

DR-512
R.05/88

Application Number: 150379

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PRO TAX FINANCIAL, LLC US BANK AS CUSTODIAN
FOR PR
360 SOUTH TECHNOLOGY COURT
LINDON, Utah, 84042**

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
3031.0000	05-4000-000	06/01/2013	LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

2014 TAX ROLL

KITT GEORGE S
5402 TOMLINSON DR
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.

Swalker (Blair Poelman)

Applicant's Signature

10/13/2015

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Oct 13, 2015 / 150379

This is to certify that the holder listed below of Tax Sale Certificate Number 2013 / 3031.0000, issued the 1st day of June, 2013, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: Parcel ID Number: 05-4000-000

Certificate Holder:

PRO TAX FINANCIAL, LLC US BANK AS CUSTODIAN FOR PR
360 SOUTH TECHNOLOGY COURT
LINDON, UTAH 84042

Property Owner:

KITT GEORGE S
5402 TOMLINSON DR
PENSACOLA, FLORIDA 32526

Legal Description:

LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

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
2013	3031.0000	06/01/13	\$615.28	\$0.00	\$30.76	\$646.04

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
2015	2839.0000	06/01/15	\$597.76	\$6.25	\$29.89	\$633.90
2014	2665.0000	06/01/14	\$597.89	\$6.25	\$29.89	\$634.03

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
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

\$1,913.97
\$0.00
\$200.00
\$125.00
\$2,238.97
\$2,238.97
\$32,937.50
\$6.25

*Done this 13rd day of October, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: January 4, 2016

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



Chris Jones
Escambia County Property Appraiser

CPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ● Account ○ Reference →

[Printer Friendly Version](#)

General Information

Reference: 132S304100002004
Account: 054000000
Owners: KITT GEORGE S
Mail: 5402 TOMLINSON DR
PENSACOLA, FL 32526
Situs: 5402 TOMLINSON DR 32526
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

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$16,150	\$56,637	\$72,787	\$66,402
2014	\$16,150	\$53,950	\$70,100	\$65,875
2013	\$16,150	\$48,752	\$64,902	\$64,902

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2006	6004	1063	\$100	WD	View Instr
03/2001	4682	168	\$72,500	WD	View Instr
11/1987	2481	545	\$100	WD	View Instr
01/1973	698	850	\$21,300	WD	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION, VETERANS

Legal Description

LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

Extra Features

METAL SHED

Parcel Information

[Launch Interactive Map](#)

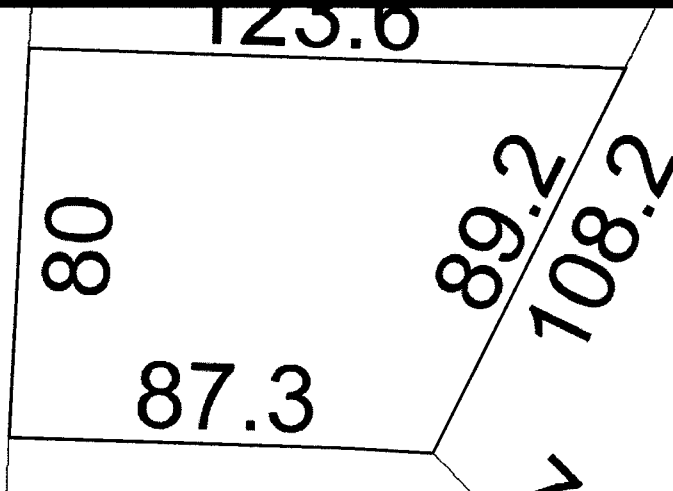
Section Map Id:
13-25-30-2

Approx. Acreage:
0.1900

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

TOMLINSON DR



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

Buildings

Address: 5402 TOMLINSON DR, Year Built: 1968, Effective Year: 1968

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

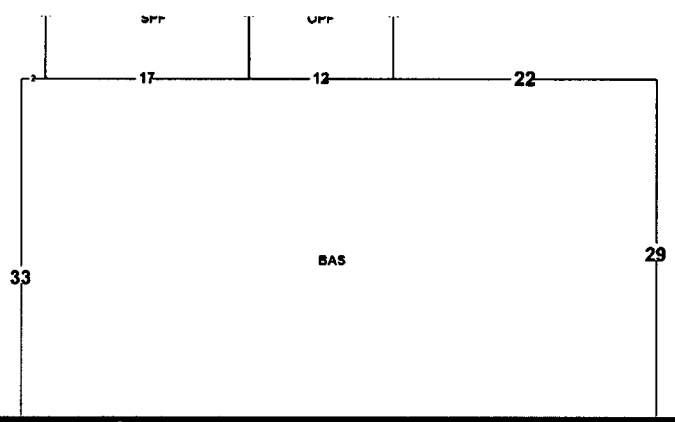
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1972 Total SF

BASE AREA - 1593

OPEN PORCH FIN - 192

SCRN PORCH FIN - 187



1/21/03

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: 10/23/2015 -tc 32627

Recorded in Public Records 03/24/2006 at 08:35 AM OR Book 5867 Page 1652,
Instrument #2006029566, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NUMBER: 2005-SC-4703
DIVISION: V

HSBC BANK NEVADA, N.A.,
f/k/a Household Bank (SB), N.A.,
Plaintiff,

vs.

GEORGE S KITT,
Defendant.

FINAL JUDGMENT

This cause came before the Court on Plaintiff's Motion for Judgment on the Pleadings and the Court finding that the Defendant is indebted to the Plaintiff, for the sum of \$1,212.45, it is:

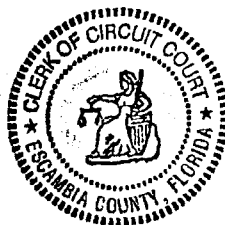
ADJUDGED that the Plaintiff, HSBC BANK NEVADA, N.A., F/K/A HOUSEHOLD BANK (SB), N.A., recover from the Defendant, GEORGE S KITT, the sum of \$1,212.45, together with \$630.00 as a reasonable fee for the Plaintiff's attorney pursuant to the Affidavit as to the Reasonable Attorney's Fee filed in this cause, and cost herein taxed at \$175.00; all of which shall bear interest at the rate of nine percent (9%) a year, and in addition, pre-judgment interest of \$0.00, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 21st day
of March, 2006.


JUDGE

Copies to:
Jessica R. Black
BRAY & LUNSFORD, P.A.
Attorney for Plaintiff
P. O. Box 53197
Jacksonville, FL 32201

George S Kitt
Defendant
5245 Flax Road
Pensacola, FL 32504-8427
SSN: [REDACTED]



Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: Paul Lane D.C.
Date: 4/20/06

PLAINTIFF'S ADDRESS:
HSBC Bank Nevada, N.A., f/k/a Household
Bank (SB), N.A.
1111 Town Center Drive
Las Vegas, NV 89128

Case: 2005 SC 004703

00034087176

Dkt: CC1033 Pg#:

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

MORTGAGE NOTE

(Individual Balloon)

\$105,000.00

March 30, 2006

FOR VALUE RECEIVED, the undersigned hereinafter **George S. Kitt** promises to pay to **Larry K. Hardin and Nancy C. Hardin, Trustees of the Larry K. and Nancy C. Hardin Living Trust**, the principal sum of **105,000.00 Dollars and no/100 (\$105,000.00)** with interest thereon at the rate of **9.00percent**, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at **5652 Esperanto Drive, Pensacola, FL 32526**, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in **119** consecutive monthly installments of **\$809.93**, including principal and interest commencing on **5/1/2006** and continuing on the **First** day of each month thereafter until balloon date, on which date a **BALLOON PAYMENT IN THE AMOUNT OF \$101,469.43** together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal.

Late charges shall accrue at the rate of **5%** for any payment not received before **10** days late. There shall be a prepayment penalty of **5%** if paid in full within **3** years from date.

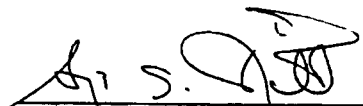
This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

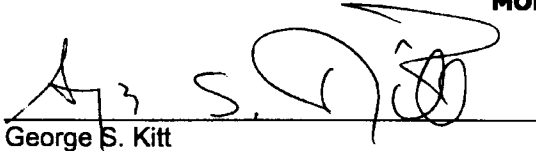
Maker's Address: 5402 Tomlinson Drive, Pensacola, FL 32526



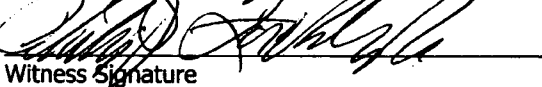
George S. Kitt

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,469.43 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.


George S. Kitt

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: PHILIP J. FISCHER JR.

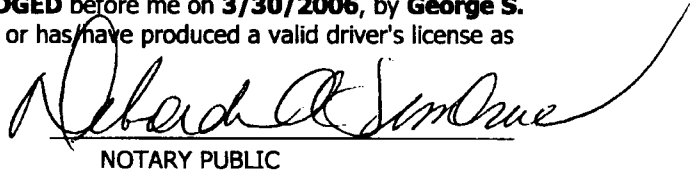

Witness Signature

Print Name: DEBORAH A. TIMBIE

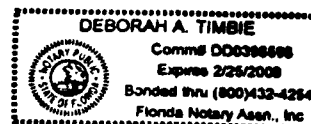
State of **Florida**

County of **Escambia**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **3/30/2006**, by **George S. Kitt, a single man** who is/are personally known to me or has/have produced a valid driver's license as identification.


NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____



And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within **30** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006038875 04/12/2006 at 10:41 AM
OFF REC BK: 5882 PG: 436 - 488 Doc Type: MTG
RECORDING: \$35.50

MTG Stamps \$367.50 Int. Tax \$210.00

Prepared by
Deborah Timbie, an employee of
Esquire Title Research of Pensacola, LLC
17 West Government Street
Pensacola, Florida 32502
(850)429-9949

Return to: Mortgagee RERECORDED TO CORRECT SIGNATURE PAGES

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL
BALANCE DUE UPON MATURITY IS \$101,469.43 TOGETHER WITH ACCRUED INTEREST, IF
ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS
MORTGAGE.**

MORTGAGE DEED
(Individual Balloon)

THIS MORTGAGE DEED, executed on **3/30/2006**, by

George S. Kitt, a single man

whose address is: **5402 Tomlinson Drive, Pensacola, FL 32526**
hereinafter called the "Mortgagor", to

Larry K. Hardin, Trustee Nancy C. Hardin, Trustees of the Hardin Living Trust

whose address is: **5652 Esperanto Drive, Pensacola, FL 32526**
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13,
TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO
PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID
COUNTY.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

1142745

**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 may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Tomlinson Drive**

Legal Address of Property: **5402 Tomlinson Drive, Pensacola, Florida 32526**

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

This form completed by: **Esquire Title Research of Pensacola, LLC
17 West Government Street
Pensacola, Florida 32502**

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: D. TIMBIE

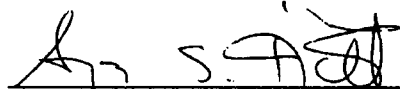

Witness Signature

Print Name: PHILIP J. FISCHER JR

Hardin Living Trust


Larry K. Hardin, Trustee


Nancy C. Hardin, Trustee


George S. Kitt

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

Larry K. Hardin and Nancy C. Hardin,
Trustees of the Hardin Living Trust

Larry K. Hardin
Larry K. Hardin, Trustee

Nancy C. Hardin
Nancy C. Hardin, Trustee

Signed, sealed and delivered in our presence:

Deborah A. Timbie

Witness Signature

Print Name: DEBORAH A. TIMBIE

Philip L. Fletcher

Witness Signature

Print Name: PHILIP L. FLETCHER JR.

State of **Florida**

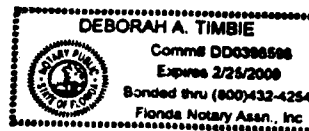
County of **Escambia**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **March 30, 2006**, by **Larry K. Hardin, Trustee and Nancy C. Hardin, Trustee, of the Hardin Living Trust** who is/are personally known to me or has/have produced a valid driver's license as identification.

Deborah A. Timbie
NOTARY PUBLIC

Notary Print Name

My Commission Expires: _____



Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006038974 04/12/2006 at 10:41 AM
OFF REC BK: 5882 PG: 482 - 484 Doc Type: TD
RECORDING: \$27.00
Deed Stamps \$810.00

Prepared by
Deborah Timbie, an employee of
Esquire Title Research of Pensacola, LLC
17 West Government Street
Pensacola, Florida 32502
(850)429-9949

Return to: Grantee

File No.: 3384-1142745 RE RECORDED TO CORRECT SIGNATURE PAGES

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **March 30, 2006**, between

Larry K. Hardin, Trustee and Nancy C. Hardin, Trustee, of the Hardin Living Trust

whose mailing address is: 5652 Esperanto Drive, Pensacola, FL 32526,
party of the first part, and

George S. Kitt, a single man

whose mailing address is: 5402 Tomlinson Drive , Pensacola, FL 32526
party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Escambia County, Florida**, to-wit:

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID COUNTY.

Parcel Identification Number: **132S30-4100-002-004**

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Larry K. Hardin, Trustee & Nancy C. Hardin, Trustee, has/have full power to sell, transfer, mortgage said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-4-2016

TAX ACCOUNT NO.: 05-4000-000

CERTIFICATE NO.: 2013-3031

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 2015 tax year.

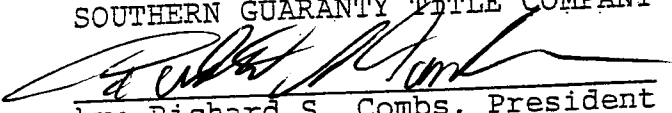
George S. Kitt
Kathy Kitt (wife)
5402 Tomlinson Dr.
Pensacola, FL 32526

HSBC Bank Nevada, N.A.
fka Household Bank (SB), N.A.
1111 Town Center Dr.
Las Vegas, NV 89128

Larry K. Hardin and
Nancy C. Hardin, Trustees
of the Hardin Living Trust
1584 Allen Court
Asheboro, NC 27205

Certified and delivered to Escambia County Tax Collector,
this 17th day of November, 2015.

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.: 12415

November 16, 2015

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

1. That certain mortgage executed by George S. Kitt in favor of Larry K. and Nancy C. Hardin, Trustees of the Hardin Living Trust dated 03/30/2006 and recorded 04/12/2006 in Official Records Book 5882, page 485 of the public records of Escambia County, Florida, in the original amount of \$105,000.00.
2. Judgment filed by HSBC Bank Nevada, N.A. FKA Household Bank (SB) N.A.
3. Taxes for the year 2012-2014 delinquent. The assessed value is \$72,787.00. Tax ID 05-4000-000.

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.: 12415

November 16, 2015

**Lot 2, Block 4, Charbar Lake Subdivision, as per plat thereof, recorded in Plat Book 5,
Page 43, of the Public Records of Escambia County, Florida**

16-017

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.: 12415

November 16, 2015

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 11-16-1995, through 11-16-2015, and said search reveals the following:

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

George S. Kitt

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.

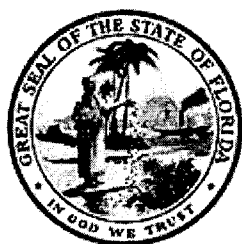
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 16, 2015

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 054000000 Certificate Number: 003031 of 2013

Redemption Yes ▾ Application Date 10/13/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/04/2016	Redemption Date 12/03/2015
Months	3	2
Tax Collector	\$2,238.97	\$2,238.97
Tax Collector Interest	\$100.75	\$67.17
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,345.97	\$2,312.39 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$21.20	\$14.13
Total Clerk	\$492.20	\$485.13 CH
Postage	\$33.65	\$33.65
Researcher Copies	\$8.00	\$8.00
Total Redemption Amount	\$2,879.82	\$2,839.17 - 120 - 33.65 = \$2685.52
	Repayment Overpayment Refund Amount	\$40.65

total paid

ACTUAL SHERIFF \$80.00

12/2/15 GEORGE KITT CAME IN FOR QUOTE, TOLD HIM IF HE PAID BY

Notes NOON TOMORROW IT WOULD BE \$2685.52. EBH



Submit

Reset

Print Preview

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



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

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

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

Case # 2013 TD 003031

Redeemed Date 12/03/2015

Name GEORGE KITT 5402 TOMLINSON DR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$492.20	
Due Tax Collector = TAXDEED	\$2,345.97	\$2677.52
Postage = TD2	\$33.65	
ResearcherCopies = TD6	\$8.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
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**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: 054000000 Certificate Number: 003031 of 2013

Payor: GEORGE KITT 5402 TOMLINSON DR PENSACOLA, FL 32526 Date 12/03/2015

Clerk's Check #	236845	Clerk's Total	\$492.20
Tax Collector Check #	1	Tax Collector's Total	\$2,345.97
		Postage	\$3.65
		Researcher Copies	\$8.00
		Total Received	\$2,879.82 \$2,685.52

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 and Comptroller, Escambia County

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

December 9, 2015

PRO TAX FINANCIAL LLC US BANK AS CUSTODIAN FOR PR
360 SOUTH TECHNOLOGY COURT
LINDON UT 84042

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.

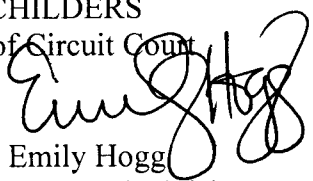
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 003031	\$471.00	\$14.13	\$485.13

TOTAL \$485.13

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

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

01/04/2016 - TAX CERTIFICATE # 03031

in the CIRCUIT Court
was published in said newspaper in the issues of DECEMBER 3, 10, 17, 24, 2015

DECEMBER 3, 10, 17, 24, 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

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That PRO TAX FINANCIAL LLC US BANK AS CUSTODIAN FOR PR holder of Tax Certificate No. 03031, issued the 1st day of June, A.D., 2013 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 2 BLK 4 CHARBAR LAKE S/D PB
5 P 43 OR 6004 P 1063

SECTION 13, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 054000000
(16-017)

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

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 January, which is the 4th day of January 2016.

Dated this 3rd day of December 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-12-03-10-17-24-2015

Sworn to and subscribed before me this 24TH DAY OF
DECEMBER A.D., 2015

PAULA D. TURNER

NOTARY PUBLIC

