

**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

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Case: 2006 TD 000400



00006560499

Dkt: TD83 Pg#:

3

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**Original Documents Follow**

## TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 400.000, 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:

01-4430-000

**Cert** MERLOT III LLC  
**Holder** DEPT 5193  
 PO BOX 2153  
 BIRMINGHAM AL 35287-5193

**Property** YOUSEF SAMER R  
**Owner** 10991 COUNTRY OSTRICH DR  
 PENSACOLA FL, 32534

LT 3 DB 520 P 174  
 HUNTERS LAKE S/D PB 4 P 88  
 OR 5582 P 1356

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/ 400.000	06/01/2006	407.11	0.00	20.36	427.47

## Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2007/ 313.000	06/01/2007	594.65	6.25	29.73	630.63

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 1,058.10
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2007} 413.00
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 1,671.10
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

\* Done this the 29th day of April, 2008

Date of Sale: October 6, 2008 TAX COLLECTOR OF Escambia County Tax Collector County By Glenda Mahuron

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

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

TO: Tax Collector of Escambia County Tax Collector

County:

In accordance with the Florida Statutes, I, MERLOT III LLC

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

CERT. NO.

DATE

LEGAL DESCRIPTION

400.000

2006

ACCOUNT # 01-4430-000

THIS CERTIFICATE IS FOR TAX YEAR 2005.

LT 3 DB 520 P 174

HUNTERS LAKE S/D PB 4 P 88

OR 5582 P 1356

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 certificates of the same legal description which are in my possession.

SS (or agent)  
Applicant's Signature

4/24/08  
Date

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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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DOMESTIC RELATIONS  
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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

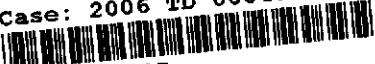
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

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necessary to avoid obscuring any information on  
the original documents

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Case: 2006 TD 000400  
  
00025281187  
Dkt: TD82 Pg#:

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17

**Original Documents Follow**

- Scanned AS received-

# 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.: 6765

May 19, 2008

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596  
ATTN: Glenda Mahuron

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 05-15-88, through 05-15-08, and said search reveals the following:

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

Samer R. Yousef

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

May 19, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 6765

May 19, 2008

Lot 3, Hunters Lake, according to the plat thereof recorded in  
Plat Book 4, Page 88, Public Records of Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6765

May 19, 2008

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

1. That certain mortgage executed by River Valley Developers, LLC in favor of D.S. Redish or J.L. Redish dated November 19, 2004 and recorded November 23, 2004 in Official Records Book 5529, page 642 of the public records of Escambia County, Florida, in the original amount of \$150,000.00.
2. That certain mortgage executed by River Valley Developers, LLC in favor of D.S. Redish dated August 4, 2005 and recorded August 15, 2005 in Official Records Book 5708, page 100 of the public records of Escambia County, Florida, in the original amount of \$55,000.00.
3. Corrected Notice of Lis Pendens filed by Carl S. Redish, Personal Representative of the Estate of Doris S. Redish recorded in O.R. Book 6320, page 362.
4. 2006 certificate delinquent. The assessed value is \$23,750.00. Tax ID 01-4430-000.

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: rcsgrt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-08

TAX ACCOUNT NO.: 01-4430-000

CERTIFICATE NO.: 2006-400

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        tax year

Samer R. Yousef  
10991 Country Ostrich Dr.  
Pensacola, FL 32534

K. Jeffrey Reynolds  
Atty. for D.S. Redish  
924 N. Palafox St.  
Pensacola, FL 32501

Estate of D.S. Redish  
J.S. Redish  
866 Santa Rosa Blvd.  
Ft. Walton Beach, FL 32548

J.L. Redish  
382 Bunker Hill Dr.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 23rd day of May, 2008.

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.



Tax Parcel ID#: 07-1S-1200-000-003

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **RIVER VALLEY DEVELOPERS, L.L.C.**, ("Grantor") whose mailing address is 8850 Gibson Road, Molino, Florida, 32577, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does bargain, sell, convey and grant to **Samer R. Yousef**, a married man, ("Grantee"), whose mailing address is 4036 Fairfield Drive, Pensacola, Florida 32505, and Grantee's heirs, successors, and assigns forever, the real property in Escambia County, Florida described as follows:

**See Exhibit A**

TO HAVE AND TO HOLD unto the said Grantee and the heirs, successors, and assigns of Grantee, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15<sup>th</sup> day of February, 2006.

Signed, sealed and delivered  
In our presence:

**RIVER VALLEY DEVELOPERS, L.L.C.**

Elizabeth C. Lunsford  
Signature of Witness

By: G. E. Milsted

Its: Managing Member

Elizabeth C. Lunsford  
Print Name of Witness

Robert L. Ladd  
Signature of Witness

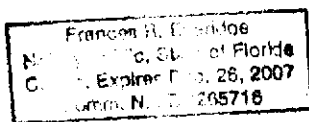
Robert L. Ladd  
Print Name of Witness

Prepared by:

Greg E. Milsted  
8850 Gibson Rd.  
Molino, FL 32577

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of ~~February~~ <sup>March</sup>, 2006, by Temmie Eugene Milstid, as president of **RIVER VALLEY DEVELOPERS, L.L.C.**, who ( ☒ ) is personally known to me, or who ( ☐ ) has produced \_\_\_\_\_ as identification bearing identifications number \_\_\_\_\_.



Frances R. Everidge  
Notary Public

Dec. 26, 2007  
My Commission Expires.

**Land Description:**

**Lot 3, Hunters Lake , a subdivision of a portion of section 7, Township 1 South, Range 30 West, Escambia County, Florida according to the plat recorded in Plat Book 4 at Page 88, of the public records of said county.**

**EXHIBIT A**

27.00  
525.00  
300.00  
✓

OR BK 5529 PG0642  
Escambia County, Florida  
INSTRUMENT 2004-304971

MTG DOC STAMPS PD & ESC CO \$ 525.00  
11/23/04 ERNIE LEE NAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 300.00  
11/23/04 ERNIE LEE NAGANA, CLERK

This Instrument was Prepared By:  
CHARLES F. JAMES, IV, Esquire  
CLARK, PARTINGTON, HART, LARRY,  
BOND & STACKHOUSE  
Post Office Box 13010  
Pensacola, Florida 32591-3010

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### MORTGAGE AND SECURITY AGREEMENT

**RIVER VALLEY DEVELOPERS, LLC**, a Florida limited liability company, whose address is 8850 Gibson Road, Pensacola, Florida 32577, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter collectively described, made by Mortgagor to **D. S. REDISH or J. L. REDISH**, whose address is 382 Bunker Hill Drive, Pensacola, Florida 32506, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby mortgages to the Mortgagee the real property in Escambia County, Florida, described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Property") and all buildings, structures and improvements of every kind and nature whatsoever now or hereafter situated on the Property; as security for payment of the existing indebtedness represented by those certain promissory note of date even herewith for the sum of **ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00)**, made by Mortgagor payable to the order of Mortgagee, with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions, and conditions set forth in the note, together with any and all renewals, extensions, modifications, consolidations, and extensions thereof.

Mortgagor hereby mortgages all title hereafter acquired, as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor agrees:

1. The mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Mortgagor, or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within ten years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed an amount equal to twice the original principal balance of the promissory note described hereinabove, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
4. To keep all buildings now or hereafter on the land insured against damage by fire, casualty, windstorm and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost hereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due; if Mortgagor should transfer, convey, or otherwise convey any interest in the Premises whatsoever without the prior written consent of Mortgagee; or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction hereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this 19 day of November, 2004.

River Valley Developers, LLC, a Florida limited liability company

*T. E. Milstid*

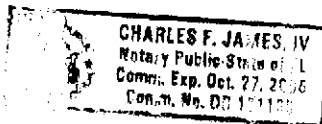
T. E. Milstid, Attorney in Fact

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This foregoing instrument was acknowledged before me this 19 day of November, 2004, by T. E. Milstid, Manager of River Valley Developers, LLC, a Florida limited liability company, who ☒ is/are personally known to me or ☐ has/has produced driver's license as identification.

*Charles F. James, IV*

(NOTARIAL)



CD BK 5529 PGO644  
Escambia County, Florida  
INSTRUMENT 2004-304971

RCD Nov 23, 2004 03:22 pm  
Escambia County, Florida

EXHIBIT "A"

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-304971

Lots 1, 2, 3, 4, 5, 6, 7, and 8, the vacated Dice Street (66' R/W) and that portion of Parcel "A", lying Southeast of the Gulf Power Company Railroad Spur (100' R/W) and lying north of the centerline of an existing creek (said centerline shown on plat of Quail Run North Phase IV, Plat Book 14, at Page 68), Hunter's Lake Subdivision, as recorded in Plat Book 4, at Page 50, of the public records of Escambia County, Florida, less and except the following:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 1 South, Range 30 West, Escambia County, Florida; thence West along the North line of said Section for 392.00 feet; thence South deflecting to the left 89 degrees 44 minutes 00 seconds for 50.00 feet to the South Right of Way line of 10 Mile Road for the Point of Beginning; thence continue South for 284.00 feet; thence West deflecting to the right 89 degrees 44 minutes 00 seconds for 307.00 feet; thence North deflecting to the right 90 degrees 16 minutes 00 seconds for 284.00 feet to the aforesaid South right of way line; thence East deflecting to the right 89 degrees 44 minutes 00 seconds along said right of way line for 307.00 feet to the Point of Beginning.

ec  
cc  
sub  
35.50  
192.50  
110.00  
338.00

This instrument is prepared by:  
CHARLES F. JAMES, IV, ESQUIRE  
Clark, Partington, Hart, Larry,  
Bond, & Stackhouse  
125 West Romana Street, Suite 800  
Post Office Box 13010  
Pensacola, Florida 32501-3010

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**SECOND MORTGAGE**

**RIVER VALLEY DEVELOPERS, LLC**, a Florida limited liability company,, whose address is 8850 Gibson Road, Pensacola, Florida 32577 (the "Mortgagor"), and in consideration of the principal sum specified in the promissory note hereafter described, made by Mortgagor to **D. S. Redish** whose address is 866 Santa Rosa Boulevard, Ft. Walton Beach, Florida 32548, (the "Mortgagee"), hereby on this 4<sup>th</sup> day of **August, 2005**, mortgages to the Mortgagee the real property in Escambia County, Florida, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

as security for payment of the existing indebtedness represented by that certain promissory note previously executed by Mortgagor to Mortgagee for the sum **FIFTY FIVE THOUSAND and NO/100THS DOLLARS (\$55,000.00)** made by Mortgagor payable to the order of Mortgagee, with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions, and conditions set forth in the note, together with any and all renewals, extensions, modifications, consolidations, and extensions thereof. Said property is not the constitutional homestead of Mortgagor.

Mortgagor hereby mortgages all title hereafter acquired, as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject to ad valorem taxes for the year 2005 and all subsequent years. Mortgagor agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Mortgagor, or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed an amount equal to twice the original principal balance of the promissory note described hereinabove, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum

rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.

4. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost hereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due; if Mortgagor should transfer, convey, or otherwise convey any interest in the Property whatsoever without the prior written consent of Mortgagee; or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
8. The rent and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction hereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
9. This is a *junior mortgage*, and Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage to D.S. Reddish or J.L. Reddish, as applicable, recorded in at Official Records Book 55-9, Page 642 of the public records of Dade County, Florida. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but is not required to) make such payment, or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.



10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagee under the laws of the State of Florida.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the day and year first above written.

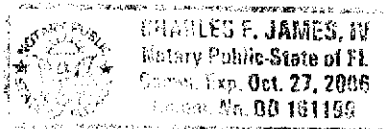
RIVER VALLEY DEVELOPERS, LLC, a Florida  
limited liability company

By: T. E. Milstid  
T. E. Milstid, its managing member

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of August, 2005, by T.E. Milstid, the managing member of River Valley Developers, LLC, a Florida limited liability company, on behalf of the Company. He ( ) is personally known to me, or ( ) he has shown me as identification, and he did not take an oath.



[Signature]  
[NOTARIAL SEAL]

R:\AFCD\Forms\Mortgages\2nd mort-river valley redish.doc

## EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, and 8, the vacated Rice Street (66' R/W) and that portion of Parcel "A", lying Southeast of the Gulf Power Company Railroad Spur (100' R/W) and lying north of the centerline of an existing creek (said centerline shown on plat of Quail Run North Phase IV, Plat Book 14, at Page 68), Hunter's Lake Subdivision, as recorded in Plat Book 4, at Page 18, of the public records of Escambia County, Florida, less and except the following:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 1 South, Range 30 West, Escambia County, Florida; thence West along the North line of said Section for 282.00 feet; thence South deflecting to the left 89 degrees 44 minutes 00 seconds for 50.00 feet to the South Right of Way line of 10 Mile Road for the Point of Beginning; thence continue South for 284.00 feet; thence West deflecting to the right 89 degrees 44 minutes 00 seconds for 307.00 feet; thence North deflecting to the right 55 degrees 16 minutes 00 seconds for 284.00 feet to the aforesaid South right of way line; thence East deflecting to the right 89 degrees 44 minutes 00 seconds along said right of way line for 307.00 feet to the Point of Beginning.

## LESS AND EXCEPT THE FOLLOWING PROPERTY:

## Land Description:

Lot 8, Hunter's Lake, a subdivision of a portion of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 4 at Page 18, of the public records of said county.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, HUNTER'S LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4 AT PAGE 18 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF DATE STREET (EXTENSION OF EAST LINE OF LOT 8) FOR A DISTANCE OF 170.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG AN EXTENSION OF THE LINE LAST RUN FOR A DISTANCE OF 70.00 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID DATE STREET FOR A DISTANCE OF 130.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 70.00 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID DATE STREET FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.19 ACRES MORE OR LESS.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, HUNTER'S LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4 AT PAGE 18 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF DATE STREET (EXTENSION OF EAST LINE OF LOT 8) FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 130.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 50.00 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID DATE STREET FOR A DISTANCE OF 130.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES MORE OR LESS.

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
General Jurisdiction Division

CARL S. REDISH as personal representative of the  
ESTATE OF DORRIS S. REDISH a/k/a  
D. S. REDISH a/k/a DORRIS SLATER REDISH

2008 APR 22 P 4:08

Plaintiff,

CASE NO.: 2007-CA-2736

DIVISION: B

JUDGE : Bell

FILED & RECORDED

VS.

RIVER VALLEY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
T.E. MILSTID a/k/a TOMMIE E. MILSTID; OSAMA YOUSEF, HASHEM YOUSEF,  
SAMER YOUSEF, EDMISTEN & ASSOCIATES, ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED  
INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,  
WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES,  
HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS; JOHN DOE AND JANE DOE  
AS UNKNOWN TENANTS IN POSSESSION,

Defendants.

**CORRECTIVE NOTICE OF LIS PENDENS**

1. TO: The above-named defendants AND ALL OTHERS WHOM IT MAY CONCERN:
2. YOU ARE NOTIFIED of the institution of this action by the Plaintiff seeking to foreclose the Notes and Mortgages encumbering the described property and the decreeing of a sale of the property under the direction of the court in default of the payment of the amount found to be due the Plaintiff under the Notes and Mortgages, and for other, further, and general relief set forth in the Complaint.
3. The property involved is that certain parcel, lot or unit situate, lying and being in Escambia County, Florida, as set forth in the mortgage recorded in Official Records Book 5529, at Page 642, and the mortgage recorded in Official Records Book 5708, at Page 100, more particularly described as shown on Exhibit A attached hereto.
4. This Notice is filed to correct the Notice filed 11/21/2007, OR Book 6251, Page 568, Instrument #2007109812, which did not have Exhibit A attached.

Dated at Pensacola, Escambia County, Florida, this 22 day of April 2008.

  
K. JEFFREY REYNOLDS, ESQUIRE

924 North Palafox Street

Pensacola, Florida 32501

(850) 434-2522 FBN 212180

Attorney for Plaintiff

Case: 2007 CA 002736

00036304246

Case: CA1039 Pg# 2

## EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, and 8, the vacated Rice Street (66' R/W) and that portion of Parcel "A", lying Southeast of the Gulf Power Company Railroad Spur (100' R/W) and lying north of the centerline of an existing creek (said centerline shown on plat of Quail Run North Phase IV, Plat Book 14, at Page 68), Hunter's Lake Subdivision, as recorded in Plat Book 4, at Page 88, of the public records of Escambia County, Florida, less and except the following:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 1 South, Range 30 West, Escambia County, Florida; thence West along the North line of said Section for 300.00 feet; thence South deflecting to the left 89 degrees 44 minutes 00 seconds for 50.00 feet to the South Right of Way line of 10 Mile Road for the Point of Beginning; thence southerly South for 284.00 feet; thence West deflecting to the right 89 degrees 44 minutes 00 seconds for 207.00 feet; thence North deflecting to the right 90 degrees 16 minutes 00 seconds for 284.00 feet to the aforesaid South right of way line; thence East deflecting to the right 89 degrees 44 minutes 00 seconds along said right of way line for 307.00 feet to the Point of Beginning.

## LESS AND EXCEPT THE FOLLOWING PROPERTY:

## Land Description:

Lot 8, Hunter's Lake, a subdivision of a portion of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 4 at Page 88 of the public records of said county.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, HUNTER'S LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4 AT PAGE 88 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF PATE STREET (EXTENSION OF EAST LINE OF LOT 8) FOR A DISTANCE OF 170.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG AN EXTENSION OF THE LINE LAST RUN FOR A DISTANCE OF 75.00 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID PATE STREET FOR A DISTANCE OF 120.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID PATE STREET FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, HUNTER'S LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 4 AT PAGE 88 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF PATE STREET (EXTENSION OF EAST LINE OF LOT 8) FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 120.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 80.00 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID PATE STREET FOR A DISTANCE OF 120.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

EXHIBIT A

**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: 2006 TD 000400



00081884461

Dkt: TD80 Pg#:

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14

**Original Documents Follow**

**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  
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

7/10/2008

MERLOT III LLC  
DEPT 5193  
P O BOX 2153  
BIRMINGHAM AL 35287-5193

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
00400/2006	01-4430-000	10/06/200	330.00	14.85	344.85

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

By:   
Mylinda Johnson, Tax Deeds Division

Enclosure

**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  
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

7/10/2008

CARL REDISH  
515 JAMES RIVER ROAD  
GULF BREEZE FL 32561

Dear Owner:

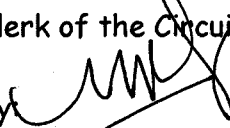
The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 7/3/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
<u>MULTIPLE</u>	<u>MULTIPLE</u>	<u>VARIOUS</u>	<u>2,492.38</u>

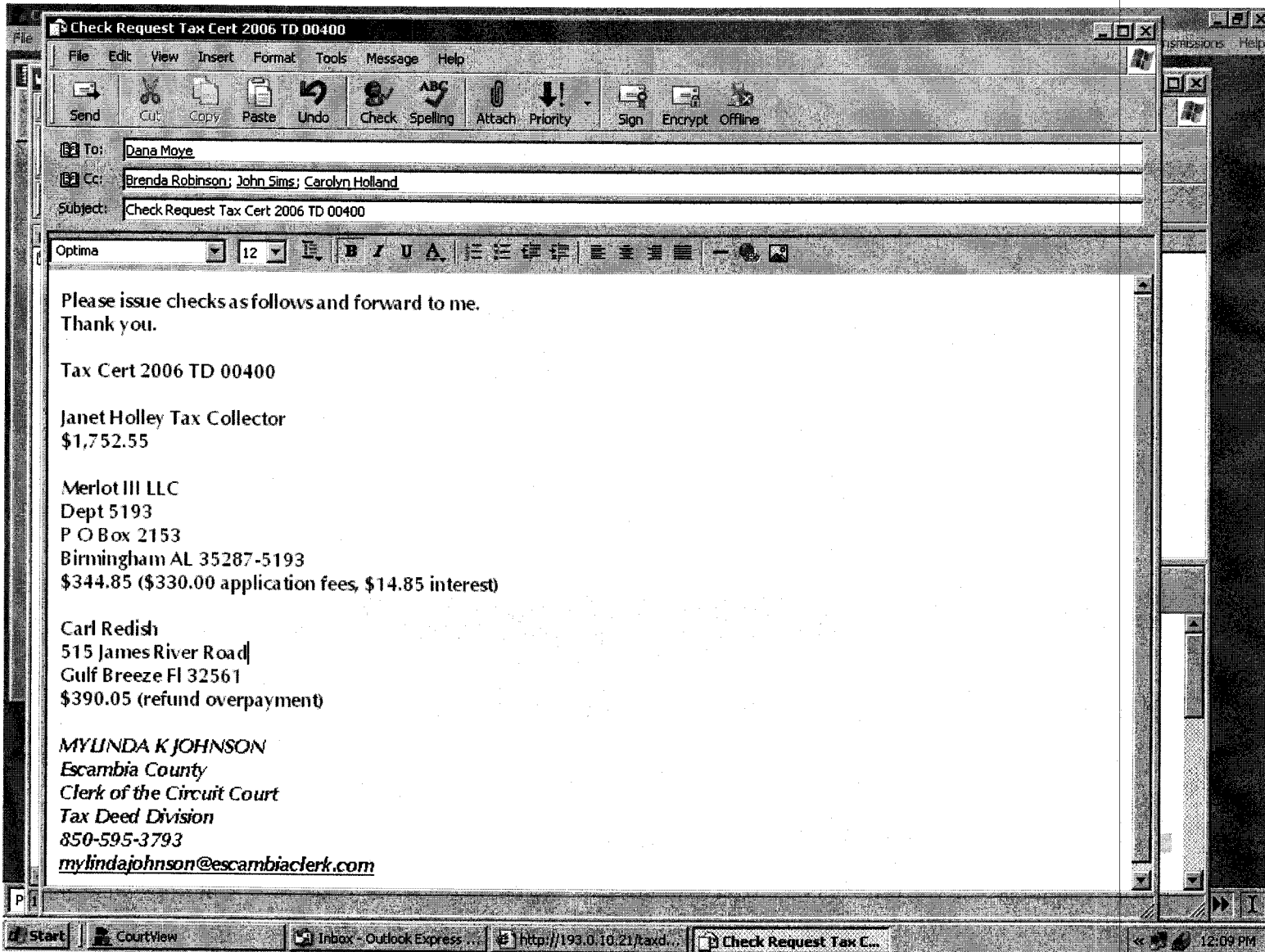
**\*\*\*SEE ATTACHED**

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

By

  
Mylinda Johnson, Tax Deeds Division

Enclosure







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

**Tax Deed - Redemption Calculator**

**Account: 014430000 Certificate Number: 000400 of 2006**

Redemption ☒ Yes
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/06/2008"/>	Redemption Date <input type="text" value="07/03/2008"/>
Months	6	3
Tax Collector	<input type="text" value="\$1,671.10"/>	<input type="text" value="\$1,671.10"/>
Tax Collector Interest	\$150.40	\$75.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,827.75	\$1,752.55
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$29.70	\$14.85
Total Clerk	\$359.70	\$344.85
Postage	<input type="text" value="\$30.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$12.00"/>	<input type="text" value="\$12.00"/>
Total Redemption Amount	\$2,229.45	\$2,109.40
	Repayment Overpayment Refund Amount	\$120.05

Notes: ACTUAL SHERIFF \$40.00/ COM RECORDING FEE \$21.50  
 6-25-2008 mtg co called for quotes. mkj  
 Mr. Yousef came into our office last week for quotes. mkj

**Submit**

**Reset**

**Print Preview**

**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: 014430000 Certificate Number: 000400 of 2006**

**Payor: EST OF DORRIS S REDISH 515 JAMES RIVER ROAD GULF BREEZE FL 32561      Date**  
**07/03/2008**

Clerk's Check #	19110501	Clerk's Total	\$359.70
Tax Collector Check #	1	Tax Collector's Total	\$1,827.75
		Postage	\$30.00
		Researcher Copies	\$12.00
		Total Received	\$2,229.45

**ERNIE LEE MAGAHA**  
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>**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	903989	Receipt Date	07/03/2008

Case Number 2006 TD 000400

Description GULF GROUP HOLDINGS VS

Action TAX DEED REDEMPTION

Judge

Received From EST OF DORRIS S REDISH

On Behalf Of GULF GROUP HOLDINGS

Total Received	2,229.45
Net Received	2,229.45
Change	0.00

Receipt Payments	Amount	Reference Description
Check	2,229.45	19110501

Receipt Applications	Amount
Holding	2,217.45
Service Charge	12.00

Deputy Clerk: mkj Transaction Date 07/03/2008 10:52:25

Comments



**Chris Jones**  
**Escambia County**  
**Property Appraiser**

PLEASE NOTE: This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.

Map Format: <input checked="" type="radio"/> Wide Format <input type="radio"/> Square Format	
Go to Parcel Id: <input type="text"/>	<input type="button" value="Go"/>
Record Search <input type="button" value="Search"/>	
<b>Selected Parcel: 071S301200000003</b>	
Account 014430000	
Situs 1000 10 MILE RD BLK	
Owner YOUSEF SAMER R	
Mailing Address 10991 COUNTRY OSTRICH DR	
PENSACOLA, FL 32534	
Last Sale 11/2/2006, \$100	
Property Use VACANT RESIDENTIAL	
Approx. Acreage 0.2900	
Building Count	
Total Heated Area	
Radius Search: <input type="text"/> <input type="button" value="Search"/> <input type="button" value="Reset Search"/>	
Feet from selected parcel	
Maximum radius allowed is 5280 feet (1 Mile)	
Road Intersects: <input type="text"/>	<input type="button" value="Search"/>
<b>Scrolling Navigation</b> Click and hold mouse over compass while moving mouse in desired direction.	

- DD400/2004  
1000 10 MILE RD BLK



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

**Tax Deed - Redemption Calculator**

**Account: 014430000 Certificate Number: 000400 of 2006**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/06/2008"/>	Redemption Date <input type="text" value="05/29/2008"/>
Months	6	1
Tax Collector	<input type="text" value="\$1,671.10"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$150.40	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$1,827.75	\$0.00
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	\$29.70	\$0.00
Total Clerk	\$359.70	\$0.00
Postage	<input type="text" value="\$30.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$12.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,229.45	\$0.00
	Repayment Overpayment Refund Amount	\$2,229.45

ACTUAL SHERIFF \$40.00/ COM RECORDING FEE \$21.50

Notes

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	890438	Receipt Date	05/28/2008

Case Number	2006 TD 000400
Description	GULF GROUP HOLDINGS VS

Action **TAX DEED APPLICATION**

Judge

Received From **GULF GROUP HOLDINGS**

On Behalf Of **GULF GROUP HOLDINGS**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	330.00	190232607	

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 05/28/2008 12:34:48

Comments

*Copies - 12.00  
Postage - 30.00  
Sheriff - 1/1 = 40.00  
COM - 1 - 21.50*

**Source: Escambia County Property Appraiser**

[Restore Full Page Version](#)

**General Information**

**Name:** YOUSEF SAMER R  
10991 COUNTRY OSTRICH DR  
PENSACOLA, FL 32534

**Account:** 014430000

**Reference:** 071S301200000003

**Situs:** 1000 10 MILE RD BLK

**Use Code:** VACANT RESIDENTIAL

**Tax Inquiry:** [Open Tax Inquiry Window](#)

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

**2007 Certified Roll Assessment**

**Improvements:** \$0

**Land:** \$23,750

---

**Total:** \$23,750

*Save Our Homes:* \$0

**Amendment 1 Calculations**

**Sales Data**

Mo/Yr	Book	Page	Value	Type	Deed Search (New Window)
11/2006	6028	0871	\$100	QC	<a href="#">View Instr</a>
03/2006	5854	1744	\$28,400	WD	<a href="#">View Instr</a>
12/2005	5830	1245	\$100	WD	<a href="#">View Instr</a>
02/2005	5582	1356	\$200,000	SC	<a href="#">View Instr</a>

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

**2007 Certified Roll Exemptions**

None

**Legal Description**

LT 3 HUNTERS LAKE S/D PB 4 P 88 OR  
5854 P 1744

**Extra Features**

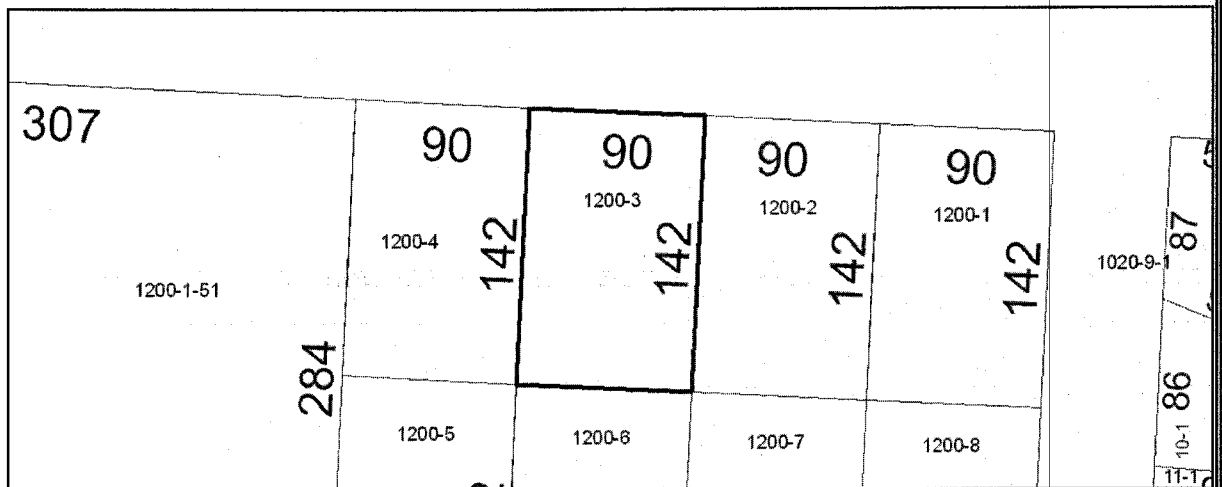
None

**Parcel Information**

[View Online Map](#)

**Section Map**  
**Id:** S0321

**Approx.**  
**Acreage:**  
0.2900



**Buildings**

**Images**

None

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.

Janet Holley - [Delinquent]

File Record Edit View Collections Window Help

Tax System

Daily Current and Delinquent

Special Maintenance

Distribution Master

Delinquent Rolls

Roll Conversions

Litigation

Account Maintenance

Delinquent/TDA

Transaction History

Search Results

Cancel Void Correction TDA Purchase Transfer Duplicate Add Certificate Print Certificate

Date Sold	Folio Yr. & No.	Certificate Yr. & No.	Type	Status	%	Face	Interest	Amount Due	WIP	TDA	Remarks	Previous
	2007 - 13739.0000			TD		\$0.00	\$0.00	\$0.00		C	Y	
06/01/2007	2006 - 13867.0000	2007 - 313.000	I	TD	0.25%	\$594.65	\$0.00	\$0.00		R	N	
06/01/2006	2005 - 14539.0000	2006 - 400.000	I	TD	0.25%	\$407.11	\$20.36	\$1,702.42		A	Y	
	2004 - 13796.0000					\$0.00	\$0.00	\$0.00			N	
	2003 - 13795.0000					\$0.00	\$0.00	\$0.00			N	

Maintenance Holder

Account 01-4430-000 Date 05/27/2008 C TAX DEED APPLICATION

Geo 071530-1200-000-003

Owner SPEIGNER JAMES M

Owner Actual Address SPEIGNER JAMES M  
2941 PINE VALLEY DR  
DESTIN, FL 32550

Taxable 20.000 Run 1 Mill 00

Legal LT 3 DB 520 P 174  
HUNTERS LAKE S/D PB 4 P 88

Changed 04/29/2008 Operator GLE

If Paid By Total Current Total Delinquent Grand Total Due

05/27/2008	\$0.00	\$1,702.42	\$1,702.42
------------	--------	------------	------------

General TDA Redemption / Bankruptcy Fees Print Bill

Application

Type A - Applied

WIP -

LAS Date // Number 10233

Sale Date 10/06/2008 Receipt 91666.0012

Filed By GULF GROUP HOLDINGS

Dated 04/29/2008

Clerk's Interest % 0.00

Business Tax

Miscellaneous

Administration

5/27/2008

start Janet Holley - [Del... Inbox - Microsoft... APRIL CALL LOG.d... 8:17 AM





**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
----------------	----------------	------------	---------------	--------------

01-4430-000	23,750	0	23,750	06
-------------	--------	---	--------	----

**PRIOR YEARS TAXES DUE**

YOUSEF SAMER R  
10991 COUNTRY OSTRICH DR  
PENSACOLA FL 32534

LT 3  
HUNTERS LAKE S/D PB 4 P 88  
OR 5854 P 1744

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	14539.0000	05/30/2008 1,702.42	06/30/2008 1,727.48	07/31/2008 1,752.55  0.00

**TOTAL DUE:**

1,702.42	1,727.48	1,752.55
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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
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01-4430-000

23,750

**PRIOR YEARS TAXES DUE**

YOUSEF SAMER R  
10991 COUNTRY OSTRICH DR  
PENSACOLA FL 32534

LT 3  
HUNTERS LAKE S/D PB 4 P 88  
OR 5854 P 1744

IF PAID BY	May 30, 2008	Jun 30, 2008	Jul 31, 2008
PLEASE PAY	1,702.42	1,727.48	1,752.55

0000000000 0000040097 0000000137390000 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
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01-4430-000	23,750	0	23,750	06
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**PRIOR YEARS TAXES DUE**

YOUSEF SAMER R  
10991 COUNTRY OSTRICH DR  
PENSACOLA FL 32534

LT 3  
HUNTERS LAKE S/D PB 4 P 88  
OR 5854 P 1744

TAX YEAR

FOLIO #

DUE IF PAID BY:

DUE IF PAID BY:

DUE IF PAID BY:

2005

14539.0000

08/31/2008  
1,777.62

09/30/2008  
1,802.68

10/06/2008  
1,827.75

0.00

**TOTAL DUE:**

1,777.62

1,802.68

1,827.75

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
----------------	----------------	------------	---------------	--------------

01-4430-000

23,750

**PRIOR YEARS TAXES DUE**

YOUSEF SAMER R  
10991 COUNTRY OSTRICH DR  
PENSACOLA FL 32534

LT 3  
HUNTERS LAKE S/D PB 4 P 88  
OR 5854 P 1744

IF PAID BY  
PLEASE PAY

Aug 31, 2008  
1,777.62

Sep 30, 2008  
1,802.68

Oct 06, 2008  
1,827.75

0000000000 0000040097 0000000137390000 0001 0