CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19

0222-49

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	HOTTINGER RUTH FETTINGER 12330 FOURTH AVE FOUNTAIN, FL 32438 7120 MCADAM CT 03-2565-000 LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805	Certificate #	2019 / 1375
		Date certificate issued	06/01/2019

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/1375	06/01/2019	2,130.92	106.55	2,237.47
			→Part 2: Total*	**2,237.47**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/1503	06/01/2020	2,206.40	6.25	110.32	2,322.97
				Part 3: Total*	**2,322.97**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,560.44
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,130.40
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. **Total Paid** (Lines 1-6)	7,065.84

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice [illegible]

Signature, Tax Collector or Designee

Escambia, Florida

Date April 27th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____
Signature, Clerk of Court or Designee

Date of sale 02/07/2022

INSTRUCTIONS +6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100293

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,
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
03-2565-000	2019/1375	06-01-2019	LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

Applicant's signature

04-16-2021
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	311S301600000012
Account:	032565000
Owners:	HOTTINGER RUTH FETTINGER
Mail:	12330 FOURTH AVE FOUNTAIN, FL 32438
Situs:	7120 MCADAM CT 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2020	$28,500	$87,391	$115,891	$115,891
2019	$28,500	$81,718	$110,218	$110,218
2018	$28,500	$76,045	$104,545	$104,545

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/01/2008	6352	805	$78,000	WD	
04/08/2008	6313	549	$100	CT	
05/1996	4003	468	$52,700	WD	
12/1995	3900	578	$100	WD	
10/1995	3858	634	$52,500	CT	
08/1992	3237	125	$35,600	WD	

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

2020 Certified Roll Exemptions

None

Legal Description

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

Extra Features

GREENHOUSE

Parcel Information

Launch Interactive Map

Section Map Id:
31-1S-30-1

Approx. Acreage:
0.2265

Zoned:
R-1AAA

Evacuation & Flood Information
Open Report

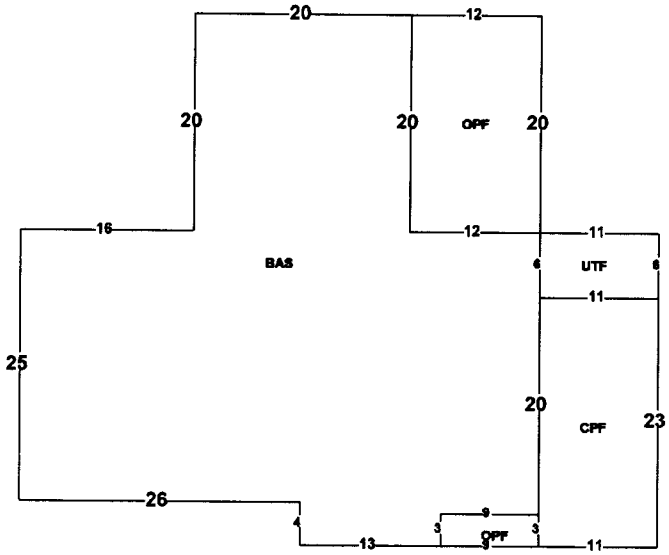
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:7120 MCADAM CT, Year Built: 1964, Effective Year: 1964, PA Building ID#: 58923

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
FLOOR COVER-*HARDWOOD/PARQET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 2247 Total SF

BASE AREA - *1661*
CARPORT FIN - *253*
OPEN PORCH FIN - *267*
UTILITY FIN - *66*

Images

2/20/19

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:05/03/2021 (tc.29986)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021053546 5/14/2021 3:57 PM
OFF REC BK: 8531 PG: 596 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01375**, issued the **1st** day of **June, A.D., 2019** 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 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032565000 (0222-49)

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

RUTH FETTINGER HOTTINGER

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 February, which is the **7th day of February 2022.**

Dated this 14th day of May 2021.

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: 032565000 Certificate Number: 001375 of 2019

Redemption: Yes | Application Date: 04/16/2021 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/07/2022	Redemption Date 05/24/2021
Months	10	1
Tax Collector	$7,065.84	$7,065.84
Tax Collector Interest	$1,059.88	$105.99
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$8,131.97	$7,178.08 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$70.05	$7.01
Total Clerk	$537.05	$474.01 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$0.00	$0.00
Total Redemption Amount	$8,746.02	$7,669.09
	Repayment Overpayment Refund Amount	$1,076.93
Book/Page	8531	596

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 # 2019 TD 001375
Redeemed Date 05/24/2021
Name RODNEY FETTINGER 7120 MCADAM CT PENSACOLA FL 32504

Clerk's Total = TAXDEED	$537.05 7332.09
Due Tax Collector = TAXDEED	$8,131.97
Postage = TD2	$60.00
ResearcherCopies = TD6	$0.00
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

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
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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: 032565000 Certificate Number: 001375 of 2019

Payor: RODNEY FETTINGER 7120 MCADAM CT PENSACOLA FL 32504 **Date** 05/24/2021

Clerk's Check #	5302382348	Clerk's Total	~~$537.05~~ $7332.09
Tax Collector Check #	1	Tax Collector's Total	$8,131.97
		Postage	~~$60.00~~
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$8,746.02~~

$7,349.09

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
ESCAMBIA COUNTY FLORIDA
INST# 2021056636 5/24/2021 10:44 AM
OFF REC BK: 8536 PG: 1091 Doc Type: RTD

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 8531, Page 596, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01375, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **032565000 (0222-49)**

DESCRIPTION OF PROPERTY:

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: RUTH FETTINGER HOTTINGER

Dated this 24th day of May 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 7677 PG: 649 Last Page

THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars ($500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on September 22, 2016, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

[SEAL]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on September 22, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)

JOANNA WALKER
Notary Public - State of Florida
My Comm. Expires Sep 2, 2017
Commission # FF 018302
Bonded Through National Notary Assn.

4-3-18 & 14-3-3 of the Code of the City of Pensacola, Florida.
_ of the Florida Building Code.
_ of the Standard Housing Code.
302.8, 304.1, 304.2, 304.6 & 304.7 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be _$_____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: _$_____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **The respondent(s) must correct the violation(s) before October 18, 2016, by (a) making each of the inoperable motor vehicles operable (capable of being driven under its own power on public streets) and currently licensed and then by parking it in the legally required place on the premises, if any; or by keeping and storing each in a completely enclosed structure; or by removing each from the property; (b) cutting the vegetation to a height of less than 12 inches above the ground; (c) the rotting wood in the fascia board must be removed and the fascia board repaired or replaced; (d) the damaged eaves and soffits must be replaced and/or repaired; and (e) the peeling paint must be removed and the surface treated with a protective treatment (paint). [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.**

2. In the event this order is not complied with before the above compliance date, **as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, October 18, 2016, or at any such meeting and hearings thereafter,** without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS ($250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY

Order: QuickView_Gtr Gte
Doc: FLESCA:7677-00647~12033

Requested By: codycampbell, Printed: 11/13/2021 12:21 PM

Recorded in Public Records 3/8/2017 2:14 PM OR Book 7677 Page 647, Instrument #2017016871, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00

BEFORE THE CODE ENFORCEMENT AUTHORITY OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its Code Enforcement Office (436-5500)
Petitioner, :

vs. :

RUTH FETTINGER HOTTINGER,
Respondent(s). : **Case # 16-278**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on September 20, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7120 McAdam Court, Pensacola, Escambia County, Florida, legally described as:

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805 TAX ACCT. #032565000.

2. The following described condition exists on the property: there is rotting wood in the fascia board, damaged eaves, damaged soffits, peeling paint, one or more inoperative and/or currently unlicensed motor vehicles improperly parked, kept or stored outside in the open and/or covered and/or screened on the premises, and high grass and weeds growing and/or standing in the yard of this occupied residence and the condition constitutes lack of maintenance, improper inoperable vehicle and/or recreational equipment parking, keeping or storing, excessive weed growth, and a nuisance.

3. The date this condition was first observed was June 8, 2016; re-inspection made on September 20, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
_ the posting of a notice on the property and at City Hall for ten (10) days beginning
X certified mail, return receipt requested,

on August 26, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on September 20, 2016, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

Recorded in Public Records 07/15/2008 at 09:36 AM OR Book 6352 Page 805, Instrument #2008053199, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $546.00

Prepared by and return to:
Richard S. McIver
Kass, Shuler, Solomon, Spector
Foyle & Singer, P.A.
P.O. Box 800
Tampa, Florida 33601-0800

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 1ST day of JULY, 2008, by and between MIDFIRST BANK as Grantor, whose post office address is c/o MIDLAND MORTGAGE CO., 999 N.W. GRAND BLVD., SUITE 100, Oklahoma City, OK 73118, and RUTH FETTINGER HOTTINGER, as Grantee, whose post office address is 12330 Fourth Ave. *. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter). * Fountain, FL 32438

WITNESS: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in Escambia County Florida, legally described as follows:

LOT 12, EAST LANSING TERRACE, A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6 AT PAGE 15, OF THE PUBLIC RECORDS OF SAID COUNTY.
PARCEL I.D. NUMBER: 03/2565/000

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

EXECUTED the date first stated above.

Signed, Sealed and Delivered in the presence of:

JEANETTE WESTLUND (typed name)

JULIE KINSLEY (typed name)

MIDFIRST BANK

By: _____

CRAIG PARKER (typed name)

As its: Craig Parker
Vice President, MidFirst Bank

(Affix Corporate Seal Here)

STATE OF Oklahoma)
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me this 1 day of July, 2008 by Craig Parker as Vice President of MIDFIRST BANK, and on behalf of the corporation. He/she is personally known to me and did take an oath.

STEPHANIE MARTIN
(typed name)
Notary Public

STEPHANIE MARTIN NOTARY # 08005953 EXP. 08/19/12 PUBLIC STATE OF OKLAHOMA

PROPERTY INFORMATION REPORT

November 24, 2021
Tax Account #:03-2565-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 12 EAST LANSING TERRACE PB 6 P 15 OR 6352 P 805

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2565-000(0222-49)

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: **FEB 7, 2022**

TAX ACCOUNT #: **03-2565-000**

CERTIFICATE #: **2019-1375**

In compliance with Section 197.522, 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 _2020_ tax year.**

RUTH FETTINGER HOTTINGER
7120 MCADAM CT
PENSACOLA, FL 32504

RUTH FETTINGER HOTTINGER
12330 FOURTH AVE
FOUNTAIN, FL 32438

CITY OF PENSACOLA CODE ENFORCEMENT BOARD
POST OFFICE BOX 12910
PENSACOLA, FL 32501-0001

Certified and delivered to Escambia County Tax Collector, this 13th day of November, 2021.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 24, 2021
Tax Account #: **03-2565-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RUTH FETTINGER HOTTINGER**

   By Virtue of Warranty Deed recorded 7/15/2018 in OR 6352/805

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

   a. **Code Enforcement Order in favor of the City of Pensacola recorded 3/8/2017 – OR 7677/647**

4. Taxes:

   Taxes for the year(s) NONE are delinquent.
   Tax Account #: 03-2565-000
   Assessed Value: $115,891.00
   Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

perdido
title & abstract, inc.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: **03-2565-000** CERTIFICATE #: **2019-1375**

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: **November 05, 2001 to and including November 05, 2021** Abstractor: **Cody Campbell**

BY

Michael A. Campbell,
As President
Dated: November 24, 2021