ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

Case: 2006 TD 000027
00071108739
Dkt: TD83 Pg#: 2

Original Documents Follow

Form 513
(R 12/96)

TAX COLLECTOR'S CERTIFICATION

Application Date/Number
APR 18, 2008 10002

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 27.000, Issued the 01st day of June, 2006, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
01-0240-402

Cert Holder PPTS KR CORP.
PO BOX 2288
PO BOX 2288
MORRISTOWN NJ 07962-2288

Property Owner HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL, 32514

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2006/ 27.000	06/01/2006	3,476.43	0.00	173.82	3,650.25

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	3,650.25
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }	
4. Ownership and Encumbrance Report Fee	125.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	3,850.25
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 .....015 X 3 (.045) .....{ % }	
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	100,270.00
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

* Done this the 18th day of April, 2008

Date of Sale: 7th July 2008

TAX COLLECTOR OF Escambia County Tax Collector County

By Shirley Rich, CFCA
Senior Deputy Tax Collector

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
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COUNTY OF ESCAMBIA
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Case: 2006 TD 000027

00034894692

Dkt: TD82 Pg#: 12

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B
Pensacola, Florida 32503
Telephone: (850) 478-8121
Facsimile: (850) 476-1437

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 6525 April 21, 2008

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596
ATTN: Shirley Rich

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 04-18-88, through 04-18-08, and said search reveals the following:

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

   Jeffery L. Hill and Julie L. Hill, husband and wife

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: _____
Richard S. Combs April 21, 2008

OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION

File No.: 6525 April 21, 2008

Lot 53, Block A, Baybrook Unit No. 2, according to the plat thereof recorded in Plat Book 12, Page 53, Public Records of Escambia County, Florida.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 6525 April 21, 2008

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

1. That certain mortgage executed by Jeffery L. and Julie L. Hill in favor of Pinnacle Financial Corp. dated July 29, 2005 and recorded August 5, 2005 in Official Records Book 5699, page 721 of the public records of Escambia County, Florida, in the original amount of $144,000.00.

2. 2006 certificate delinquent. The assessed value is $200,540.00. Tax ID 01-0240-402.

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: 07-07-08

TAX ACCOUNT NO.: 01-0240-402

CERTIFICATE NO.: 2006-0027

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, 32596
___	X	Notify Escambia County, 190 Governmental Center, 32501
X	___	Homestead for 2007 tax year.

Jeffery L. Hill
Julie L. Hill
4702 Baywind Dr.
Pensacola, FL 32514

Pinnacle Financial Corp.
2611 Technology Dr.
Orlando, FL 32804

Certified and delivered to Escambia County Tax Collector,
this 24th day of April, 2008.

SOUTHERN GUARANTY TITLE COMPANY

Richard S. Combs

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.

Recorded in Public Records 08/05/2005 at 10:25 AM OR Book 5699 Page 717, Instrument #2005404547, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $35.50 Deed Stamps $1778.00

Prepared by
Teri Kitchen, an employee of
First American Title Insurance Company,
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850) 473-0044

Return to: Grantee

File No.: 1005-884594

WARRANTY DEED

This indenture made on **July 29, 2005** A.D., by

Bryan J. Crews and Sherry L. Crews, husband and wife

whose address is: **14116 Highway 27, Fairhope, AL 36532**
hereinafter called the "grantor", to

Jeffery L. Hill and Julie L. Hill, husband and wife

whose address is: **4702 Baywind Drive, Pensacola, FL 32514**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, **Florida,** to-wit:
Lot 53, Block A, BAYBROOK UNIT NO. 2, a Subdivision of a portion of Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to plat thereof as recorded in Plat Book 12 at Page 53 of the Public Records of said County.

Parcel Identification Number: **01-0240-402**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Bryan J. Crews

Sherry L. Crews

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Jeremy Towns

Witness Signature

Print Name: TERI KITCHEN

State of **FL**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **July 29, 2005,** by **Bryan J. Crews and Sherry L. Crews, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

TERI L. KITCHEN
Comm# DD0370998
Expires 12/1/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Notary Print Name
My Commission Expires: _____

884594

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 may 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 a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way by construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Baywind Drive**

Legal Address of Property: **4702 Baywind Drive, Pensacola, Florida 32514**

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

This form completed by: **First American Title Insurance Company**
2065 Airport Road, Suite 200
Pensacola, Florida 32504

Signed, sealed and delivered in our presence:

Witness Signature
TERI KITCHEN
Print Name: _____

Witness Signature
CATHLEEN CARNEY
Print Name: _____

Bryan J. Crews

Sherry L. Crews

Jeffery L. Hill

Julie L. Hill

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, In accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **4702 Baywind Drive, Pensacola, Florida 32514**

Buyer/Seller are aware that the property is on a (X) Sewer System (_____) Septic Tank

APPROVAL LETTER ATTACHED HERETO (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (_____)

This form completed by:

First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):

Bryan J. Crews

Sherry L. Crews

AS TO BUYER(S):

Jeffery L. Hill

Julie L. Hill

Recorded in Public Records 08/05/2005 at 10:25 AM OR Book 5699 Page 721, Instrument #2005404548, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $146.00 MTG Stamps $504.00 Int. Tax $288.00

WHEN RECORDED MAIL TO:
PINNACLE FINANCIAL CORPORATION
2611 TECHNOLOGY DRIVE

ORLANDO, FL 32804
ATTN: POST CLOSING

THIS DOCUMENT WAS PREPARED BY:
DONNA GARZON

PINNACLE FINANCIAL CORPORATION
2611 TECHNOLOGY DRIVE

ORLANDO, FL 32804

[Space Above This Line for Recording Data]

MORTGAGE

HILL
LOAN #: 11241318
MIN: 100062700112413180
PIN: 01-0240-402

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated JULY 29, 2005, together with all riders to this document.
(B) **"Borrower"** is JULIE HILL, A MARRIED WOMAN, JOINED BY HER SPOUSE, JEFF HILL

Borrower is the mortgagor under this Security Instrument.
(C) **"MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) **"Lender"** is PINNACLE FINANCIAL CORPORATION

Lender is a CORPORATION organized and existing under the laws of FLORIDA. Lender's address is 2611 TECHNOLOGY DRIVE ORLANDO FL 32804
(E) **"Note"** means the promissory note signed by Borrower and dated JULY 29, 2005. The Note states that Borrower owes Lender ONE HUNDRED FORTY-FOUR THOUSAND AND 00/100 Dollars (U.S. $ 144,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 1, 2035.

11241318

(F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
(G) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☒ Planned Unit Development Rider	☐ Biweekly Payment Rider
☐ 1-4 Family Rider	☐ Other(s) [specify]	

(I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) **"Escrow Items"** means those items that are described in Section 3.
(M) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely

11241318

as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the

COUNTY of ESCAMBIA :

(Type of Jurisdiction) (Name of Jurisdiction)

LOT 53, BLOCK A, BAYBROOK UNIT NO.2, A SUBDIVISION OF A PORTION OF SECTION 6 TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12 AT PAGE 53 OF THE PUBLIC RECORDS OF SAID COUNTY.

which currently has the address of 4702 BAYWIND DRIVE [Street]

PENSACOLA [City], Florida 32514-3251 [Zip Code] ("Property Address").

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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COUNTY OF ESCAMBIA
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AUDITOR

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Case: 2006 TD 000027
00046469356
Dkt: TD80 Pg#:

20

Original Documents Follow

(H) (12)

2006 TD 00027 08-107 5/15/08

JULY 7 2008 TAX DEED SALE

JEFFERY AND JULIE HILL

REDEEMED

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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COUNTY TREASURY
AUDITOR

5/21/2008

PPTS KR Corp
P.O. Box 2288
Morristown, NJ 07962-2288

REFUNDED

Dear Certificate Holder:

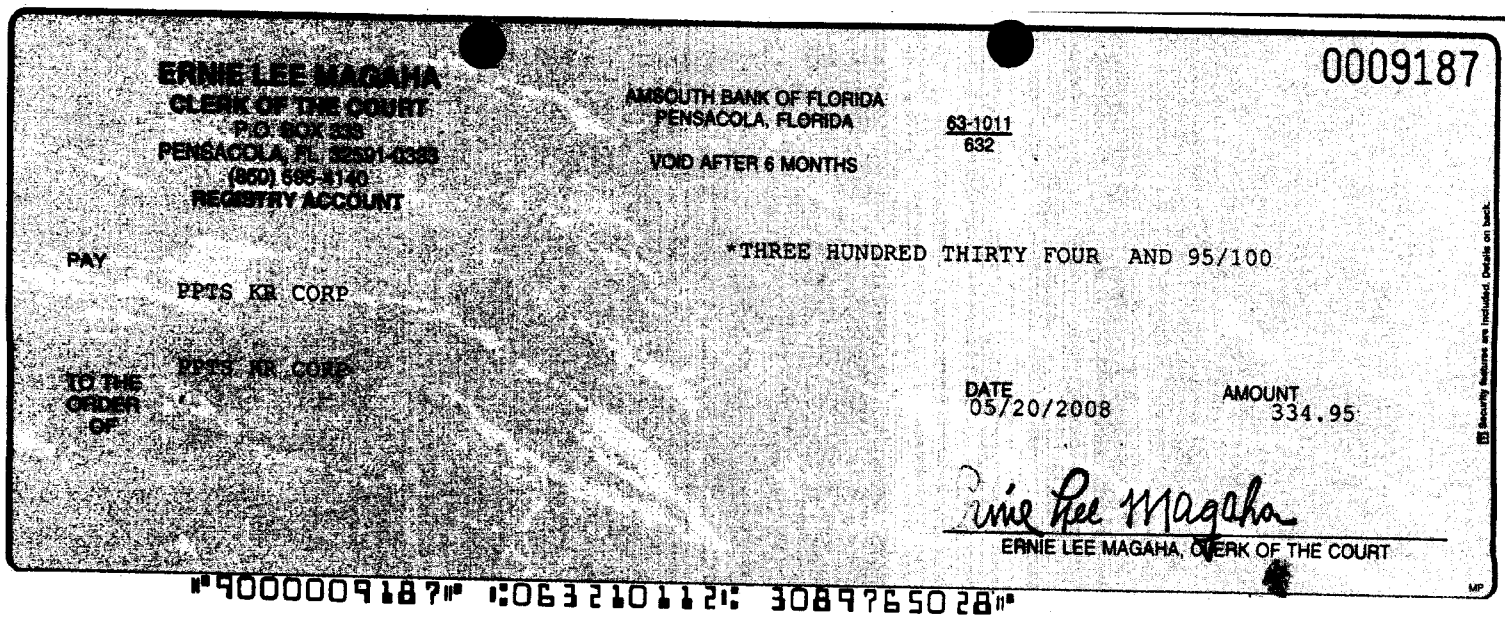
Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
00027/2006	01-0240-402	7/7/2008	330.00	4.95	334.95

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By:
John Sims, Tax Deeds Division

Enclosure



ERNIE LEE MAGAHA
CLERK OF THE COURT
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

AMSOUTH BANK OF FLORIDA
PENSACOLA, FLORIDA

63-1011
632

VOID AFTER 6 MONTHS

0009187

PAY *THREE HUNDRED THIRTY FOUR AND 95/100

PPTS KR CORP

TO THE ORDER OF PPTS KR CORP

DATE 05/20/2008

AMOUNT 334.95

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000009187⑈ ⑆063210112⑆ 30897650 28⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT

CHECK NO. 0009187

Date	Case Number	Description	Amount
05/20/2008	2006 TD 000027	PAYMENT TAX DEEDS	334.95

Check: 9000009187 05/20/2008 PPTS KR CORP Check Amount: 334.95

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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COUNTY TREASURY
AUDITOR

5/21/2008

WELLS FARGO HOME MORTGAGE
PO BOX 14506
DES MOINES IA 50306-9395

REFUNDED

Dear Owner:

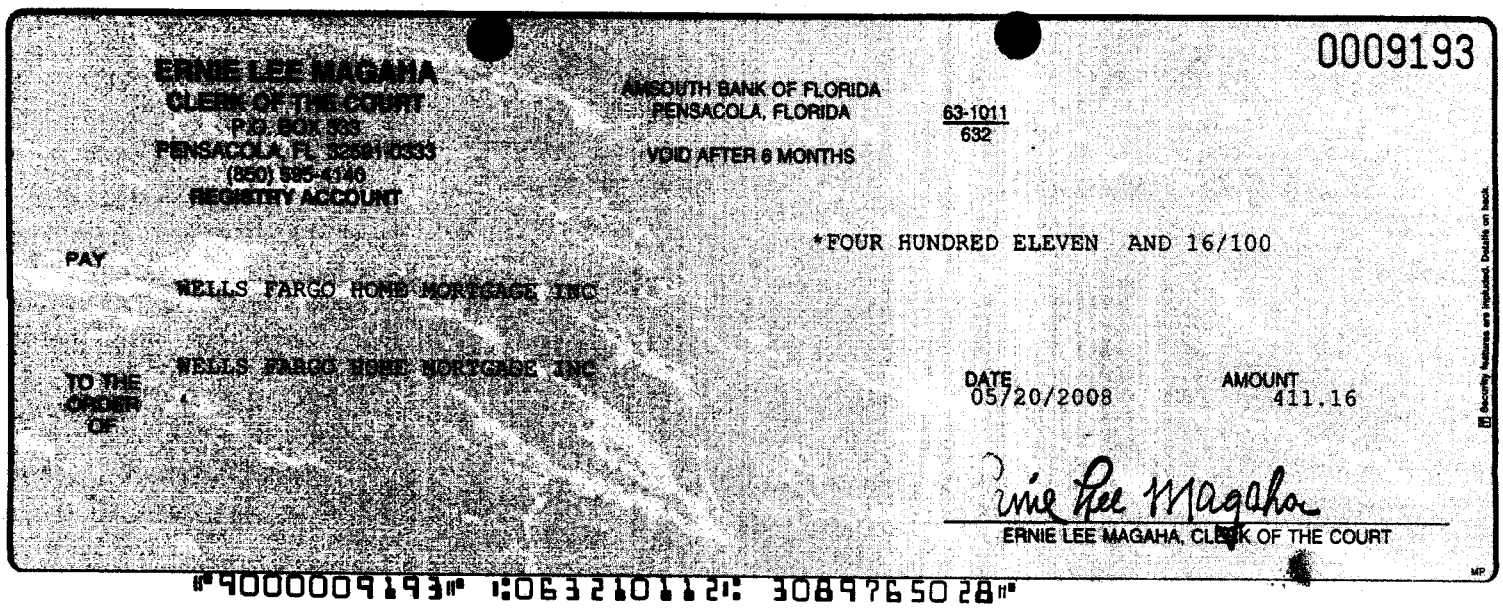
The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/15/2008 which generates a refund.

Tax Cert. #	Account #	Sale	Refund
00027/2006	01-0240-402	7/07/2008	411.16

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By:
John Sims, Tax Deeds Division

Enclosure



ERNIE LEE MAGAHA
CLERK OF THE COURT

CHECK NO. 0009193

Date	Case Number	Description	Amount
05/20/2008	2006 TD 000027	PAYMENT TAX DEEDS	411.16

Check: 9000009193 05/20/2008 WELLS FARGO HOME MORTGAGE INC Check Amount: 411.16

John Sims

From: "John Sims" <jsims@clerk.co.escambia.fl.us>
To: "Dana Moye" <dmoye@clerk.co.escambia.fl.us>
Cc: <glenda_mahuron@co.escambia.fl.us>; "Mylinda Johnson" <mjohnson@escambiaclerk.com>; "Brenda Robinson" <brobinson@escambiaclerk.com>; "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>
Sent: Friday, May 16, 2008 8:17 AM
Subject: Check Request Tax Cert 2006TD00027

Please issue checks as follows : (total of 3 checks)
Please return all checks to me for distribution.

Jeffrey L. & Julie L. Hill, Tax Account # 01-0240-402, Homestead Property, Tax Cert # 00027/2006.
Funds received for redemption- Check # 0214340675, receipt # 886419.
Redeemed on 5/15/08

Janet Holley Tax Collector
$3,914.25

PPTS KR Corp
P.O. Box 2288
Morristown, NJ 07962-2288
$334.95 ($330.00 App Fee, $4.95 Interest)

Wells Fargo Home Mortgage
P.O. Box 14506
Des Moines, IA 50306-9395
$411.16 ($210.00 Legal, $60.00 Sheriff, $15.75 Postage, $125.41 Interest)

John Sims
Escambia County
Clerk of Circuit Court
Tax Deeds
(850) 595-4517
(850) 595-4827 Fax

ERNIE LEE MAGAHA
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

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 010240402 Certificate Number: 000027 of 2006

Payor: WELLS FARGO HOME MORTGAGE PO BOX 14506 DES MOINES IA 50306-9395
Date 5/15/2008

Clerk's Check #	214340675	Clerk's Total	$344.85
Tax Collector Check #	1	Tax Collector's Total	$4,029.76
		Postage	$15.75
		Researcher Copies	$7.00
		Total Received	$4,397.36

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By:_____
Deputy Clerk

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

Receipt Type	**Case**	Outstanding Amount	**0.00**
Receipt Number	**886419**	Receipt Date	**05/15/2008**

Case Number	**2006 TD 000027**
Description	**PPTS KR CORP VS**

Action	**TAX DEED REDEMPTION**
Judge	
Received From	**WELLS FARGO**
On Behalf Of	**PPTS KR CORP**

Total Received	4,397.36
Net Received	4,397.36
Change	0.00

Receipt Payments	**Amount**	**Reference Description**
Check	4,397.36	0214340675

Receipt Applications	**Amount**
Holding	4,390.36
Service Charge	7.00

Deputy Clerk: JPS Transaction Date 05/15/2008 15:30:11

Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2006 TD 000027
Redeemed Date 5/15/2008
Name WELLS FARGO HOME MORTGAGE PO BOX 14506 DES MOINES IA 50306-9395

☐ Clerk's Total = TAXDEED	$344.85
☐ Due Tax Collector = TAXDEED	$4,029.76
☐ Postage = TD2	$15.75
☐ ResearcherCopies = TD6	$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
4/25/2006	TAXDEED	TAX DEED CERTIFICATES Receipt: 878877 Date: 04/25/2008	270.00	0.00	
4/25/2006	TD1	TAX DEED APPLICATION Receipt: 878877 Date: 04/25/2008	60.00	0.00	
4/28/2008	TD82	O & E REPORT (12 pages)	0.00	0.00	
4/28/2008	TD83	TAX COLLECTOR CERTIFICATION (2 pages)	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	$60.00	$60.00	$0.00	$0.00
2	Holding	$270.00	$270.00	$0.00	$0.00
	TOTAL	**$330.00**	**$330.00**	**$0.00**	**$0.00**

ASC
AMERICA'S SERVICING COMPANY
Return Mail Operations
P.O. Box 10388
Des Moines, IA 50306-0388

May 09, 2008

Escambia County
221 Palifox Place Ste 110
Pensocola Fl 32502

To Whom it May Concern:

RE: Request of Tax Redemption Certification
Reference Number: 1158025147, Client 106
Parcel: 01-0240-402
Mortgagor: Julie Hill
Property 4702 Baywind Dr
Address: Pensacola FL 32514
Installment: 2006
Bill Type:
Payee: Escambia County

Enclosed please find:

Check
in the amount of $ 4,397.36 $.00 $.00 $.00

To be used to redeem the tax lien that has been placed upon the above property. Once the funds have been applied and/or the lien has been satisfied, please remit this letter along with the "Tax Redemption Certification" or receipt of payment in the enclosed business reply envelope.

We thank you for your prompt attention to this matter. Should you have questions, please call one of our servicing representatives at (800)842-7654, Mon - Fri 8am-6pm In Your Time Zone.

Sincerely,

America's Servicing Company

TX358/ISY

JOE KNAPP
5153240520
WELLS FARGO HOME MORTGAGE
1 HOME CAMPUS - 795 E WF TRAI
DES MOINES IA 50328

LTR 1 OF 1

SHIP TO:
REQUIRED REQUIRED
8504386500
ESCAMBIA COUNTY 3
213 PALAFOX PL
PENSACOLA FL 32502-5822

FL 325 0-03

UPS NEXT DAY AIR SAVER 1P

TRACKING #: 1Z 1V9 6F7 13 9015 1996

BILLING: P/P

Accounts Rec: 36452
Dept No.: X2301-012

XOL 02.10.12 NV50 75.0A 01/2008

TM

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 010240402 Certificate Number: 000027 of 2006

Redemption: No | Application Date: 4/18/2008 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 7/7/2008	Redemption Date 4/25/2008
Months	3	0
Tax Collector	$3,850.25	$0.00
Tax Collector Interest	$173.26	$0.00
Tax Collector Fee	$6.25	$0.00
Total Tax Collector	$4,029.76	$0.00
Clerk Fee	$60.00	$0.00
Sheriff Fee	$60.00	$0.00
Legal Advertisement	$210.00	$0.00
App. Fee Interest	$14.85	$0.00
Total Clerk	$344.85	$0.00
Postage	$18.00	$0.00
Researcher Copies	$7.00	$0.00
Total Redemption Amount	$4,399.61	$0.00
	Repayment Overpayment Refund Amount	$4,399.61

Notes:
ACTUAL SHERIFF FEE $60.00 / COM RECORDING FEE $18.50
5-7-2008 lienholder called for quotes. mkj
5-9-2008 lienholder called will send cert funds next week. jps

Submit | Reset | Print Preview

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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MIS
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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

Tax Account #	Certificate Number	Sale Date:
01-0240-402	00027 OF 2006	JULY 7, 2008

Property Owner: JEFFERY L. HILL & JULIE L. HILL
Property Location: 4702 BAYWIND DR

Homestead	Improved	Applicant W-9 on file
Yes or No	Yes or No	Yes or No

#7	Clerk's Fee	$60.00	
#8	Clerk's Certified Mail Charge	$18.00	$6.00/mail notice
#9	Newspaper Ad - Sun Press	$210.00	$ /addntl
#10	Sheriff's Fee Personal Serve 2 Post Property 1	$60.00	$20 each serve/post
#11	Recording Fee/Cert. Of Mailing $10 1st page/ $8.50 each additional page $1.00 per name over four names	$18.50	
#15	Copies/ Title Search	$7.00	$1 per page

Additional Notes:

Chris Jones
Escambia County Property Appraiser

We Have Relocated To 221 Palafox Place (3rd Floor)

RECORD DETAIL

Previous Next

General Information

Name: HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL 32514

Account: 010240402

Reference: 061S290960053001

Section Map: S-006-1

Use Code: 01 - Single Family Resid
Legend Window

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector

Assessment

Improvements:	$160,640.00
Land:	$39,900.00
Total:	$200,540.00
Save Our Homes:	$200,540.00

Amendment 1 Calculations

Legal Description

LT 53 BLK A BAYBROOK UNIT #2 PB 12 P 53 OR 5699 P 717

Sales Data

Mo/Yr	Book	Page	Value	Type	Deed Search (new window)
07/2005	5699	717	$254,000.00	WD	Click Here
10/2001	4797	648	$175,000.00	WD	Click Here
05/1995	3779	390	$139,500.00	WD	Click Here
04/1993	3758	531	$51,900.00	QC	Click Here

Deed Search courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court

Print This Section | Show Parcel Map | Parcel Dimensions

Card 1 Data

Location Address

4702 Baywind Dr

Exemptions

Homestead

Taxable: Open Tax Inquiry Window

Areas

1,274 Base Area
170 Wood Deck Fin

Structural Elements

Slab On Grade
Vinyl Siding
Hip
Dimen/Arch Shng
Drywall-Plaster
Carpet
Central H/AC
Plumbing Fixtures: 008
Actual Year Built: 1985

Extra Features

FRAME BLDG

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

Receipt Type	**Case**	Outstanding Amount	**0.00**
Receipt Number	**878877**	Receipt Date	**04/25/2008**

Case Number	**2006 TD 000027**
Description	**PPTS KR CORP VS**

Action	**TAX DEED APPLICATION**
Judge	
Received From	**PPTS KR CORP**
On Behalf Of	**PPTS KR CORP**

Total Received	**330.00**
Net Received	**330.00**
Change	**0.00**

Receipt Payments	**Amount**	**Reference Description**
Check	330.00	**385049914**

Receipt Applications	**Amount**
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 04/25/2008 09:43:17

Comments

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

DR-512
R. 05/88

TO: Tax Collector of **Escambia** County, State of Florida:

In accordance with the Florida Statutes, I, **PPTS KR Corp.**, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

CERT NO	TAX SALE DATE
2006-27	6/1/2006

LEGAL DESCRIPTION

LT 53 BLK A BAYBROOK UNIT #2 PB 12 P 53
OR 5699 P 717

PARCEL NUMBER **061S29-0960-053-001**

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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 certificate of the same legal description which are in my possession.

Applicant Signature

April 16, 2008

01-0240-402

Jeffrey L. & Julie L. Hill
4702 Baywind Dr
Pensacola, FL 32514

Re: Certificate #2006-0027

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

JANET HOLLEY
ESCAMBIA COUNTY TAX COLLECTOR
P O BOX 1312
PENSACOLA FL 32591

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER		ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-0240-402	539	200,540	25.000	175.540	06

PRIOR YEARS TAXES DUE

HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL 32514

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
		04/30/2008	05/29/2008	06/30/2008
2005	1275.0000	3,856.50	3,914.25	3,972.01
				0.00
TOTAL DUE:		3,856.50	3,914.25	3,972.01

PAYMENT MUST BE MADE BY CASH,
CASHIERS CHECK, OR MONEY ORDER.

Please cut on dotted line and return this portion

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER		ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-0240-402	539	200,540	25.000	175.540	06

PRIOR YEARS TAXES DUE

HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL 32514

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

IF PAID BY	Apr 30, 2008	May 29, 2008	Jun 30, 2008
PLEASE PAY	3,856.50	3,914.25	3,972.01

0000000000 0000296561 0000000011380000 0001 0

JANET HOLLEY
ESCAMBIA COUNTY TAX COLLECTOR
P O BOX 1312
PENSACOLA FL 32591

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER		ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-0240-402	539	200,540	25,000	175,540	06

PRIOR YEARS TAXES DUE

HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL 32514

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
		07/07/2008		
2005	1275.0000	4,029.76		
				0.00

TOTAL DUE:

4,029.76

PAYMENT MUST BE MADE BY CASH,
CASHIERS CHECK, OR MONEY ORDER.

Please cut on dotted line and return this portion

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER		ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-0240-402	539	200,540	25,000	175,540	06

PRIOR YEARS TAXES DUE

HILL JEFFERY L & JULIE L
4702 BAYWIND DR
PENSACOLA FL 32514

LT 53 BLK A BAYBROOK
UNIT #2 PB 12 P 53
OR 5699 P 717

IF PAID BY Jul 07, 2008
PLEASE PAY 4,029.76

0000000000 0000296561 00000000113800000 0001 0