

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900708

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
12-1137-350	2017/7367	06-01-2017	BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/100 FT S 660 FT S 89 DEG 51 MIN W 660 08/100 FT N 344 FT S 89 DEG 51 MIN W 280 FT S 344 FT S 89 DEG 51 MIN W 50 FT TO POB OR 6998 P 1728 OR 6955 P 118

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, property information 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

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

10-24-2019  
Application Date

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

BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/100 FT S 660 FT S 89 DEG 51 MIN W 660 08/100 FT N 344 FT S 89 DEG 51 MIN W 280 FT S 344 FT S 89 DEG 51 MIN W 50 FT TO POB OR 6998 P 1728 OR 6955 P 118

# Tax Collector's Certification

20-444

CTY-513

**Tax Deed Application Number**  
1900708

**Date of Tax Deed Application**  
Oct 24, 2019

This is to certify that **JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK**, holder of **Tax Sale Certificate Number 2017 / 7367**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **12-1137-350**

**Cert Holder:**  
**JUAN C CAPOTE**  
**MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK**  
**780 NW 42 AVE #300**  
**MIAMI, FL 33126**

**Property Owner:**  
**HASELL REX B &**  
**HASELL B T**  
**C/O BERTIE T HASELL**  
**570 TELERAN ST**  
**PENSACOLA, FL 32534**  
BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT  
FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/10 (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
2017/7367	12-1137-350	06/01/2017	898.68	44.93	943.61

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
2019/7100	12-1137-350	06/01/2019	1,670.81	6.25	83.54	1,760.60

## 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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,704.21

0.00

0.00

200.00

175.00

3,079.21

## 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
19. Total Amount to Redeem

6.25

Done this the 31st day of October, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

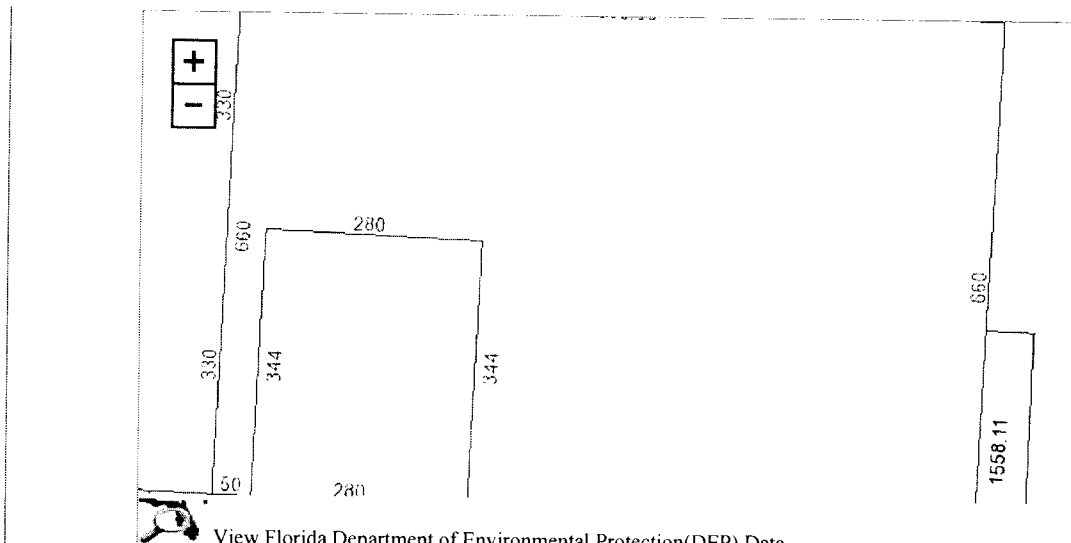
9/8/2020

By



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

12-1137-350 2017



View Florida Department of Environmental Protection(DEP) Data

### Buildings

Address: 7175 NICHOLSON DR, Year Built: 1971, Effective Year: 1971

#### 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**  
**INTERIOR WALL-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-METAL/MODULAR**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



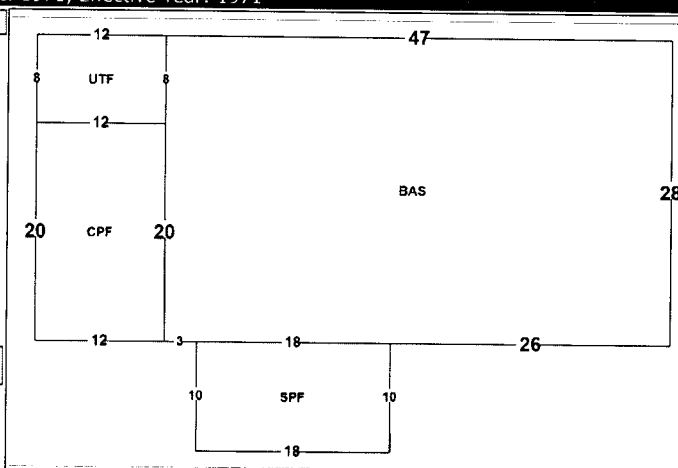
Areas - 1832 Total SF

**BASE AREA - 1316**

**CARPORT FIN - 240**

**SCRN PORCH FIN - 180**

**UTILITY FIN - 96**



### Images



4/20/17

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: 11/06/2019 (tc. 3597)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Navigate Mode 
 ☒ Account 
 ☐ Reference 
 [→](#)

[Printer Friendly Version](#)

General Information					
Reference:	343N314002000110				
Account:	121137350				
Owners:	HASSELL REX B & HASSELL B T HASSELL HALEY D GING JAYSON L TRUSTEE &...🔗				
Mail:	C/O BERTIE T HASSELL 570 TELERAN ST PENSACOLA, FL 32534				
Situs:	7175 NICHOLSON DR 32577				
Use Code:	SINGLE FAMILY RESID 🔗				
Taxing Authority:	COUNTY MSTU				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$30,619	\$73,981	\$104,600	\$104,600
2018	\$30,619	\$69,195	\$99,814	\$96,010
2017	\$25,516	\$64,625	\$90,141	\$87,282

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/01/2016	7584	1550	\$100	WD	<a href="#">View Instr</a>
12/30/2012	6955	118	\$100	WD	<a href="#">View Instr</a>
08/22/2012	6898	1728	\$100	CJ	<a href="#">View Instr</a>
07/11/2012	6881	230	\$100	OT	<a href="#">View Instr</a>
02/10/2011	6689	30	\$100	CJ	<a href="#">View Instr</a>
02/11/2009	6424	1254	\$100	OT	<a href="#">View Instr</a>
02/2005	6213	779	\$100	OT	<a href="#">View Instr</a>
02/1982	1645	996	\$100	QC	<a href="#">View Instr</a>
01/1970	490	691	\$3,600	WD	<a href="#">View Instr</a>
01/1969	434	143	\$1,300	WD	<a href="#">View Instr</a>
01/1967	367	703	\$4,000	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions	
None	

Legal Description	
BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/100 FT S 660 FT...	

Extra Features
CARPORT METAL BUILDING

### Parcel Information

[Launch Interactive Map](#)

#### Section Map

**Id:**  
34-3N-31

**Approx. Acreage:**  
12.7900

**Zoned:**   
RMU

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07367**, issued the 1st day of **June, A.D., 2017** 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:

**BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/100 FT S 660 FT S 89 DEG 51 MIN W 660 08/100 FT N 344 FT S 89 DEG 51 MIN W 280 FT S 344 FT S 89 DEG 51 MIN W 50 FT TO POB OR 6998 P 1728 OR 6955 P 118**

**SECTION 34, TOWNSHIP 3 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121137350 (20-444)**

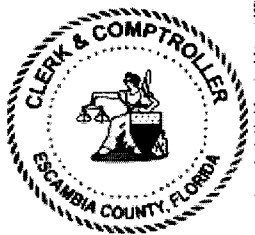
The assessment of the said property under the said certificate issued was in the name of

**REX B HASSELL and B T HASSELL and HALEY D HASSELL and JAYSON L GING TRUSTEE  
and JENNIFER GING NOWLIN TRUSTEE and JUDY M GING TRUST**

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 **second** Tuesday in the month of September, which is the **8th day of September 2020**.

Dated this 14th day of November 2019.

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

By:  
Emily Hogg  
Deputy Clerk

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**

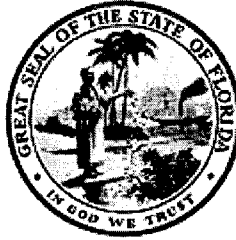
**Account: 121137350 Certificate Number: 007367 of 2017**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2020"/>	Redemption Date <input type="text" value="11/26/2019"/>
Months	11	1
Tax Collector	<input type="text" value="\$3,079.21"/>	<input type="text" value="\$3,079.21"/>
Tax Collector Interest	\$508.07	\$46.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,593.53	<input type="text" value="\$3,131.65"/> <b>TC</b>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$280.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$103.46	\$7.01
Total Clerk	\$730.46	<input type="text" value="\$474.01"/> <b>CH</b>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
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	\$4,440.99	\$3,622.66
	Repayment Overpayment Refund Amount	\$818.33
Book/Page	<input type="text" value="8198"/>	<input type="text" value="1384"/>

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 # 2017 TD 007367  
 Redeemed Date 11/26/2019**

**Name SCOTT HASSELL 311 SABAL PALM DR NICEVILLE FL 32578**

Clerk's Total = TAXDEED	\$730.46	3285.66
Due Tax Collector = TAXDEED	\$3593.53	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

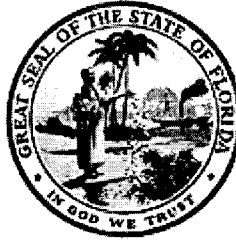
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

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  
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

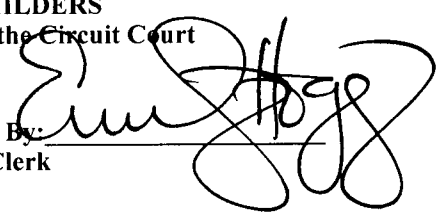
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 121137350 Certificate Number: 007367 of 2017**

**Payor: SCOTT HASSELL 311 SABAL PALM DR NICEVILLE FL 32578      Date 11/26/2019**

Clerk's Check #	1	Clerk's Total	\$730.46
Tax Collector Check #	1	Tax Collector's Total	\$3,593.53
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,440.99</del>

**\$3302.66**

**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>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8198, Page 1384, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07367, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **121137350 (20-444)**

### DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990 08/100 FT S 660 FT S 89 DEG 51 MIN W 660 08/100 FT N 344 FT S 89 DEG 51 MIN W 280 FT S 344 FT S 89 DEG 51 MIN W 50 FT TO POB OR 6998 P 1728 OR 6955 P 118**

### SECTION 34, TOWNSHIP 3 N, RANGE 31 W

NAME IN WHICH ASSESSED: REX B HASSELL and B T HASSELL and HALEY D HASSELL and JAYSON L GING TRUSTEE and JENNIFER GING NOWLIN TRUSTEE and JUDY M GING TRUST

Dated this 26th day of November 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

EXHIBIT "A"

Commencing at the Southwest Corner of Section 34, Township 3 North, Range 31 West, thence North along the West line of said Section a distance of 1716 Feet, thence East 330 Feet to Point of Beginning; thence North 660 Feet thence North 89 degrees 51 minutes East a distance of 330 Feet, thence South 316 feet; thence South 89 degrees 51 minutes West a distance of 280.0 feet; thence South a distance of 344.0 feet; thence South 89 degrees 51 minutes West a distance of 50.0 feet to Point of Beginning.

Commencing at the Southwest corner of Section 34, T3N, R31W, thence North along the West line of said Section a distance of 1716 feet, thence N89°51'E a distance of 660.08 feet to point of beginning, thence continue N89°51'E a distance of 660.08 feet, thence North 660 feet, thence S89°51'W a distance of 660.08 feet, thence South 660 feet to point of beginning, being Lot 11 of an unrecorded subdivision.

- This conveyance is given pursuant to and in fulfillment of that certain contract between grantors and William C. Mott and Gladys Mott, husband and wife, dated December 6, 1967, and recorded in the public records of Escambia County, Florida, in Official Record Book 367 at page 703, and the grantors by the execution hereof acknowledge the payment in full by the grantees, as the assignees thereof, of all sums due under said contract.

Kathi P. Iannone  
By: Kathi P. Iannone

Signed, sealed and delivered in our presence:

1 [Signature]  
Witness Signature  
Print Name: Neil H. Smith

2 [Signature]  
Witness Signature  
Print Name: Stefanie Roloph

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 1 day of September, 2016, by Kathi Iannone, who is personally known to me or has produced a valid driver's license as identification.

[Signature]  
NOTARY PUBLIC



JESSICA L. SMITH  
MY COMMISSION #FF100034  
EXPIRES April 8, 2018  
FloridaNotaryService.com

Jayson L. Ging  
By: Jayson L. Ging

Signed, sealed and delivered in our presence:

1 [Signature]  
Witness Signature  
Print Name: Bradley Sanders

2 [Signature]  
Witness Signature  
Print Name: Cheryl Weaver

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 18th day of July, 2016, by Jayson L. Ging, who is personally known to me or has produced a valid driver's license as identification.

[Signature]  
NOTARY PUBLIC



CHERYL ANN WEAVER  
MY COMMISSION # FF 972673  
EXPIRES: July 17, 2020  
Bonded Thru Budget Notary Services

Jennifer Ging Nowlin  
By: Jennifer Ging Nowlin

Signed, sealed and delivered in our presence:

1 [Signature]  
Witness Signature  
Print Name: Bradley Sanders

2 [Signature]  
Witness Signature  
Print Name: Cheryl Weaver

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 18th day of July, 2016, by Jennifer Ging Nowlin, who is personally known to me or has produced a valid driver's license as identification.

[Signature]  
NOTARY PUBLIC



CHERYL ANN WEAVER  
MY COMMISSION # FF 972673  
EXPIRES: July 17, 2020  
Bonded Thru Budget Notary Services

Prepared by  
Jack Locklin, Jr.  
Locklin, Saba, Locklin & Jones, PA  
4557 Chumuckla Highway  
Pace, Florida 32571  
File No: 8211

**CORRECTIVE DEED CONVEYING ENHANCED  
LIFE ESTATE & REMAINDER INTEREST**

The State of Florida  
County of Escambia

WITNESSETH: The Grantors, Donald E. McCurdy, Kathi P. Iannone, Jayson L. Ging and Jennifer Ging Nowlin, on this 15<sup>th</sup> day of September 2016, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, do grant, bargain, release, convey and confirm to Rex B. Hassell and B. T. Hassell a life estate, without any liability for waste, and with full power and authority in said life tenants to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, with their life estate interest being as joint tenants with rights of survivorship, with a remainder interest to Haley D. Hassell, and her heirs and assigns, all that certain land situate in Escambia County, Florida, to-wit:

See Attached Exhibit "A"

The property does not constitute the homestead of the Grantors named herein; nor does it adjoin the homestead of the Grantors; nor does any member of the Grantors' families reside thereon.

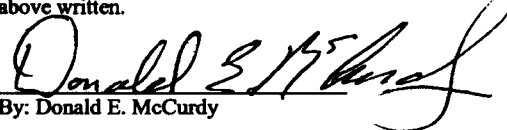
The purpose of this conveyance is to correct the nature of the ownership of the Grantees as in the original Warranty Deed recorded in the Official Records of Escambia County, Florida, Book 6955 Page 118.

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


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

AND the Grantors do covenant to and with the Grantees, 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.

In Witness Whereof, the Grantors have hereunto set their hands and seal the day and year first above written.

  
By: Donald E. McCurdy

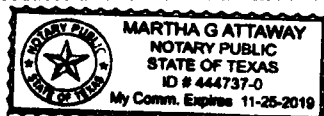
Signed, sealed and delivered in our presence:

  
Witness Signature  
Print Name: ETHAN A. WOLF

  
Witness Signature  
Print Name: JENNIFER JONES

State of TEXAS  
County of HOOD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 12<sup>th</sup> day of August, 2016, by Donald E. McCurdy, who is personally known to me or has produced a valid driver's license as identification.



  
NOTARY PUBLIC

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsgr@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Sept. 8, 2020

TAX ACCOUNT NO.: 12-1137-350

CERTIFICATE NO.: 2017-7367

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.

Rex B. Hassell  
B.T. Hassell  
Haley D. Hassell  
Jayson L. Ging and  
Jennifer Ging Nowlin as  
Trustees for Judy M. Ging Trust  
c/o Bertie T. Hassell  
570 Teleran St.  
Pensacola, FL 32534  
and  
7175 Nicholson Dr.  
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,  
this 5th day of June, 2020.

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.: 15991

June 4, 2020

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

1. All Taxes Paid. The assessed value is \$104,600.00. Tax ID 12-1137-350.

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.: 15991

June 4, 2020

**343N314002000110 - Full Legal Description**

BEG AT SW COR OF SEC N ALG W LI OF SEC 1716 FT E 330 FT FOR POB N 660 FT N 89 DEG 51 MIN E 990  
08/100 FT S 660 FT S 89 DEG 51 MIN W 660 08/100 FT N 344 FT S 89 DEG 51 MIN W 280 FT S 344 FT S 89 DEG 51  
MIN W 50 FT TO POB OR 6998 P 1728 OR 6955 P 118



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

20-444

**PROPERTY INFORMATION REPORT**

File No.: 15991

June 4, 2020

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 06-04-2000, through 06-04-2020, and said search reveals the following:

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

Rex B. Hassell, B.T. Hassell, Haley D. Hassell, Jayson L. Ging Trustee and Jennifer Ging Nowlin Trustee for Judy M. Ging Trust

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: 

June 4, 2020