

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 26, 2013 / 130367**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11567.0000** , issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 15-2762-000**

**Certificate Holder:**  
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, FLORIDA 33601

**Property Owner:**  
HINRICHS MICHAEL S  
24 NORTH K ST  
PENSACOLA , FLORIDA 32501

**Legal Description:** 00-0S0-090  
N 40 FT OF LTS 6 TO 10 BLK 45 MAXENT TRACT OR 1189 P 787 CA 117

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
2011	11567.0000	06/01/11	\$440.49	\$0.00	\$150.32	\$590.81

**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
2013	10024.0000	06/01/13	\$483.03	\$6.25	\$24.15	\$513.43
2012	10960.0000	06/01/12	\$456.89	\$6.25	\$62.63	\$525.77

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....( %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,630.01
\$0.00
\$150.00
\$75.00
\$1,855.01
\$1,855.01
\$22,515.00
\$6.25

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 16, 2014

\* 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,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, Florida, 33601**

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>
11567.0000	15-2762-000	06/01/2011	00-0S0-090 N 40 FT OF LTS 6 TO 10 BLK 45 MAXENT TRACT OR 1189 P 787 CA 117

**2012 TAX ROLL**

HINRICHS MICHAEL S  
24 NORTH K ST  
PENSACOLA , Florida 32501

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.

tctampa (Jon Franz)  
Applicant's Signature

07/26/2013  
Date

# 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.: 10576

August 7, 2013

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 08-07-1993, through 08-07-2013, and said search reveals the following:

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

Michael S. Hinrichs

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: 

August 7, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10576

August 7, 2013

**North 40 feet of Lots 6 to 10, Block 45, Maxent Tract, O.R. Book 1189, page 787.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10576

August 7, 2013

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

1. Certificate of Delinquency filed by Susan Hinrichs recorded in O.R. Book 2781, page 547.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$45,030.00. Tax ID 15-2762-000.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2014

TAX ACCOUNT NO.: 15-2762-000

CERTIFICATE NO.: 2011-11567

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

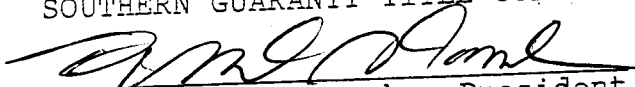
  X       Homestead for 2012 tax year.

Michael S. Hinrichs  
24 North K St.  
Pensacola, FL 32501

Susan Hinrichs  
c/o Clerk of Court  
1800 St. Mary Ave.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 2013.

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.

4.00  
30  
55  
4.85

Printed and for sale by  
Pfeiffer Printing Co.  
Pensacola, Fla.

State of Florida  
Escambia County

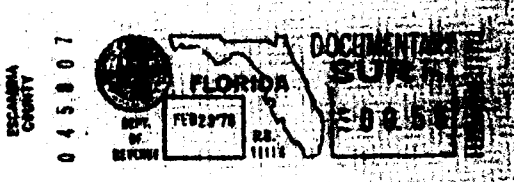
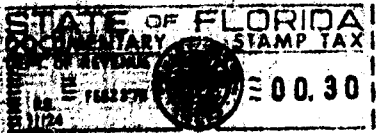
# WARRANTY DEED

Know All Men by These Presents: That S. W. HOLLINGSWORTH and MARY L. HOLLINGSWORTH, His band and Wife,

for and in consideration of ONE DOLLAR AND other considerations -----  
----- DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto MICHAEL SEEBURN  
HINRICH, a single man, 1709 W Chase St. - 01 ✓

his heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the SAID County of Escambia State of Florida  
to-wit:

North 40 feet of Lots 6, 7, 8, 9, 10 in Block Forty-Five (45)  
of the Maxent Tract according to map of the City of  
Pensacola, copyrighted by Thomas C. Watson in 1906.



To have and to hold, unto the said grantee, his heirs and assigns, forever.  
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining, free from all exemptions and right of homestead.

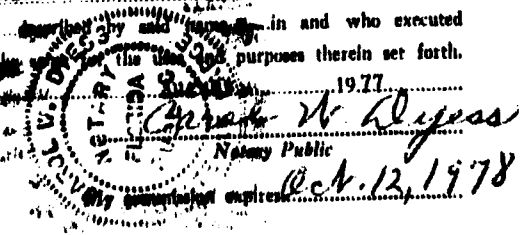
And we covenant that we are well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that our heirs, executors and administrators, the said grantee, his heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th  
day of AUGUST A. D. 1977

Signal, sealed and delivered in the presence of  
Carol W. Dyess Mary S. Hollingsworth  
----- (SEAL)  
----- (SEAL)  
----- (SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared S. W. HOLLINGSWORTH and MARY L. HOLLINGSWORTH, Husband, and Wife  
his wife, known to me, and known to me to be the individual persons in and who executed  
the foregoing instrument and acknowledged that he executed the same for the purposes therein set forth.  
Given under my hand and official seal this 18th day of August, 1977.



Prepared by C. Dyess,  
5032 - N. Davis St.,  
Pensacola, Fla. 32503

RM 2781N 547

CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR  
LEE COUNTY, FLORIDA

**FILED**

FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

NOV 6 1989

CASE NO. 89-5257CA RTS  
NOV 20 11 40 AM '89

CHARLIE GREEN  
CLERK CIRCUIT COURT

MICHAEL HINRICHS  
MICHAEL HINRICHS

BY \_\_\_\_\_ D.C. IN HOUSE & PART NOTED FOR  
JOE A. FLOWERS, CLERK OF THE CIRCUIT COURT

ORDER ON MOTION TO REVIEW STATUS

A hearing was held before the Court on a Motion to Review Status. On the evidence presented, it is

ORDERED AND ADJUDGED:

1. Payments are behind:

*Michael Hinrichs participated by telephone conference call*

\$ 2123.09 child support \$ NA alimony  
\$ NA medical expenses \$ NA unpaid fees

as of the 6<sup>th</sup> day of Nov., 1989, of which \$ 0 is due to the State of Florida for public assistance previously provided.

2. Michael Hinrichs shall:

( ) Pay a lump sum of \$ \_\_\_\_\_ by the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

(X) Make payments, on the arrearage and ongoing support (plus 3% service charge for each payment) for a total of \$ \_\_\_\_\_ per month until the total arrearage has been paid in full. Payment shall be applied first to ongoing support, next to the fees due to the Court Depository, then to unpaid support due to the obligee, and then to any unpaid support due to the State of Florida. *next payment due 12/1/89*

( ) An income deduction order will issue without further hearing if payments are not made as ordered.

(X) Have judgment entered for \$ 2123.09, together with interest at the legal rate of 12% for which let execution issue forthwith.

3. Michael Hinrichs shall. *keep Court Depository advised of any changes in address and employment in writing, within 7 days of any changes.*

4. Michael Hinrichs shall pay \$ 12.00 court costs and \$ 10.00 attorney's fees to the Court Depository on or before Dec 18, 1989. Payment of these costs shall have priority over payment on the unpaid support.

DONE AND ORDERED in Chambers at Fort Myers, Lee County, Florida, this 6 day of November, 1989.

*[Signature]*  
CIRCUIT JUDGE

cc: Support Enforcement Administrator  
Payer  
Payee

I CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE.  
CHARLIE GREEN, CLERK CIRCUIT COURT LEE COUNTY, FLORIDA  
DATED: 11/16/89

BY: *[Signature]*  
Deputy Clerk



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 11567 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MICHAEL S HINRICHS 24 NORTH K ST PENSACOLA FL 32501	SUSAN HINRICHS C/O CLERK OF COURT 1800 ST MARY AVE PENSACOLA FL 32501
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 5th day of December 2013.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 6, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC holder of Tax Certificate No. 11567, issued the 1st day of June, A.D., 2011 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:

N 40 FT OF LTS 6 TO 10 BLK 45 MAXENT TRACT OR 1189 P 787 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152762000 (14-043)

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

**MICHAEL S HINRICHS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 6th day of January 2014.

Dated this 5th day of December 2013.

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

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**Post Property:**

24 N K ST 32502



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**MICHAEL S HINRICHS**  
24 NORTH K ST  
PENSACOLA FL 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk