

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jun 19, 2014 / 140553

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10606.0000**, 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: 15-0103-000**

**Certificate Holder:**  
US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS  
LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
NORTH HILL PROPERTIES LLC  
1020 N REUS ST  
PENSACOLA, FLORIDA 32501

**Legal Description:**

LTS 16 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 6568 P 354 CA 106

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	10606.0000	06/01/12	\$716.41	\$0.00	\$74.63	\$791.04

**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
2014	8833.0000	06/01/14	\$687.15	\$6.25	\$34.36	\$727.76
2013	9681.0000	06/01/13	\$693.79	\$6.25	\$41.34	\$741.38

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$2,260.18
2. Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant \$250.00
4. Ownership and Encumbrance Report Fee \$75.00
5. Tax Deed Application Fee \$2,585.18
6. Total Certified by Tax Collector to Clerk of Court \$2,585.18
7. Clerk of Court Statutory Fee \$0.00
8. Clerk of Court Certified Mail Charge \$0.00
9. Clerk of Court Advertising Charge \$0.00
10. Sheriff's Fee \$0.00
11. \$0.00
12. Total of Lines 6 thru 11 \$2,585.18
13. Interest Computed by Clerk of Court Per Florida Statutes.....(      %) \$0.00
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S. \$0.00
15. Statutory (Opening) Bid; Total of Lines 12 thru 14 \$0.00
16. Redemption Fee \$6.25
17. Total Amount to Redeem \$6.25

\*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Dolores MahuronDate of Sale: March 2, 2015

\* 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,

**US BANK AS CUST FOR MOONSTONE LIEN  
INVESTMENTS LLC  
LOCK BOX #005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

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>
10606.0000	15-0103-000	06/01/2012	LTS 16 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 6568 P 354 CA 106

### **2013 TAX ROLL**

NORTH HILL PROPERTIES LLC  
1020 N REUS ST  
PENSACOLA , Florida 32501

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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

Date

**HEAT/AIR-HEAT W/DUCTS  
INTERIOR WALL-WOOD/WALLBOARD  
NO. PLUMBING FIXTURES-3.00  
NO. STORIES-1.00  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1134 Total S  
**BASE AREA - 1028**  
**OPEN PORCH FIN - 90**  
**OPEN PORCH UNF - 16**

### Image



7/22/14

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.





# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[Printer Friendly Version](#)

General Information		2013 Certified Roll Assessment			
<b>Reference:</b>	000S009060016008	<b>Improvements:</b>	\$19,241		
<b>Account:</b>	150103000	<b>Land:</b>	\$10,866		
<b>Owners:</b>	NORTH HILL PROPERTIES LLC	<b>Total:</b>	\$30,107		
<b>Mail:</b>	1020 N REUS ST PENSACOLA, FL 32501	<b>Save Our Homes:</b>	\$0		
<b>Situs:</b>	1009 N A ST 32501	<a href="#">Disclaimer</a>			
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Amendment 1/Portability Calculations</a>			
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>				
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector					
Sales Data		2013 Certified Roll Exemptions			
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/05/2010	6568	354	\$15,000	WD	<a href="#">View Instr</a>
02/26/2010	6602	1023	\$100	WD	<a href="#">View Instr</a>
02/18/2010	6562	84	\$100	QC	<a href="#">View Instr</a>
01/07/2010	6557	316	\$100	CT	<a href="#">View Instr</a>
	08/1991	3546	\$100	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					
Parcel Information		<a href="#">Launch Interactive Map</a>			
<b>Section Map Id:</b>	CA106				
<b>Approx. Acreage:</b>	0.1300				
<b>Zoned:</b>	R-1A				
<b>Evacuation &amp; Flood Information</b>	<a href="#">Open Report</a>				
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>					

### Buildings

Building 1 - Address: 1009 N A ST, Year Built: 1908, Effective Year: 1908

#### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/NO SUB FLR**

# **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.: 11770

December 5, 2014

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-05-1994, through 12-05-2014, and said search reveals the following:

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

North Hill Properties, LLC

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: 

December 5, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11770

December 5, 2014

**Lot 16 and the North 1/2 of Lot 17, Block 8, West King Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11770

December 5, 2014

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

1. That certain mortgage executed by North Hill Properties, LLC in favor of Donna J. and Matthew H. Kinzelman dated 04/20/2010 and recorded 04/20/2010 in Official Records Book 6582, page 401 of the public records of Escambia County, Florida, in the original amount of \$40,000.00.
2. That certain mortgage executed by North Hill Properties, LLC in favor of Danielle Guinaugh dated 06/08/2010 and recorded 06/10/2010 in Official Records Book 6601, page 1027 of the public records of Escambia County, Florida, in the original amount of \$10,000.00.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$32,149.00. Tax ID 15-0103-000.

**PLEASE NOTE THE FOLLOWING:**

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: 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: 3-2-2015

TAX ACCOUNT NO.: 15-0103-000

CERTIFICATE NO.: 2012-10606

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 \_\_\_\_\_ tax year.

North Hill Properties, LLC  
1020 N. Reus St.  
Pensacola, FL 32501

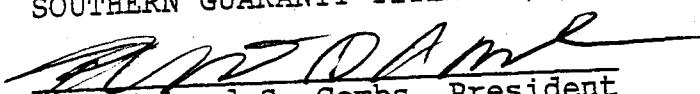
Donna J. & Matthew G. Kinzelman  
3282 Abel Ave.  
Pace, FL 32571

Unknown Tenants  
1009 North A St.  
Pensacola, FL 32501

Danielle Guinaugh  
195 Mirabelle Circle  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 5th day of December, 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.

**Buyer's Title**  
**100 N.W. 70th Ave.**  
**Plantation, FL 33317**

Prepared By:

**Gina Rodriguez**

**Buyer's Title, Inc.**

**100 NW 70th Avenue**

**Plantation, FL 33317**

incidental to the issuance of a title insurance policy.

File Number: **10-6818**

Parcel ID #: **00-0S-00-9060-016-008**

**1009 North A Street, Pensacola, Florida 32501**

**SPECIAL WARRANTY DEED  
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated March 5, 2010 by **Federal Home Loan Mortgage Corporation, a corporation organized and existing under the Laws of the United States of America, by the Law Offices of Daniel C. Consuegra, LLC, as Attorney-in-Fact** whose post office address is: **5000 Plano Parkway, Mail Stop SW, Carrollton, TX 75010** hereinafter called the GRANTOR, to **North Hill Properties, LLC, a Florida Limited Liability Company**, whose post office address is: **1020 N. Reus Street, Pensacola, FL 32501**, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

**Lot 16 and the North 1/2 of Lot 17, Block 8, WEST KING TRACT, according to the Map of the City of Pensacola copyrighted by Thomas C. Watson in 1906. Said lands situate, lying and being in Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: M. Valdes  
Print Name: Maribel Zevallos

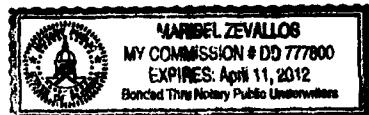
Signature: J. Valdes  
Print Name: J. Valdes

State of Florida  
County of Broward

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on March 5, 2010 by: **Barbara Nash, as Limited Signing Officer for the Law Offices of Daniel C. Consuegra, LLC, as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the Laws of the United States of America**, on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: M. Valdes  
Print Name:



**Buyer's Title**  
100 N.W. 70th Ave.  
Plantation, FL 33317

**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia COUNTY DOES NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS THAT HAVE NOT BEEN BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

**NOTE:** Acceptance for filing by the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement.

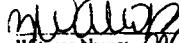
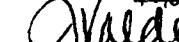
**Name of Roadway:** A Street N

**Legal Address of Property:** 1009 North A Street, Pensacola, FL 32501

**The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.**

As to the Seller(s):

Signed sealed and delivered in our presence:

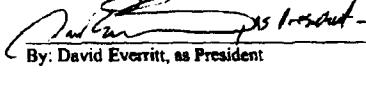
  
Witness Name: Barbara Nash  
  
Witness Name: J. Valdes  
Witness AS TO Seller

Federal Home Loan Mortgage Corporation

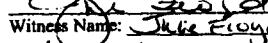
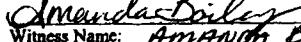
  
(Seal)  
By: Barbara Nash, as Limited Signing Officer for the Law  
Offices of Daniel C. Consuegra, LLC, as Attorney-in-Fact

As to the Buyer(s):

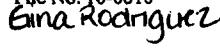
North Hill Properties, LLC, a Florida Limited Liability Comp.

  
(Seal)  
By: David Everitt, as President

Signed sealed and delivered in our presence:

  
Witness Name: Julie Floyd  
  
Witness Name: Amanda Bailey

This form completed by:  
**Prepared By:**

Buyer's Title, Inc.  
100 NW 70 Avenue  
Plantation, FL 33317  
File No. 10-6818  
  
Gina Rodriguez

After Recording Return To:

Donna Kinzelman

3282 Abel Avenue

Pace, FL 32571

[Space Above This Line for Recording Data]

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 9, 11, 16, 18 and 19. Certain rules regarding the usage of words used in this document are also provided in Section 14.

- (A) "Security Instrument" means this document, which is dated April 20, 2010, together with all Riders to this document.
- (B) "Borrower" is North Hill Properties, L.L.C. Borrower is the mortgagor under this Security Instrument.
- (C) "Lender" is Donna J. Kinzelman and Matthew G. Kinzelman, Lender's address is 3282 Abel Avenue, Pace, FL 32571. Lender is the mortgagee under this Security Instrument.
- (D) "Note" means the promissory note signed by Borrower and dated April 20, 2010. The Note states that Borrower owes Lender Forty thousand Dollars (U.S. \$40,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 1, 2040.
- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (G) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (H) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (I) "Escrow Items" means those items that are described in Section 3.
- (J) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any

part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(K) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(L) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(M) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby Mortgage, grant and convey to Lender, the following described property located in the County of Escambia, State of Florida:

LTS 16 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 3546 P 381 CA 106

Which currently has the address of 1009 N A. Street, Pensacola, FL 32501.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

#### UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay

further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 20, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

21. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

22. **Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

23. **Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

*David Everitt* (Seal)  
North Hill Properties, L.L.C. - Borrower  
David Everitt, Managing Partner

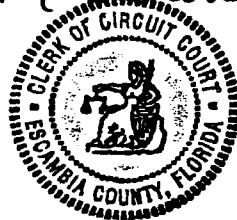
(Seal)  
- Borrower

[Space Below This Line for Acknowledgment]

State of Florida  
County of Escambia

Before the undersigned Deputy Clerk appeared  
David A Idean Everitt Managing Partner of North  
Hill Properties, L.L.C. who has produced identification  
of FLDL.

Given under my hand and official this 20th day of  
April, 2010.



Ernie Lee Magaha, Clerk of the Circuit Court  
By: *Marco*  
Deputy Clerk

## SECOND MORTGAGE

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This Second Mortgage ("Security Instrument") is given on June 8, 2010.

The Mortgagor(s) is/are Danielle Guinaugh, whose address is 195 Mirabelle Circle, Pensacola, FL 32514, and North Hill Properties, LLC the ("Borrower"), whose address is 1020 North Reus Street, Pensacola, FL 32501. Borrower owes Lender the principal sum of Ten Thousand Dollars, (U.S. \$10,000.00).

This debt is evidenced by Borrower's note ("Note") dated the same date as this Security Instrument, which provides for the circumstances under which the principal sum will become due and payable. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and in accordance with the terms of the Note, and (b) the performance of Borrower's promises and agreements under this Security Instrument and the Note. For this purpose, borrower does hereby mortgage, grant and convey to the Lender, the following described property located in

Escambia County, Florida:

which has the address of 1009 North A Street, Pensacola, FL 32501.

Legal Description: LTS 16 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 6568 P 354 CA 106

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER PROMISES** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances or record.

1. **Payment of Principal and Interest.** Borrower shall pay, when due and payable, the principal sum of the debt evidenced by the Note and according to the terms of the Note.
2. **Fees.** Lender may collect fees and charges authorized by the Note.
3. **Grounds for Acceleration of Debt.** Lender may require immediate payment in full of all sums secured by this Security Instrument as evidenced by the Note after any default by the Borrower occurs as described in paragraph 5 of Note.
4. **Foreclosure Procedure.** If lender requires immediate payment in full under Paragraph 4 above, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender

<a href="#">Search Property</a>	<a href="#">Property Sheet</a>	<a href="#">Lien Holder's</a>	<a href="#">Redeem</a>	<a href="#">Forms</a>	<a href="#">Courtview</a>	<a href="#">Benchmark</a>
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

Account: 150103000 Certificate Number: 010606 of 2012

Redemption Yes ▼ Application Date 06/19/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/02/2015	Redemption Date 01/30/2015 <input checked="" type="checkbox"/>
Months	9	7
Tax Collector	\$2,585.18	\$2,585.18
Tax Collector Interest	\$349.00	\$271.44
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,940.43	\$2,862.87 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$63.59	\$49.46
Total Clerk	\$534.59	\$520.46 <i>CH</i>
Postage	\$25.96	\$25.96
Researcher Copies	\$7.00	\$7.00
Total Redemption Amount	\$3,507.98	\$3,416.29
Repayment Overpayment Refund Amount		\$91.69 + 40.00 = \$ 131.69 + 67.04 over payment \$198.73

ACTUAL SHERIFF \$80.00

9-8-2014 North hill properties called for quote. mkj

Notes 11-21-2014 Donna/ Mortgage holder called for quote. mkj

[Submit](#)

[Reset](#)

[Print Preview](#)

*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



**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 # 2012 TD 010606**

**Redeemed Date 01/30/2015**

**Name** NORTH HILL PROPERTIES LLC 1020 N REUS STREET PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$534.59
Due Tax Collector = TAXDEED	\$2,940.43
Postage = TD2	\$25.96
ResearcherCopies = TD6	\$7.00

*Tax Deed \$67.04*

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					

No Information Available - See Dockets

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



**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**

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

**Account: 150103000 Certificate Number: 010606 of 2012**

**Payor: NORTH HILL PROPERTIES LLC 1020 N REUS STREET PENSACOLA, FL 32501      Date  
 01/30/2015**

Clerk's Check #	119104597	Clerk's Total	\$534.59
Tax Collector Check #	1	Tax Collector's Total	\$2,940.43
		Postage	\$25.96
		Researcher Copies	\$7.00
		Total Received	\$3,507.98

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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>**

## 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 March 2, 2015, 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 **US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS** holder of **Tax Certificate No. 10606**, 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 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 6568 P 354 CA 106**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150103000 (15-242)**

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

**NORTH HILL PROPERTIES LLC**

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 March, which is the **2nd day of March 2015**.

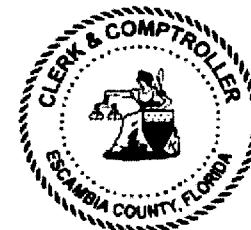
Dated this 29th day of January 2015.

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:

**NORTH HILL PROPERTIES LLC**  
1020 N REUS ST  
PENSACOLA, FL 32501

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



  
By:  
Emily Hogg  
Deputy Clerk

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Dated this 29th day of January 2015.

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**Post Property:**

**1009 NORTH A ST 32501**



**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 # 10606 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 29, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NORTH HILL PROPERTIES LLC 1020 N REUS ST PENSACOLA, FL 32501	NORTH HILL PROPERTIES LLC C/O TENANTS 1009 NORTH A ST PENSACOLA FL 32501
DONNA J & MATTHEW G KINZELMAN 3282 ABEL AVE PACE FL 32571	DANIELLE GUINAUGH 195 MIRABELLE CIRCLE PENSACOLA FL 32514

WITNESS my official seal this 29th day of January 2015.

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



By:  
Emily Hogg  
Deputy Clerk

# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 6, 2015

NORTH HILL PROPERTIES LLC  
1020 N REUS STREET  
PENSACOLA FL 32501

Dear Redeemer,

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.

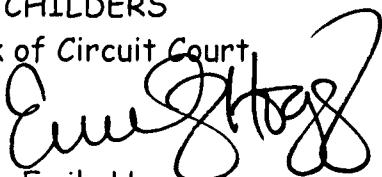
CERTIFICATE NUMBER	REFUND
2012 TD 010606	\$198.73
	<b>TOTAL      \$198.73</b>

Very truly yours,

PAM CHILDERS

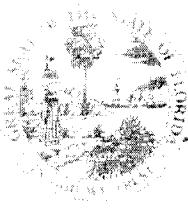
Clerk of Circuit Court

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 •

February 5, 2015

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC  
LOCKBOX #005191  
PO BOX 645191  
CINCINNATI OH 45264

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
2012 TD 003415	\$471.00	\$49.46	\$520.46
2012 TD 002758	\$471.00	\$49.46	\$520.46
2012 TD 005129	\$471.00	\$49.46	\$520.46
2012 TD 000797	\$471.00	\$49.46	\$520.46
2012 TD 009479	\$550.00	\$57.75	\$607.75
2012 TD 001939	\$471.00	\$49.46	\$520.46
2012 TD 001187	\$471.00	\$49.46	\$520.46
2012 TD 004397	\$471.00	\$49.46	\$520.46
2012 TD 005014	\$471.00	\$49.46	\$520.46
2012 TD 003680	\$471.00	\$49.46	\$520.46
2012 TD 006099	\$471.00	\$49.46	\$520.46
2012 TD 010606	\$471.00	\$49.46	\$520.46
2012 TD 002950	\$471.00	\$49.46	\$520.46
2012 TD 003639	\$471.00	\$49.46	\$520.46
2012 TD 003344	\$471.00	\$49.46	\$520.46
2012 TD 003704	\$471.00	\$49.46	\$520.46
2012 TD 001701	\$471.00	\$49.46	\$520.46
2012 TD 000910	\$471.00	\$49.46	\$520.46
2012 TD 004084	\$471.00	\$56.52	\$527.52
2012 TD 002869	\$471.00	\$49.46	\$520.46
2012 TD 004486	\$471.00	\$49.46	\$520.46
2012 TD 000906	\$471.00	\$56.52	\$527.52

# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

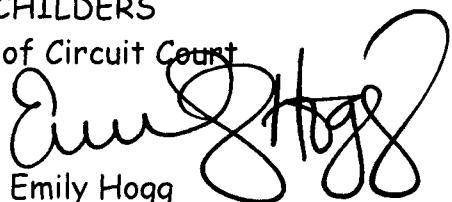
**TOTAL      \$11,551.53**

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:



Emily Hogg

Tax Deed Division

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

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LTS 16 AND N1/2 OF LT 17 BLK 8 WEST KING TRACT OR 6568 P 354 CA 106

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

TAX ACCOUNT NUMBER 150103000 (15-242)

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

NORTH HILL PROPERTIES LLC

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 March, which is the **2nd day of March 2015**.

Dated this 29th day of January 2015

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.

## Post Property:

1009 NORTH A ST 32501



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Emil Högström

卷之三

REdeemed  
15-242

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV004483NON

Agency Number: 15-004283

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 10606, 2012

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: NORTH HILL PROPERTIES LLC

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/29/2015 at 9:31 AM and served same at 9:15 AM on 2/2/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

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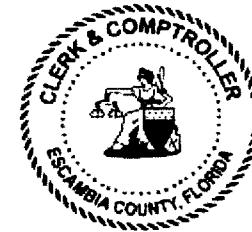
Dated this 29th day of January 2015.

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### Personal Services:

**NORTH HILL PROPERTIES LLC**  
1020 N REUS ST  
PENSACOLA, FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
JAN 29 2015

2015 JAN 29 A 9:33

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

*Redeemed*

**NON-ENFORCEABLE RETURN OF SERVICE**

**15-242**

**Document Number:** ECSO15CIV004527NON

**Agency Number:** 15-004346

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10606 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NORTH HILL PROPERTIES LLC

**Defendant:**

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

Received this Writ on 1/29/2015 at 9:33 AM and served same on NORTH HILL PROPERTIES LLC , at 12:20 PM on 2/3/2015 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, to DAVID EVERETT, as Registered Agent of the within named pursuant to Chapter 48.081 and 48.091, of the Florida Statutes.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

*V. Bell 923*

V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

**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:

DONNA J & MATTHEW G  
KINZELMAN [15-242]  
3282 ABEL AVE  
PACE FL 32571

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*X* *Donna S Kinzelman*

 Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

Donna S Kinzelman 2/3

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

## 3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 6271

PS Form 3811, February 2004

Domestic Return Receipt

102565102-M-1540

**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:

NORTH HILL PROPERTIES LLC  
[15-242]  
C/O TENANTS  
1009 NORTH AST  
PENSACOLA FL 32501

2. Article Number  
(Transfer from service label) **7008 1830 0000 0238 6264**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<input type="checkbox"/> Agent
B. Received by (Printed Name)	<input type="checkbox"/> Addressee
C. Date of Delivery <b>1-31-15</b>	
D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Service Type	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes	

**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:

NORTH HILL PROPERTIES LLC  
[15-242]  
1020 N REUS ST  
PENSACOLA, FL 32501

2. Article Number  
(Transfer from service label) **7008 1830 0000 0238 6257**

Domestic Return Receipt 102595-02-M-1540

**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:

DANIELLE GUINAUGH [15-242]  
195 MIRABELLE CIRCLE  
PENSACOLA FL 32514

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   
**X**

Agent  
 Addressee

B. Received by (Printed Name) **Danielle Guinaugh** C. Date of Delivery **1-31-15**

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

3. Service Type	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7008 1830 0000 0238 6288

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

U.S. Postal Service  
CERTIFIED MAIL™ RECEIPT  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

0238 6271  
0000 0000  
0000 0000  
1830 1830  
7008 1830  
Postage  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees

DONNA J & MATTHEW G  
KINZELMAN [15-242]  
3282 ABEL AVE  
PACE FL 32571



Sent To  
Street, Apt  
or PO Box  
City, State  
PS Form 3

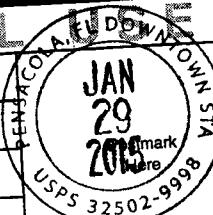
U.S. Postal Service  
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0238 6288  
0000 0000  
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1830 1830  
7008 1830  
Postage  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees

DANIELLE GUINAUGH [15-242]  
195 MIRABELLE CIRCLE  
PENSACOLA FL 32514



Sent To  
Street, Apt  
or PO Box  
City, State  
PS Form 3

See reverse for instructions

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OFFICIAL USE

0238 6257  
0000 0000  
0000 0000  
1830 1830  
7008 1830  
Postage  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees

NORTH HILL PROPERTIES LLC  
[15-242]  
1020 N REUS ST  
PENSACOLA, FL 32501

See reverse for instructions

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CERTIFIED MAIL™ RECEIPT  
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OFFICIAL USE

0238 6294  
0000 0000  
0000 0000  
1830 1830  
7008 1830  
Postage  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees

NORTH HILL PROPERTIES LLC  
[15-242]  
C/O TENANTS  
1009 NORTH A ST  
PENSACOLA FL 32501

See reverse for instructions

12110606  
Credited Me

# THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS CUSTODIAN FOR MOONSTONE LIEN INVESTMENTS holder of Tax Certificate No. 10606, 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 AND N1/2 OF LT 17 BLK 8  
WEST KING TRACT OR 6568 P 354  
CA 106

SECTION 00, TOWNSHIP 0 S,  
RANGE 00 W

TAX ACCOUNT NUMBER 150103000  
(15-242)

The assessment of the said property under the said certificate issued was in the name of NORTH HILL PROPERTIES LLC

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 March, which is the 2nd day of March 2015.

Dated this 29th day of January 2015.

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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-01-29-02-05-12-19-2015

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael P. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

MARCH 2, 2015 - TAX CERTIFICATE #10606

in the CIRCUIT Court  
was published in said newspaper in the issues of

JANUARY 29, & FEBRUARY 5, 12 & 19, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 19<sup>TH</sup>  
FEBRUARY A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

