

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800332

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-0344-650	2016/4434	06-01-2016	BEG AT NE COR OF SW 1/4 OF SE 1/4 S ALG E LI OF SW 1/4 OF SE 1/4 919 87/100 FT FOR POB CONT S ALG SD LI 296 FT TO NE R/W OF MOBILE HWY 138 DEG 01 MIN 30 SEC RT ALG R/W 220 FT 90 DEG 0 MIN 0 SEC RT 197 95/100 FT TO POB OR 7305 P 437

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

\_\_\_\_\_  
Applicant's signature

18-548

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800332

**Date of Tax Deed Application**  
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 4434**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-0344-650**

**Cert Holder:**  
**TLOA OF FLORIDA LLC**  
**11 TALCOTT NOTCH RD**  
**FARMINGTON, CT 06032**

**Property Owner:**  
**BARNHILL LORI**  
**8124 MOBILE HWY**  
**PENSACOLA, FL 32526**  
BEG AT NE COR OF SW 1/4 OF SE 1/4 S ALG E LI OF SW 1/4 OF  
SE 1/4 919 87/100 FT FOR POB CONT S ALG SD (Full legal  
attached.)

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/4434	09-0344-650	06/01/2016	1,543.04	77.15	1,620.19

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/4344	09-0344-650	06/01/2017	1,476.60	6.25	73.83	1,556.68

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,176.87
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,369.28
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,921.15

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Condiice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-0344-650 2016

BEG AT NE COR OF SW 1/4 OF SE 1/4 S ALG E LI OF SW 1/4 OF SE 1/4 919 87/100 FT FOR POB CONT S ALG SD LI 296 FT TO NE  
R/W OF MOBILE HWY 138 DEG 01 MIN 30 SEC RT ALG R/W 220 FT 90 DEG 0 MIN 0 SEC RT 197 95/100 FT TO POB OR 7305 P 437



# 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		Assessments				
<b>Reference:</b>	071S314303009003	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	090344650	2017	\$14,250	\$69,793	\$84,043	\$84,043
<b>Owners:</b>	BARNHILL LORI	2016	\$14,250	\$67,616	\$81,866	\$81,866
<b>Mail:</b>	8124 MOBILE HWY PENSACOLA, FL 32526	2015	\$14,250	\$72,406	\$86,656	\$86,656
<b>Situs:</b>	8124 MOBILE HWY 32526	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">File for New Homestead Exemption Online</a>				
<b>Schools (Elem/Int/High):</b>	BEULAH/RANSOM/PINE FOREST					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
02/16/2015	7305	437	\$95,000	WD	<a href="#">View Instr</a>		
09/11/2014	7229	998	\$49,900	WD	<a href="#">View Instr</a>		
08/13/2013	7061	231	\$100	CT	<a href="#">View Instr</a>		
12/2006	6060	1399	\$128,500	WD	<a href="#">View Instr</a>		
07/1989	2737	935	\$42,500	WD	<a href="#">View Instr</a>		
02/1988	2516	982	\$44,300	CT	<a href="#">View Instr</a>		
06/1985	2082	826	\$49,900	WD	<a href="#">View Instr</a>		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							
Legal Description						Extra Features	
BEG AT NE COR OF SW 1/4 OF SE 1/4 S ALG E LI OF SW 1/4 OF SE 1/4 919 87/100 FT FOR POB CONT S ALG SD LI 296 FT TO NE...						CARPORT UTILITY BLDG	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> <u>07-1S-31</u>			
<b>Approx. Acreage:</b> 0.5000			
<b>Zoned:</b> LDR			
<b>Evacuation &amp; Flood Information</b> <u>Open Report</u>			
		<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
<b>Buildings</b>			

Address: 8124 MOBILE HWY, Year Built: 1979, Effective Year: 1979

**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-5**  
**NO. STORIES-1**  
**ROOF COVER-ENAMEL METAL**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



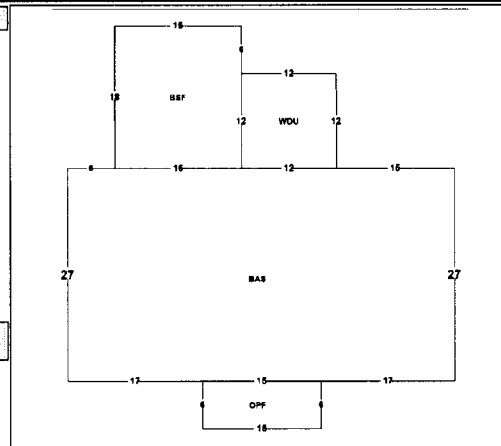
Areas - 1845 Total SF

**BASE AREA - 1323**

**BASE SEMI FIN - 288**

**OPEN PORCH FIN - 90**

**WOOD DECK UNF - 144**



Images

None

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

Last Updated: 05/11/2018 (tc.96059)

 Search Property
  Property Sheet
  Lien Holder's
  Redeem
  Forms
  Courtview
  Benchmark


Redeemed From Sale



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

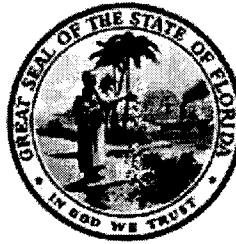
**Tax Deed - Redemption Calculator**

**Account: 090344650 Certificate Number: 004434 of 2016**

Redemption	<input type="text" value="Yes"/>	Application Date	<input type="text" value="04/27/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
		Auction Date	<input type="text" value="11/05/2018"/>	Redemption Date	<input type="text" value="08/28/2018"/> 
Months	7			4	
Tax Collector	<input type="text" value="\$4,921.15"/>			<input type="text" value="\$4,921.15"/>	
Tax Collector Interest	\$516.72			\$295.27	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$5,444.12			\$5,222.67	T.C
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	
App. Fee Interest	\$47.25			\$27.00	
Total Clerk	\$497.25			\$477.00	C.H
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$40.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$6,041.37			\$5,699.67	
Repayment Overpayment Refund Amount			\$341.70		

Notes

**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 # 2016 TD 004434**

**Redeemed Date 08/28/2018**

**Name EDWARD C WALTERS 5914 HURST HAMMOCK RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$5,444.12
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

File# 18-548

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 090344650 Certificate Number: 004434 of 2016**

**Payor: EDWARD C WALDERS 5914 HURST HAMMOCK RD PENSACOLA, FL 32526      Date**  
 08/28/2018

Clerk's Check #            5504733753  
 Tax Collector Check #    1

Clerk's Total	\$497.25
Tax Collector's Total	\$5,444.12
Postage	\$60.00
Researcher Copies	\$0.00
Total Received	<del>\$6,001.37</del>
	<b>\$5379.67</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
 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>**

aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Note or any instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this Mortgage; and/or (ii) foreclose this mortgage as to the amount so declared due and payable, and the mortgaged property, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida. In any action brought to enforce this Mortgage, the prevailing party shall be entitled to its reasonable attorney fees at trial and/or appeal.

☐ (Mark if Applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 16<sup>th</sup> day of February, 2015.

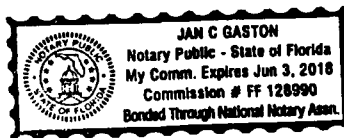
Jan Gaston  
Witness: Jan Gaston  
Karen Bake  
Witness: Froy Hammock Karen Bake

Lori Barnhill (Seal)  
Lori Barnhill

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2015, by Lori Barnhill who produced their driver's license as identification.

Jan C Gaston  
Notary Public  
My Commission Expires





Prepared by & Return to:  
Jan Gaston, employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File No.: PACE-15-9306

#### REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagor: Lori Barnhill  
Mortgagor: Edward C Walders

THIS MORTGAGE IS TO BE FILED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 679 OF THE FLORIDA STATUTES.

Known All Men By These Presents: That whereas **Lori Barnhill, a single woman** (whether one or more, hereinafter called the "Borrower"), have become justly indebted to **Edward C Walders** (together with its successors and assigns, hereinafter called "Mortgagee"), in the sum of **Ninety-Five Thousand and NO/100 Dollars (\$95,000.00)** together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest maturity date here:       N/A      ).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of **Ninety-Five Thousand and NO/100 Dollars (\$95,000.00)** made by Mortgagor payable to the order of Mortgagee (the "Note") with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of **Ninety-Five Thousand and NO/100 Dollars (\$95,000.00)**; and provided further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby by incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned **Lori Barnhill** (whether one or more, hereinafter called "Mortgagor") does hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in **Escambia County, State of Florida**, viz:

**Commence at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South along the East line of said Southwest quarter of the Southeast quarter, 919.87 feet to the Point of Beginning; thence continue South along said line 296.00 feet to the Northeast right of way of Mobile Highway; thence deflect 138 degrees 01 minutes 30 seconds right along said right of way line 220.00 feet; thence deflect 90 degrees 00 minutes 00 seconds right 197.95 feet to the Point of Beginning.**

**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 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 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: Mobile Highway

Legal Address of Property: 8124 Mobile Highway, Pensacola, Florida 32526

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

This form completed by: Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd., Pace, Florida 32571


**AS TO SELLER(S):**

  
Seller: Edward C. Walders

  
Witness: Jan Gaston

  
Witness: ~~Froy Hammock~~ Karen Bake

**AS TO BUYER(S):**

  
Buyer: Lori Barnhill

  
Witness: Jan Gaston

  
Witness: ~~Froy Hammock~~ Karen Bake

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Prepared By & Return To:  
Jan Gaston, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-15-9306  
Parcel ID #: 071S314303009003  
Sale Price \$95,000.00 / doc stmp \$665.00

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated this 16th day of February, 2015, by **Edward C. Walders, a single man** whose post office address is 5907 Hurst Hammock Road, Pensacola, FL 32526, hereinafter called the Grantor, to **Lori Barnhill**, whose post office address is 2901 Fallen Tree Drive, Cantonment, FL 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Commence at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 31 West, Escambia County, Florida; thence South along the East line of said Southwest quarter of the Southeast quarter, 919.87 feet to the Point of Beginning; thence continue South along said line 296.00 feet to the Northeast right of way of Mobile Highway; thence deflect 138 degrees 01 minutes 30 seconds right along said right of way line 220.00 feet; thence deflect 90 degrees 00 minutes 00 seconds right 197.95 feet to the Point of Beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: *Jan Gaston*  
Print Name: Jan Gaston

Signature: *Edward C. Walders*  
Print Name: Edward C. Walders

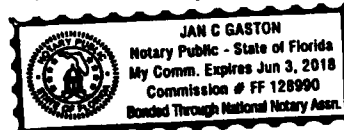
Signature: *Karen Brake*  
Print Name: Troy Hammock Karen Brake

State of Florida  
County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of February, 2015, by:  
Edward C. Walders.

Signature: *Jan C. Gaston*  
Notary Public  
My Commission Expires:

\_\_\_\_ Personally Known  
OR  
☒ Produced Identification  
Type of Identification Produced driver's license



# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 09-0344-650

CERTIFICATE NO.: 2016-4434

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.

Lori Barnhill  
8124 Mobile Hwy.  
Pensacola, FL 32526

Edward C. Walders  
5907 Hurst Hammock Rd.  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 2018.

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14574

August 9, 2018

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

1. That certain mortgage executed by Lori Barnhill in favor of Edward C. Walders dated 02/16/2015 and recorded 02/25/2015 in Official Records Book 7305, page 439 of the public records of Escambia County, Florida, in the original amount of \$95,000.00.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$84,043.00. Tax ID 09-0344-650.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14574

August 9, 2018

**071S314303009003 - Full Legal Description**

BEG AT NE COR OF SW 1/4 OF SE 1/4 S ALG E LI OF SW 1/4 OF SE 1/4 919 87/100 FT FOR POB CONT S ALG SD  
LI 296 FT TO NE R/W OF MOBILE HWY 138 DEG 01 MIN 30 SEC RT ALG R/W 220 FT 90 DEG 0 MIN 0 SEC RT  
197 95/100 FT TO POB OR 7305 P 437

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-548

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14574

August 9, 2018

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 08-09-1998, through 08-09-2018, and said search reveals the following:

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

Lori Barnhill

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 9, 2018



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 4, 2018

TLOA OF FLORIDA LLC  
11 TALCORR NOTCH RD  
FARMINGTON CT 06032

Dear Certificate Holder:

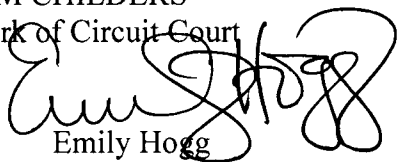
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004434	\$450.00	\$27.00	\$477.00
2016 TD 004759	\$450.00	\$27.00	\$477.00

**TOTAL \$954.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division