
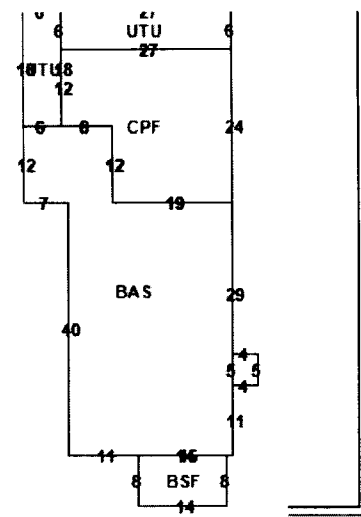


EXTERIOR WALL-BRICK-CEMENT
FLOOR COVER-HARDWOOD/PARQET
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2162 Total SF

BASE AREA - 1208
BASE SEMI FIN - 112
CARPORT FIN - 552
OPEN PORCH FIN - 20
UTILITY UNF - 270



Images



9/13/11

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

Last Updated:04/24/2014 (tc, 122M)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[←](#) [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) [➔](#)
[Printer Friendly Version](#)

General Information

Reference: 332S303301016273
Account: 064077000
Owners: TOMPKINS WAYNE L &
 TOMPKINS LAURIE A
Mail: 7418 DANNY WAY
 PENSACOLA, FL 32526
Situs: 3300 W LLOYD ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$40,872
Land: \$12,390
Total: \$53,262
Save Our Homes: \$0

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/16/2009	6543	284	\$100	WD	View Instr
06/05/2009	6478	1259	\$100	OT	View Instr
04/2005	5637	356	\$11,000	WD	View Instr
03/1992	3155	571	\$100	WD	View Instr

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

2013 Certified Roll Exemptions

None

Legal Description

LTS 16 17 BLK 273 NORTH MULWORTH PB 1 P 51
OR 5637 P 356 OR 6543 P 284...

Extra Features

CARPORT
MOBILE HOME

Parcel Information

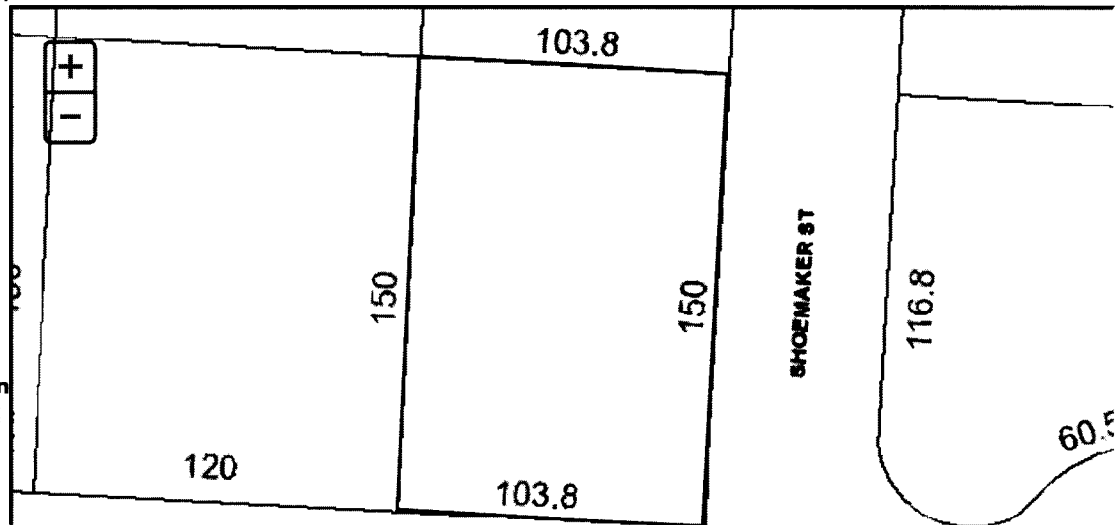
[Launch Interactive Map](#)

Section Map Id:
 CA147

Approx. Acreage:
 0.3500

Zoned:
 R-3

Evacuation & Flood Information
[Open Report](#)



Buildings

Building 1 - Address: 3300 W LLOYD ST, Year Built: 1947, Effective Year: 1947

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-VINYL SIDING

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, Ohio, 45264**

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

Certificate No.	Parcel ID Number	Date	Legal Description
4210.0000	06-4077-000	06/01/2012	LTS 16 17 BLK 273 NORTH MULWORTH PB 1 P 51 OR 5637 P 356 OR 6543 P 284 CA 147

2013 TAX ROLL

TOMPKINS WAYNE L & TOMPKINS LAURIE A
7418 DANNY WAY
PENSACOLA , Florida 32526

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.

tda2012 (Taimur Jamil)
Applicant's Signature

04/15/2014
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140038

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4210.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-4077-000**

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:
TOMPKINS WAYNE L & TOMPKINS LAURIE A
7418 DANNY WAY
PENSACOLA , FLORIDA 32526

Legal Description:

LTS 16 17 BLK 273 NORTH MULWORTH PB 1 P 51 OR 5637 P 356 OR 6543 P 284 CA 147

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
2012	4210.0000	06/01/12	\$1,042.46	\$0.00	\$52.12	\$1,094.58

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
------------	--------------------	--------------	----------	---------	----------	-------

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 (2013)
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

\$1,094.58
\$0.00
\$924.57
\$250.00
\$75.00
\$2,344.15
\$2,344.15
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: September 2, 2014

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

BUYER:

DATED: 9-5-12

DATED: 9-5-12

Rochelle S. Knight
Rochelle S Knight

James E. Knight
James E Knight

7660 Long Meadow Lane
Peasacola, Florida, 32506

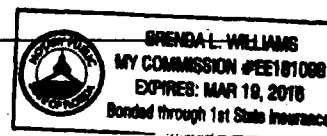
STATE OF FLORIDA, ss:COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 5th day of September 2012 by Rochelle S Knight and James E Knight who are personally known to me or who have produced _____ as identification.

Brenda L. Williams
Signature of person taking acknowledgment

Name typed, printed, or stamped

Title or rank



Serial number (if applicable)

Witness Signatures:

Witness

Brenda Williams
192 Talledega Trail
Pensacola, Florida

Witness

Tyler M. Knight

SELLER:

DATED: Sept 5, 2012
Laurie A. Tompkins

Laurie A. Tompkins
Wayne L. Tompkins
205 Summer Court
Prattville, Alabama, 36066

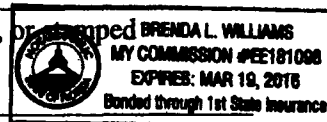
DATED: Sept. 5, 2012
Wayne L. Tompkins

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 5th day of September 2012 by Laurie A. Tompkins and Wayne L. Tompkins, who are personally known to me or who have produced _____ as identification.

Brenda L. Williams
Signature of person taking acknowledgment

Name typed, printed, or stamped



Title or rank

Serial number (if applicable)

Witness Signatures:

Witness

Brenda Williams
192 Talledega Trail
Pensacola, Florida

Witness

[Signature]

Deed Drafted By: Wayne L. Tompkins
205 Summer Court
Prattville, Alabama, 36066
334-313-4432

from October 05, 2012, on the unpaid principal at the rate of 5.5% per annum. The Seller hereby acknowledges receipt of a down payment or earnest money totaling \$2,000.00 which shall be deducted from the total purchase price indicated above.

TERMS OF PAYMENT. Payments under this contract should be submitted to Wayne L. Tompkins and Laurie A. Tompkins at 205 Summer Court, Prattville, Alabama 36066.

Unpaid principal after the Due Date shown below shall accrue interest at a rate of 5.5% annually until paid.

October ~~2012~~ ²⁰¹³
The unpaid principal and accrued interest shall be payable in monthly installments of \$488¹⁰ beginning on ~~November~~ 5, 2012, and continuing until October 5, 2027, (the "Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

All payments on this Contract shall be applied first in payment of accrued interest and any remainder in payment of principal.

If any payment obligation under this Contract is not paid when due, the remaining unpaid principal balance and any accrued interest shall become due immediately at the option of the Seller.

LATE PAYMENT CHARGE. The Buyer promises to pay a late charge of \$50.00 for each installment that remains unpaid more than 10 day(s) after its Due Date. This late charge shall be paid as liquidated damages in lieu of actual damages, and not as a penalty.

NON-SUFFICIENT FUNDS. The Buyer shall be charged the maximum amount allowable under applicable law for each check that is returned to Seller for lack of sufficient funds in addition to any late payment charges allowable under this Contract.

PREPAYMENT. The Buyer reserves the right to prepay this Contract by making payment in full of the then remaining unpaid principal and accrued interest.

ENCUMBRANCES. The Seller guarantees the Property is not currently encumbered and further agrees to take no action causing the Property to become encumbered so long as this Contract is in effect.

MAINTENANCE AND IMPROVEMENTS. Buyer agrees that any and all buildings, permanent fixtures and improvements currently on or subsequently added to the land or Property may not be removed, but will remain on the Property until the contract is fully performed. In the event of default by the Buyer under this Contract, any and all permanent fixtures and improvements made on the Property will remain with the Property.

POSSESSION. Buyer will maintain possession of the Property upon execution of this Contract.

CONDITION OF PREMISES. The Buyer recognizes the Property is being sold as is and the Seller is under no obligation to make any improvements or repairs during the time of this Contract.

THIS SPACE PROVIDED FOR RECORDER'S USE

WHEN RECORDED RETURN TO:

Wayne L. Tompkins
205 Summer St
Prattville, Alabama, 36066

CONTRACT FOR DEED

This Contract ("Contract") is effective as of September 04, 2012 by and between

- Wayne L. Tompkins, a married couple,
hereinafter referred to as "SELLER", whether one or more, and
- Rochelle S Knight and James E Knight, 7660 Long Meadow Lane, Pensacola,
Escambia County, Florida, 32506,
- _____ and _____, 7660 Long Meadow Lane, Pensacola,
Escambia County, Florida, 32506,
hereinafter referred to as "BUYER", whether one or more, on the terms and conditions and for the
purposes hereinafter set forth.

PROPERTY. The property sold under this contract is located at 3300 West Lloyd Street,
Pensacola, Florida, 32505 in Escambia County and is legally described as

Lot 16 and 17, block 273, North Mulworth, being a Re-Subdivision of the Second Mulworth
Subdivision as recorded in Plat Book 1, Page 47 of the records of Escambia County, Florida, and
being part of section 33, Township 2 South, Range 30 West, the plat of "North Mulworth", being
recorded on December 5, 1939, in plat book 1, at page 51 of the public records of Escambia
County, Florida.

hereinafter referred to as "the Property."

PURCHASE PRICE. The agreed upon sales price for the Property is \$42,300.00 *plus* interest *JK*

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 16th day of December, by
and between JANIE L. TOMPKINS (Deceased) WAYNE L. TOMPKINS, hereinafter
called the Grantor, to WAYNE L. TOMPKINS and LAURIE A. TOMPKINS,
hereinafter called the Grantees,

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN
DOLLARS (\$10.00) and other valuable considerations, receipt whereof is
hereby acknowledged, do bargain, sell, convey and grant unto the
Grantees, all that certain land situate in Escambia County, State of
Florida, to wit:

Lots 16 and 17, block 273, North Mulworth, being a Re-Subdivision of the
Second Mulworth Subdivision as recorded in Plat Book 1, Page 47 of the
records of Escambia County, Florida, and being a part of Section 33,
Township 2 South, Range 30 West, the plat of "North Mulworth", being
recorded on December 5, 1939, in Plat Book 1, at Page 51 of the Public
Records of Escambia County, Florida, including a 1970 mobile home, VIN
70601215157, Florida Title No. 8434103.

RECORDED AS RECEIVED

Parcel ID# 33-2S-30-3301-016-273

Together with all the tenements, hereditaments and appurtenances thereto
belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantees 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 fully warrants the title to said land and will defend the
same against the lawful claim of all persons whomsoever; and that said
land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these
presents the day and year first above written.

Signed, sealed and delivered
in our presence

[Signature]
[Signature]

[Signature]
WAYNE L. TOMPKINS
[Signature]
LAURIE A. TOMPKINS

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 16th day of
December 2009, by Wayne L. Tompkins, who produced identification of
AL DL, and did not take an oath.

Prepared By:

Wayne L. Tompkins
206 Summer Court
Prattville, AL 36066
Return to:

Same Name and Address as Above

[Signature]
Notary Public

my comm. expires
04-12-10



SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-2-2014

TAX ACCOUNT NO.: 06-4077-000

CERTIFICATE NO.: 2012-4210

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

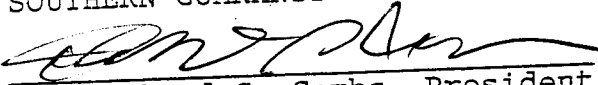
 X Homestead for tax year.

Wayne L. Tomkins
Laurie A. Tomkins
7418 Danny Way
Pensacola, FL 32526
and
205 Summer Court
Prattville, AL 36066

Rochelle S. Knight
James E. Knight
3300 W. Lloyd St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 28th day of May, 2014.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11218

May 28, 2014

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

1. Contract for Deed executed by Rochelle S. and James E. Knight in favor of Wayne L. and Laurie A. Tompkins dated 09/04/2012 and recorded 09/05/2012 in Official Records Book 6903, page 419 of the public records of Escambia County, Florida, in the original amount of \$42,300.00.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$53,262.00. Tax ID 06-4077-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11218

May 28, 2014

**Lot 16 and 17, Block 273, North Mulworth, as per plat thereof, recorded in Plat Book 1,
Page 51, of the Public Records of Escambia County, Florida**

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.: 11218

May 28, 2014

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 05-28-1994, through 05-28-2014, and said search reveals the following:

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

Wayne L. Tompkins and Laurie A. Tompkins

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

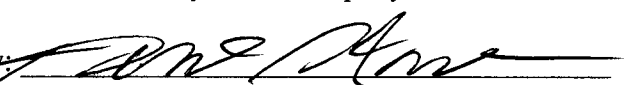
4. Taxes:

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: 

May 28, 2014

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 2, 2014, 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 PPF HOLDINGS III LTD holder of Tax Certificate No. 04210, issued the 1st day of June, A.D., 2012 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 16 17 BLK 273 NORTH MULWORTH PB 1 P 51 OR 5637 P 356 OR 6543 P 284 CA 147

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064077000 (14-651)

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

WAYNE L TOMPKINS and LAURIE A TOMPKINS

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 Tuesday in the month of September, which is the 2nd day of September 2014.

Dated this 31st day of July 2014.

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.

Personal Services:

LAURIE A TOMPKINS
7418 DANNY WAY
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

3300 W LLOYD ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04210 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WAYNE L TOMPKINS 7418 DANNY WAY PENSACOLA, FL 32526	LAURIE A TOMPKINS 7418 DANNY WAY PENSACOLA, FL 32526
WAYNE L TOMPKINS 205 SUMMER COURT PRATTVILLE AL 36066	LAURIE A TOMPKINS 205 SUMMER COURT PRATTVILLE AL 36066
ROCHELLE S KNIGHT 3300 W LLOYD ST PENSACOLA FL 32502	JAMES E KNIGHT 3300 W LLOYD ST PENSACOLA FL 32502

WITNESS my official seal this 31th day of July 2014.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk