

**TAX COLLECTOR'S CERTIFICATION**

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

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

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

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

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

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

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

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

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

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

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

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

\*Done this 22nd day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Deonda Makura

Date of Sale: September 3, 2013

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

**Notice to Tax Collector of Application for Tax Deed**

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

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

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

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

**2012 TAX ROLL**

HANKINS KERI ANN  
3806 W CERVANTES ST  
PENSACOLA , Florida 32505

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

mmattp777 (Matt Pallardy)

Applicant's Signature

04/22/2013

Date

**Southern Guaranty Title Company**

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

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10240

April 29, 2013

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

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

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

Keri Ann Hankins

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

April 29, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10240

April 29, 2013

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10240

April 29, 2013

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

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

**PLEASE NOTE THE FOLLOWING:**

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

# SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2013

TAX ACCOUNT NO.: 07-1016-000

CERTIFICATE NO.: 2010 4737

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

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

Notify Escambia County, 190 Governmental Center, 32502

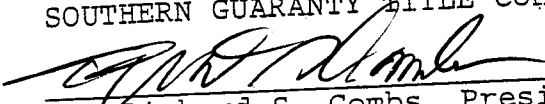
Homestead for 2012 tax year.

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

Jack Allen Hankins  
614 Mills Lane  
Panama City, FL 32404

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

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

## WARRANTY DEED

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

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

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

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

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

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

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

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

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

WITNESSES Anne Marie Minchew Jack Allen Hankins  
Anne Marie Minchew JACK ALLEN HANKINS, Grantor  
Print Hori Gilmore  
Print Hori Gilmore  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

Jean C. Nelson  
Notary Public  
My commission expires

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

Jean C. Nelson  
Notary Public - State of Florida  
My Commission No. DD 647888  
My Commission Expires May 6, 2011

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

## MORTGAGE

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

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

as security for the payment of the following:

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

AND Mortgagor agrees:

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



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

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

Signed, sealed, and delivered  
In the presence of

Ann Marie Minchew  
Jeri Simone

Keri Ann Hankins  
KERI A. HANKINS

State of Florida  
County of Escambia

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

Given under my hand and seal this 9<sup>th</sup> day of August 2007.

Jean C Nelson  
Notary Public  
My commission expires

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

# PROMISSORY NOTE

August 9, 2007

3806 W. Cervantes St  
Pensacola, FL 32505

1. **BORROWER'S PROMISE TO REPAY**

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

2. **INTEREST**

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

3. **PAYMENTS**

(A) **Time and Place of Payments**

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

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

(B) **Amount of Monthly Payments**

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

4. **BORROWER'S RIGHT TO PREPAY**

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

5. **BORROWER'S FAILURE TO PAY AS REQUIRED**

(A) **Late Charge for Overdue Payments**

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

Witness the hand and seal of the undersigned

  
KERI ANN HANKINS

267-92-1894

Borrower

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 04737 of 2010**


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

KERI ANN HANKINS 3806 W CERVANTES ST PENSACOLA, FL 32505	JACK ALLEN HANKINS 614 MILLS LANE PANAMA CITY, FL 32404
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WITNESS my official seal this 1st day of August 2013.

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT**

SEAL

BY   
Heather Mahoney  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 10U LLC holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071016000 (13-634)**

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

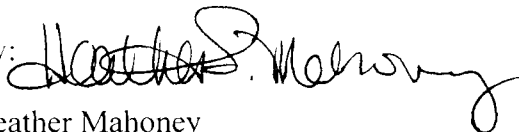
**KERI ANN HANKINS**

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

Dated this 1st day of August 2013.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: 

Heather Mahoney  
Deputy Clerk

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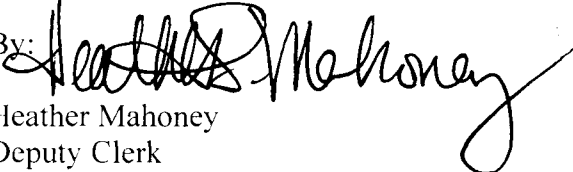
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### Personal Services:

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:   
Heather Mahoney  
Deputy Clerk



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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**Post Property:**

**3806 W CERVANTES ST 32505**

By: 

Heather Mahoney  
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV037271NON

**Agency Number:** 13-011245

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04737, 2010

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: KERI ANN HANKINS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

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

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

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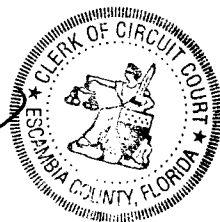
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**Post Property:**

**3806 W CERVANTES ST 32505**

By:

*Heather S. Mahoney*  
Heather Mahoney  
Deputy Clerk





7009 2250 0003 8664 1726

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Post	6.11

Postmark  
PANAMA CITY  
32507

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

7009 2250 0003 8664 1726

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total	6.11

Postmark  
PANAMA CITY  
AUG - 1 2011  
32507-9908

Sent To  
 KERI ANN HANKINS [13-634]  
 3806 W CERVANTES ST  
 PENSACOLA, FL 32505

2010 TD 04737

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number

*(Transfer from service label)*

7009 2250 0003 8664 1733

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1640

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

\* Jack Hankins

 Agent AddresseeB. Received by (*Printed Name*)

JACK A HANKINS

C. Date of Delivery

8-5-13

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

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? (*Extra Fee*) Yes

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV037132NON

**Agency Number:** 13-011161

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04737, 2010

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEEDS

**Plaintiff:** RE: KERI ANN HANKINS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

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

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 934  
P. WISE, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That TC 10U LLC holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071016000 (13-634)**

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

**KERI ANN HANKINS**

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

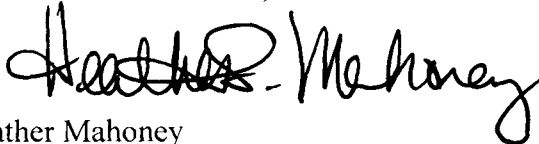
Dated this 1st day of August 2013.

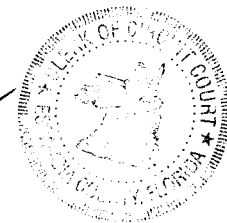
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

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

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

By:   
Heather Mahoney  
Deputy Clerk



CLERK OF **PAM CHILDERS**

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

ESCAMBIA COUNTY FL  
2013 SEP -4 A 10:11

ROOM  
RECORDED

**CERTIFIED MAIL™**



7009 2250 0003 8664 1726

*Handwritten initials/signature*

neopost  
08/01/2013

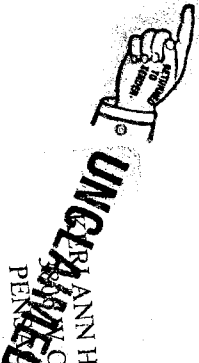
**US POSTAGE**

**\$06.11<sup>12</sup>**

FIRST-CLASS MAIL



ZIP 32502  
041L11221084



**UNCLAIMED**  
BRYANN HANKINS (13-634)  
NOVANTHS ST  
PENSA

NIXIE

322 DE 1009

0009/02/13

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

32591 0033  
9250587954 0008

BC: 32591033333  
\*2087-07463-01-36

*Handwritten notes: f-24, f-24*





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 21, 2013

KERI HANKINS  
3806 W CERVANTES ST  
PENSACOLA FL 32505

Dear KERI HANKINS,

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

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

CERT NO	REFUND	
2010 TD 004737	\$64.56	
		<b>TOTAL \$64.56</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 21, 2013

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

Dear Certificate Holder:

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

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

**TOTAL      \$2256.96**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

Account: 071016000 Certificate Number: 004737 of 2010

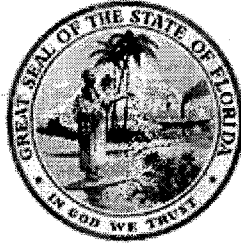
Redemption  Yes  
 Application Date   
 Interest Rate

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

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

Redeemer

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



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

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

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

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

**Account: 071016000 Certificate Number: 004737 of 2010**

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

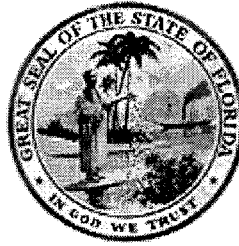
Clerk's Check #	40522	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$1,335.43
		Postage	\$12.22
		Researcher Copies	\$5.00
		Total Received	\$1,783.73

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

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

**Case # 2010 TD 004737**  
**Redeemed Date 08/16/2013**

**Name KERI HANKINS 3806 W CERVANTES ST PENSACOLA FL 32505**

<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,335.43
<input type="checkbox"/> Postage = TD2	\$12.22
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

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

**FINANCIAL SUMMARY**

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

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

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

Case Number	2010 TD 004737
Description	TC 10U LLC VS

Action TAX DEED APPLICATION  
Judge  
Received From TC 10U LLC  
On Behalf Of TC 10U LLC

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	401.00	16129	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

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

Comments



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)

Navigate Mode
  Account
  Reference

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	342S300860013003
<b>Account:</b>	071016000
<b>Owners:</b>	HANKINS KERI ANN
<b>Mail:</b>	3806 W CERVANTES ST PENSACOLA, FL 32505
<b>Situs:</b>	3806 W CERVANTES ST 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2012 Certified Roll Assessment	
<b>Improvements:</b>	\$24,539
<b>Land:</b>	\$4,167
<b>Total:</b>	\$28,706
<b>Save Our Homes:</b>	\$28,706
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data		Official Records (New Window)	
Sale Date	Book Page	Value	Type
08/09/2007	6197 1371	\$28,000	WD <a href="#">View Instr</a>
01/1978	1245 126	\$3,500	QC <a href="#">View Instr</a>
01/1967	322 426	\$10,400	WD <a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			

2012 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LT 13 BLK C OAKLAWN PB 2 P 28 OR 6197 P 1371 CA 158	
Extra Features	
METAL BUILDING	

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA158

**Approx. Acreage:**  
0.1300

**Zoned:**   
R-3

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

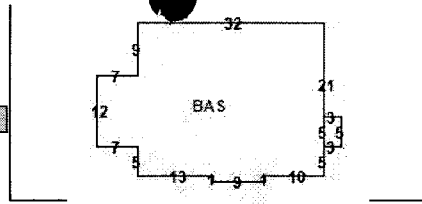
**Buildings**

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

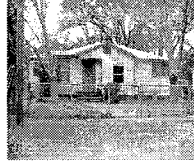
Structural Elements
FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-GABL/HIP COMBO
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-HARDWOOD/PARQET

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

Areas - 940 Total SF  
**BASE AREA - 925**  
**OPEN PORCH UNF - 15**



Images



3/28/03

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

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

