BLK 25 BRITTON PLACE PLAT DB 154 P 521 OR 483/1078 P 730/134 OR 3033 P 46

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF ANNIE LAURA KINNE ALEXANDER

Dated this 17th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

EST OF ANNIE LAURA KINNE
ALEXANDER [0423-08]
C/O ABBIE & KENNETH HARTZEL
2405 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0128 2179 67

ESTATE OF ANNIE LAURA KINNE
ALEXANDER [0423-08]
2312 W YONGE ST
PENSACOLA, FL 32505

9171 9690 0935 0128 2179 50

ANNIE LAURA KINNE ALEXANDER
[0423-08]
2312 W YONGE ST
PENSACOLA, FL 32505

9171 9690 0935 0128 2179 43

ANNIE LAURA KINNE ALEXANDER
[0423-08]
2400 N "R" ST
PENSACOLA, FL 32505

9171 9690 0935 0128 2179 36

ESTATE OF LAURA ALEXANDER
[0423-08]
C/O ML GUERTSEN
2325 WEST 41ST ST
DAVENPORT, IA 52806

9171 9690 0935 0128 2179 29

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0423-08]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2179 12

*Contact -
Family*

THE SUMMATION WEEKLY

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

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Dated this 24th day of February 2023

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

4WR3/8-3/29TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-03189 in the Escambia County Court was published in said newspaper in and was printed and released on March 8, 2023; March 15, 2023; March 22, 2023; and March 29, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024