

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

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Case: 2010 TD 007700



00010161211

Dkt: TD83 Pg#:

3

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**Original Documents Follow**

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 20, 2012 / 120241**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7700** , issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-2823-000**

**Certificate Holder:**  
LUKE FREDRIC  
801 MERLIN TERRACE  
PENSACOLA, FLORIDA 32506

**Property Owner:**  
HOPEWELL KENNETH E EST OF  
961 SPANISH MOSS DR  
PENSACOLA , FLORIDA 32506

**Legal Description:** 03-2S3-230  
UNDIVIDED 2/64 INT IN LT 11 BLK 2 RE S/D OF PARADISE BEACH CT PB 4 P 92 OR 847 P 5 OR 5728 P 1033

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
2010	7700	06/01/10	\$84.76	\$0.00	\$27.97	\$112.73

**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
2011	7447.0000	06/01/11	\$80.15	\$6.25	\$10.82	\$97.22
2009	7284	06/01/09	\$73.76	\$6.25	\$38.72	\$118.73
2008	5731	05/30/08	\$68.15	\$6.25	\$49.07	\$123.47

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 (2011)
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

\$452.15
\$0.00
\$45.55
\$150.00
\$75.00
\$722.70
\$722.70
\$6.25

\*Done this 20th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Brian Quintana

Date of Sale: 9/4/12

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**LUKE FREDRIC  
801 MERLIN TERRACE  
PENSACOLA, Florida, 32506**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7700	10-2823-000	06/01/2010	03-2S3-230 UNDIVIDED 2/64 INT IN LT 11 BLK 2 RE S/D OF PARADISE BEACH CT PB 4 P 92 OR 847 P 5 OR 5728 P 1033

### 2011 TAX ROLL

HOPEWELL KENNETH E EST OF  
961 SPANISH MOSS DR  
PENSACOLA , Florida 32506

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.

fjluke (Fredric Luke)  
Applicant's Signature

04/20/2012  
Date

Escambia County Receipt of Transaction

Receipt # 2016100631

Cashiered by: sgreen

Pam Childers  
Clerk of Court  
Escambia County, Florida

Received From:  
JONES, YVETTE PRESLEY

On Behalf Of:  
YVETTE PRESLEY JONES

On: 10/7/16 4:40 pm  
Transaction # 101016214

CaseNumber 2016 ML 003370

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(ML1) MARRIAGE LICENSE WITHOUT COUNSELING	93.50	0.00	0.00	93.50	93.50	0.00
(ML3) MARRIAGE CEREMONY PERFORMED BY CLEI	30.00	0.00	0.00	30.00	30.00	0.00
<b>Total:</b>	<b>123.50</b>	<b>0.00</b>	<b>0.00</b>	<b>123.50</b>	<b>123.50</b>	<b>0.00</b>
<b>Grand Total:</b>	<b>123.50</b>	<b>0.00</b>	<b>0.00</b>	<b>123.50</b>	<b>123.50</b>	<b>0.00</b>

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	140.00	0.00	0.00	16.50	123.50
<b>Payments Total:</b>		<b>140.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16.50</b>	<b>123.50</b>

**ERNIE LEE MAGAHA**  
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## IMAGING COVER PAGE

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Case: 2010 TD 007700



00018911348

Dkt: TD82 Pg#:

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**Original Documents Follow**

# 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.: 9281

May 31, 2012

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

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 05-29-1992, through 05-29-2012, and said search reveals the following:

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

Estate of Kenneth E. Hopewell, 2/64 interest

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: 

May 31, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9281

May 31, 2012

**032S323000116002 - Full Legal Description**

UNDIVIDED 2/64 INT IN LT 11 BLK 2 RE S/D OF PARADISE BEACH CT PB 4 P 92 OR 847 P 5  
OR 5728 P 1033

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**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9281

May 31, 2012

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

1. Taxes for the year 2007-2010 delinquent. The assessed value is \$2,827.00. Tax ID 10-2823-000.

PLEASE NOTE THE FOLLOWING:

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



# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2012

TAX ACCOUNT NO.: 10-2823-000

CERTIFICATE NO.: 2010-7700

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.

Estate of Kenneth E. Hopewell  
c/o 961 Spanish Moss Dr.  
Pensacola, FL 32506

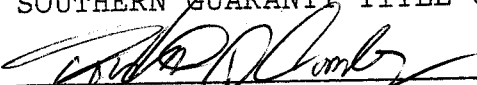
Richard Eugene Hopewell, Sr.  
610 Cooperstown Court  
Virginia Beach, VA 23451

Beneficiaries of Kenneth E. Hopewell:  
Patricia Elaine Pleasant  
961 Spanish Moss Dr.  
Pensacola, FL 32506

Debbie Sue Zaborny  
12910 Fifth St.  
Lillian, AL 36549

Certified and delivered to Escambia County Tax Collector,  
this 31st day of May, 2012.

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.

This instrument was prepared by:  
Joe A. Flowers, County Comptroller  
Escambia County Courthouse  
Pensacola, Florida

# TAX DEED

847 PAGE 5

Route 2 Box 337 H  
Pensacola, Florida 32506

STATE OF FLORIDA }  
COUNTY OF ESCAMBLA }

KNOW ALL MEN BY THESE PRESENTS: That, whereas, Tax Certificate No. 1026, issued the 1st day of June, 1970, was duly filed in the office of the Comptroller of this County and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 21st day of October, 1974, offered for sale at the Courthouse door for cash to the highest bidder, and was then and there struck off and sold to Kenneth E. Hopewell and Marguerite E. Hopewell, husband and wife, he being the highest bidder for the same and having paid the sum of his bid;

THEREFORE, The County of Escambia, State of Florida, in consideration of the premises, and in consideration of the sum of (\$ 97.64 ) Ninety seven and 64/100----- dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said Kenneth E. Hopewell and Marguerite E. Hopewell, husband and wife and to his heirs and assigns forever, to their own proper use, benefit and behoof the following land situated in the County and State aforesaid and described as follows:

Undivided 2/64 interest in lot 11, Block 2, resubdivision of Paradise Beach Court,  
Plat Book 4 page 92, Deed Book 497 page 755, Official Record Book 349 page 640,  
Section 3, Township 2 South, Range 32 West.

containing \_\_\_\_\_ acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the County of Escambia, State of Florida, I, the undersigned, as Comptroller for the County and State aforesaid, have executed this deed and have thereunto set my official signature and seal, at Pensacola, in the County of Escambia, and State of Florida, this the 21st day of October, A.D., 1974.

*Joe A. Flowers* (SEAL)  
Comptroller Escambia County, Florida.

640582

OCT 25 8 55 AM '74

Signed, sealed and delivered in the presence of:

*Patricia Shoemaker*  
*Ethel Bear*

STATE OF FLORIDA }  
County of Escambia }

On this 21st day of October, A.D., 1974, before me

Claire Farinas, Notary Public personally appeared Joe A. Flowers, Comptroller in and for the State and County aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Notary Public.  
My Commission Expires April 21, 1978

STATE OF FLORIDA }  
County of Escambia }

On this 21st day of October, A.D., 1974, before me

Joe A. Flowers, Comptroller in and for the County and

State aforesaid, personally appeared Patricia Shoemaker to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, deposes and says that Joe A. Flowers, Comptroller in and for County and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that

Ethel Bear did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 21st day of October, A.D., 1974

*Joe A. Flowers*  
Comptroller Escambia County.

*Patricia Shoemaker*

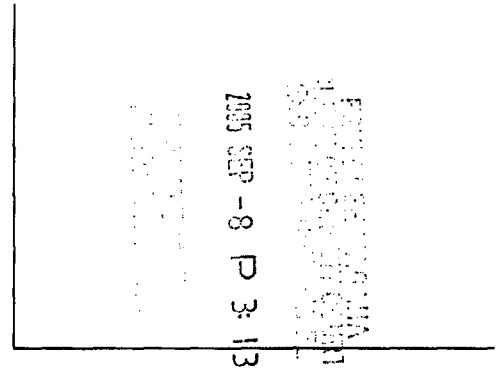
**IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY,  
FLORIDA PROBATE DIVISION**

**IN RE: ESTATE OF**

**KENNETH EUGENE  
HOPEWELL**

**Deceased.**

**File No.:** 2005CP 1489  
**Division:** B



**ORDER OF SUMMARY ADMINISTRATION  
(testate)**

On the petition of Debbie Sue Zaborny for summary administration of the estate of Kenneth Eugene Hopewell, deceased, the court finding that the decedent died on January 24, 2005, that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated June 27, 1975, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

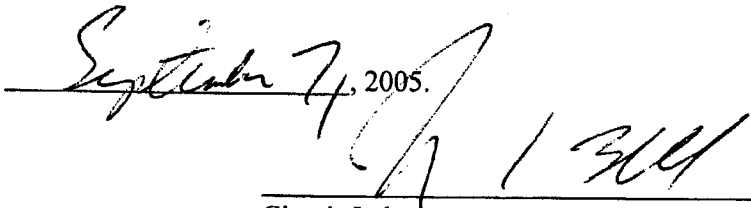
Name	Address	Asset, Share or Amount
Richard Eugene Hopewell, Sr.	610 Cooperstown Court Virginia Beach, Virginia 23451	Homestead \$23,333.31
Patricia Elaine Pleasant	961 Spanish Moss Drive Pensacola, Florida 32506	Homestead \$23,333.31
Debbie Sue Zaborny	12910 Fifth Street Lillian, Alabama 36549	Homestead \$23,333.31

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

15am

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on September 7, 2005.

  
\_\_\_\_\_  
Circuit Judge

Conformed copies to:

Jason A. Waddell for distribution to the parties

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type **Case** Outstanding Amount **0.00**  
 Receipt Number **1404531** Receipt Date **04/24/2012**

Case Number **2010 TD 007700**  
 Description **LUKE, FREDRIC VS**

Action **TAX DEED APPLICATION**  
 Judge  
 Received From **FREDRIC LUKE**  
 On Behalf Of **LUKE, FREDRIC**

Total Received	401.00
Net Received	401.00
Change	0.00

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference</b>	<b>Description</b>
Check	401.00	2372165	

<b>Receipt Applications</b>	<b>Amount</b>
Holding	341.00
Service Charge	60.00

Deputy Clerk: **mavila** Transaction Date **04/24/2012 12:51:30**

Comments

01/1974 847 5 \$100 TD <a href="#">View Instr</a>	<b>Legal Description</b> UNDIVIDED 2/64 INT IN LT 11 BLK 2 RE S/D OF PARADISE BEACH CT PB 4 P 92...
01/1967 349 640 \$100 WD <a href="#">View Instr</a>	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	
<b>Extra Features</b> BOAT DOCK PIER WOOD DECK	

**Parcel Information** [Reveal Map](#) [Get Map Image](#) [Launch Interactive Map](#)

**Section Map Id:**  
03-25-32

**Approx. Acreage:**  
0.2500

**Zoned:**  0-2



# 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 11, 2013

12.24.13

FREDRIC LUKE  
801 MERLIN TERRACE  
PENSACOLA FL 32506

Dear Certificate Holder:

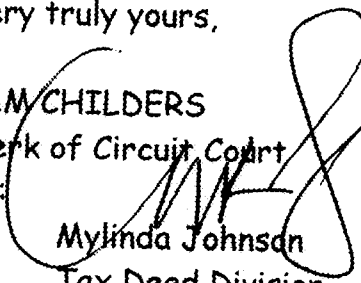
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate below. You requested to remove the property from auction, therefore, enclosed is a refund of your application fees.

CERT NO	UNUSED APPLICATION FEES
07700/2010	\$401.00
TOTAL	<b>\$401.00</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Mylinda Johnson  
Tax Deed Division

## Maryline Avila

---

**From:** Brian Jackson [BJackson@escambiataxcollector.com]

**Sent:** Thursday, July 19, 2012 3:15 PM

**To:** 'Maryline Avila'

**Subject:** RE: TDA for Account 10-2823-000

Good Afternoon,

Please withdraw the above reference account from the tax deed sale in September. Applicant has voluntarily cancelled his certificate.

Thank You.

Brian Jackson  
Deputy Tax Collector  
Escambia County Tax Collector  
Agency 1  
213 Palafox Place  
PO Box 1312  
Pensacola, FL 32591  
V - 850-438-6500 ext. 3330  
F - 850-434-0535

E-mail to and from this address is subject to Florida public records law and may be reviewed.