

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
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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

Case: 2006 TD 004011

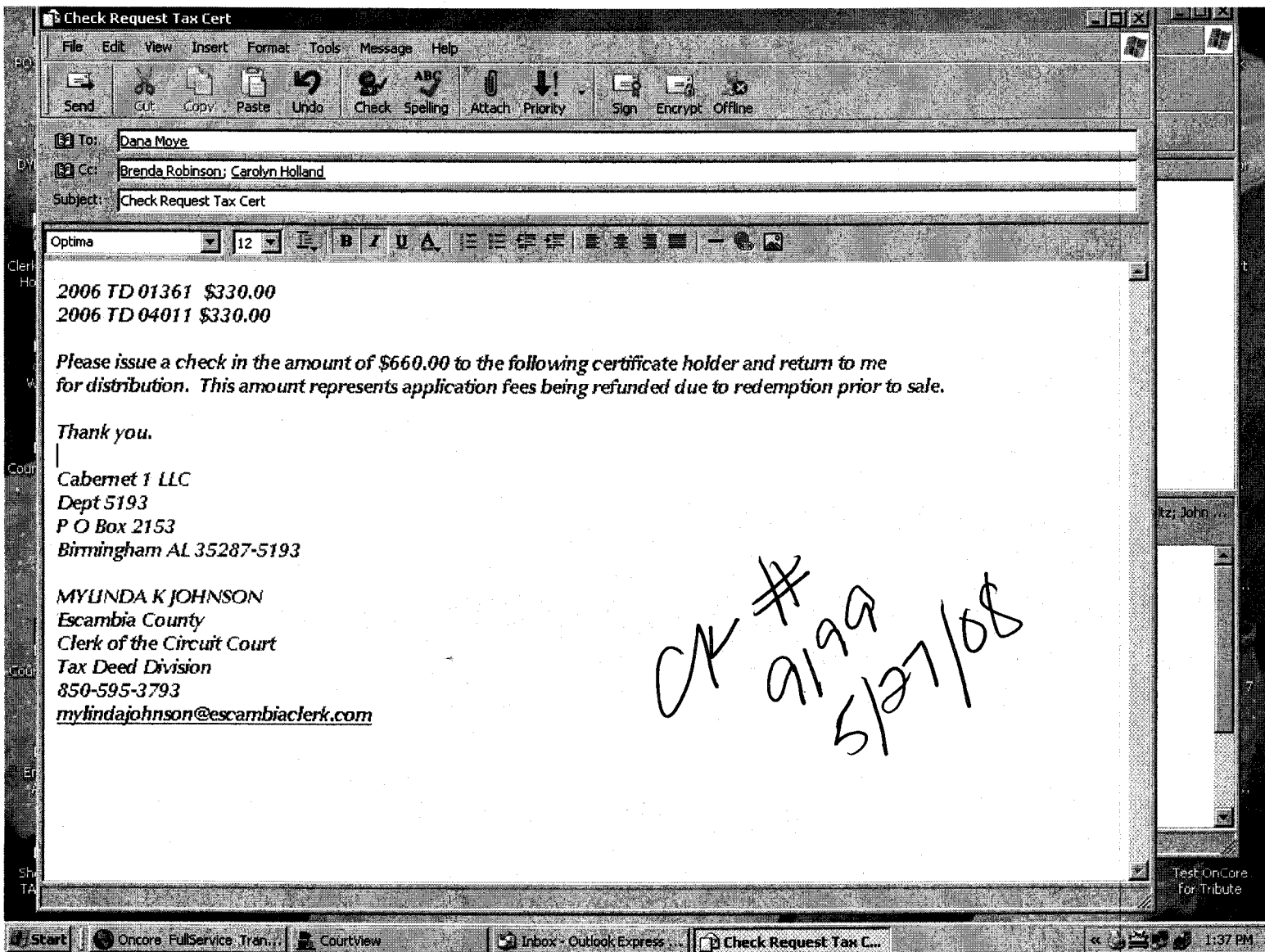


00002998057

Dkt: TD80 Pg#:

12

Original Documents Follow



http://193.0.10.21/taxdeed/PropertySheet.asp?IID=2542 - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites

Address http://193.0.10.21/taxdeed/PropertySheet.asp?IID=2542 Go

Search Property Property Sheet Lien Holder's Redeem Forms Courtview

Redeemed From Sale

Delete Property

 **ERNIE LEE MAGAHA**
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
 Tax Deed Sales - Property Sheet
 Account: 074027000 Certificate Number: 004011 of 2006

Account 074027000 Reference 372S301001020006

ClerkFile# 08-322 Week # First Redemption Yes

Auction Date 10/06/2008 Homestead Exempt ☐ County ☐

Date Of Tax Deed Application 04/28/2008 Certificate Number 04011 Issued Date 06/01/2006

Tax Roll Assessment \$0.00 Opening Bid Amt \$0.00

Save Our Homes \$0.00 Researcher Copies \$0.00

Holder Name CABERNET 1 LLC

Holder Address DEPT 5193
P O BOX 2153
BIRMINGHAM AL 35287-5193

Name BABER THEODORE W & RACHELLE G ☐ PersonalService

Mailing Address 510 S OLD CORRY FIELD RD
PENSACOLA, FL 32507

Start Oncore FullService Tran... CourtView http://193.0.10.21/ta... Escambia County Florida... 1:24 PM

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	889008	Receipt Date	05/22/2008

Case Number	2006 TD 004011
Description	CABERNET 1 LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **CABERNET 1 LLC**

On Behalf Of **CABERNET 1 LLC**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	330.00	190232605	

Receipt Applications	Amount
Holding	330.00

Deputy Clerk: mkj Transaction Date 05/22/2008 13:13:39

Comments

redlined

08-322

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 4011.000, 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: 07-4027-000

Cert CABERNET I LLC
Holder DEPT 5193
 PO BOX 2153
 BIRMINGHAM AL 35287-5193

Property BABER THEODORE W &
Owner RACHELLE G
 510 S OLD CORY FIELD RD
 PENSACOLA FL, 32507

LOT 20 BLK 5
 1ST ADDN TO EDGEWATER
 PB 3 P 6
 OR 2642 P 222
 CA 180

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/ 4011.000	06/01/2006	207.46	0.00	10.37	217.83

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/ 3079.000	06/01/2007	223.30	6.25	11.17	240.72

Redeemed

- | | |
|--|-----------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) | 458.55 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | |
| 3. Total of Current Taxes Paid by Tax Deed Applicant {2007} | 207.17 |
| 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 | 865.72 |
| 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. | 16,330.00 |
| 15. Total of Lines 12 thru 14 (Statutory Opening Bid) | |
| 16. Redemption Fee | 6.25 |
| 17. Total Amount to Redeem | |

* Done this the 28th day of April, 2008

Date of Sale: October 6, 2008

TAX COLLECTOR OF Escambia County Tax Collector County

By Blenda Maluon

* 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 T DEED

TO: Tax Collector of Escambia County Tax Collector

County:

In accordance with the Florida Statutes, I, CABERNET I 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

4011.000

2006

ACCOUNT # 07-4027-000

THIS CERTIFICATE IS FOR TAX YEAR 2005.

LOT 20 BLK 5

1ST ADDN TO EDGEWATER

PB 3 P 6

OR 2642 P 222

CA 180

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.

Applicant's Signature

Date

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.: 6756

May 14, 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 05-13-88, through 05-13-08, and said search reveals the following:

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

Theodore W. Baber and Rachelle G. Baber, 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

May 14, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 6756

May 14, 2008

Lot 20, Block 5, First Addition to Edgewater Subdivision,
according to the plat thereof recorded in Plat Book 3, Page 6,
Public Records of Escambia County, Florida.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 6756

May 14, 2008

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4317, page 32, and O.R. Book 4452, page 552.
2. 2006 certificate delinquent. The assessed value is \$50,200.00. Tax ID 07-4027-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-06-08

TAX ACCOUNT NO.: 07-4027-000

CERTIFICATE NO.: 2006-4011

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

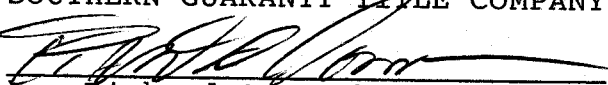
X Notify Escambia County, 190 Governmental Center, 32501

X Homestead for 2007 tax year.

Theodore W. Baber
Rachelle G. Baber
510 S. Old Corry Field Rd.
Pensacola, FL 32507

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.

State of Florida

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, BERNARD FRANCIS KEHOE, JR. AND ELIZABETH C. KEHOE, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto THEODORE W. BABER AND RACHELLE S. BABER, husband and wife, of 510 OLD CORRY FIELD RD., PENSACOLA, FL. 32507, Pensacola, Florida, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the State of Florida, and County of Escambia to-wit:

LOT 20, BLOCK 5, FIRST ADDITION TO EDGEWATER SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 37 AND 52, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 3, AT PAGE 6 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

D. S. PD. \$145.75
DATE 12-27-88
JOE A. FLOWERS, COMPTROLLER
BY D. Powers D.C.
CERT. REG. #59-2043229-27-01

THIS INSTRUMENT PREPARED BY
D. J. JONES
AN EMPLOYEE OF
LAWYERS TITLE AGENCY OF FLA AND
ESCAMBIA COUNTY, INC.
25 SOUTH BAYVIEW STREET
PENSACOLA, FLORIDA
SUBSIDIARY TO THE ASSURANCE OF A
TITLE INSURANCE COMPANY

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of December, 1988

Signed, sealed and delivered in the presence of:

① Bernard Francis Kehoe, Jr. (SEAL)
② Margaret R. Eden (SEAL)
③ Elizabeth C. Kehoe
④ Richard
State of Florida
COUNTY OF Escambia

Before the subscriber personally appeared BERNARD FRANCIS KEHOE, JR. husband and wife, known to me, and known to me to be the individuals described herein in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of December, 1988

① Joe A. Flowers
Notary Public
9-24-94

SPACE ALLOW FOR RECORDING USE
Dec 27 4 24 PM '88
FILED AND REC'D
TAMM HALL
PENSACOLA, FLA. 32507
603053

Janet Holley - [Delinquent]

File Record Edit View Collections Window Help

Tax System

Business Tax

Master

Distributions

Account Maintenance

Delinquent

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 - 58922.0000					\$0.00	\$0.00	\$0.00		C	Y	
06/01/2007	2006 - 58522.0000	2007 - 3079.0000	I		4.75%	\$223.30	\$0.00	\$0.00		R	N	
06/01/2006	2005 - 58537.0000	2006 - 4011.0000	I		0.25%	\$207.46	\$0.00	\$0.00		A	Y	
	2004 - 57803.0000					\$0.00	\$0.00	\$0.00			N	
	2003 - 57645.0000					\$0.00	\$0.00	\$0.00			N	

Maintenance

Holder

Account

07-4027-000

Date

05/22/2008

C

Geo

372S30-1001-020-006

If Paid By

05/22/2008

Total Current

\$0.00

Total Delinquent

\$0.00

Grand Total Due

\$0.00

Owner

BABER THEODORE W &

Owner Actual Address

BABER THEODORE W &
RACHELLE G
510 S OLD CORY FIELD RD
PENSACOLA, FL 32507

General

TDA

Redemption / Bankruptcy

Fees

Print Bill

Application

Type

A - Applied

WIP

-

LAS Date

//

Number

10200

Dated

04/28/2008

Clerk's Interest %

0.00

Taxable

5.950

Run

1

Mill

00

Sale Date

10/06/2008

Receipt

91479.0026

Legal

LOT 20 BLK 5
1ST ADDN TO EDGEWATER

Filed By

GULF GROUP HOLDINGS

Miscellaneous Administration

Changed

05/08/2008

Operator

NEA

DATE - The current system date

Current Control Year: 2007 Eff 09/01/2007

5/22/2008

start

Janet Holley - [Delin...

Inbox - Microsoft Out...

OCUP SEARCH REC...

10:10 AM