

**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 005213



00051027281

Dkt: TD83 Pg#:

**2**

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**Original Documents Follow**

(R 12/96)

APR 28, 2008 10118

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 5213.000, 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:

09-3972-660

**Cert** SAUTERNES V LLC  
**Holder** DEPT 5193  
 PO BOX 2153  
 BIRMINGHAM AL 35287-5193

**Property** MANN MAXWELL D  
**Owner** 9830 GINKO RD  
 PENSACOLA FL, 32506

W 26 81/100 FT OF LT 18 & E  
 73 14/100 FT OF LT 19 BLK C  
 SHANGRI-LAPLACE PB 9 P 8  
 A/B  
 OR 5652 P 1485

LESS MINERAL RIGHTS

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/ 5213.000	06/01/2006	1,658.54	0.00	82.93	1,741.47

## 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/ 4068.000	06/01/2007	1,725.53	6.25	86.28	1,818.06

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 3,559.53
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant . {2007} 1,431.08
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 5,190.61
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. 52,410.00
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: September 8, 2008 TAX COLLECTOR OF Escambia County Tax Collector County

By

\* 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  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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MENTAL HEALTH  
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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

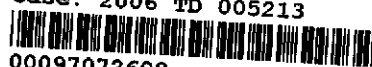
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

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the original documents

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Case: 2006 TD 005213



00097072608

Dkt: TD82 Pg#:

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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.: 6662

May 7, 2008

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596  
ATTN: Kwok Wong

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 05-07-88, through 05-07-08, and said search reveals the following:

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

Maxwell D. Mann

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 7, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 6662

May 7, 2008

The West 26.86 feet of Lot 18 and the East 73.14 feet of Lot 19,  
Block C, Shangri-La Place Subdivision, according to the plat  
thereof recorded in Plat Book 9, Page 8A & 8B, Public Records of  
Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6662

May 13, 2008

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

1. That certain mortgage executed by Maxwell D. Mann in favor of Countrywide Home Loans, Inc. dated May 27, 2005 and recorded June 3, 2005 in Official Records Book 5652, page 1488 of the public records of Escambia County, Florida, in the original amount of \$100,000.00.
2. That certain mortgage executed by Mxwell D. Mann in favor of Countrywide Home Loans, Inc. dated May 27, 2005 and recorded June 3, 2005 in Official Records Book 5652, page 1505 of the public records of Escambia County, Florida, in the original amount of \$25,000.00. Assigned to MERS, Inc. in O.R. Book 5845, page 539.
3. Judgment filed by American General Financial Services, Inc. recorded in O.R. Book 6182, page 1470.
4. Judgment filed by Pensacola Government Federal Credit Union recorded in O.R. Book 6304, page 1204.
5. 2006 certificate delinquent. The assessed value is \$104,820.00. Tax ID 09-3972-660.

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: 09-08-08

TAX ACCOUNT NO.: 09-3972-660

CERTIFICATE NO.: 2006-5213

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:

Maxwell D. Mann  
9830 Ginko Rd.  
Pensacola, FL 32506

MERS, Inc.  
G4318 Miller Rd.  
Flint, MI 48501-2026  
and  
1200 S. Pine Island Rd.  
Plantation, FL 33324

Countrywide Home Loans, Inc.  
4500 Park Granada

Calabasas, CA 91302-1613  
and

P.O. Box 10423

Van Nuys, CA 91410-0423

and

Smith, Hiatt & Diaz, PA  
Atty for Bank of NY, as Trustee  
P.O. Box 11438  
Ft. Lauderdale, FL 33339-1438

American General Financial Services, Inc.  
102-2 E. Nine Mile Rd.  
Pensacola, FL 32534

Pensacola Government Federal Credit Union  
108 S. Reus St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 9th 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.

RELIABLE LAND TITLE Fax: 8504699520

May 19 2005 12:24

P.05

This instrument prepared by:

Name: Jan Gaston an employee of  
Reliable Land Title Corporation  
Address: 15 West La Rua Street  
Pensacola, Florida 32501

Return to: Reliable Land Title Corporation  
FILE NO. 05-05-066PJ  
Address: 15 West La Rua Street  
Pensacola, Florida 32501

Property Appraisers Parcel Identification Number(s): 17-28-31-  
5000-181-003

**THIS WARRANTY DEED** Made the 24th day of May, 2005 by Joel A. Johnson, a married man as to his separate non-homestead property whose post office address is 818 7TH ST CORONA, CA 92118 hereinafter called the grantor, to Maxwell D. Mann whose post office address is 9830 Ginko Rd., Pensacola, FL 32506 hereinafter called the grantee:

(Whoever uses herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

**Parcel 29:**

The West 26.86 feet of Lot 18 and the East 73.14 feet of Lot 19, Block C, of Shangri-La Place subdivision, a subdivision of a portion of Section 17, Township 2 South, Range 31 West, Escambia County, Florida, according to plat of said subdivision as recorded in Plat Book 9 at Pages 8-A and 8-B of the Public Records of said county.

*Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.*

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

And the grantor hereby covenants with the 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, and hereby 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 31<sup>st</sup>, 2004. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

*In Witness Whereof*, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Angela Martin  
Signature  
Angela Martin  
Printed Signature

Janet Krogbaum  
Signature  
Janet Krogbaum  
Printed Signature

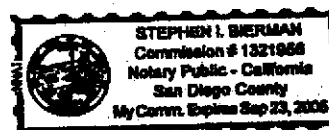
Joel A. Johnson  
Signature  
Joel A. Johnson  
Printed Signature

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

The foregoing instrument was acknowledged before me this 19 day of May, 2005 by Joel A. Johnson, a married man, who is personally known to me or who produced FL DAV LIC 3525-42169-416 identification and who did not take an oath.

Stephen L. Berman  
Notary Public  
My Commission Expires: 9-23-05

[seal]





Reliable Land Title  
15 W. La Rue St.  
Pensacola, FL 32501  
05-05-066A-PJ

~~Added/Revised/Reliable Title~~  
COUNTRYWIDE HOME LOANS, INC.  
MS' SV-79 DOCUMENT PROCESSING  
P.O. Box 10423  
Van Nuys, CA 91410-0423  
This instrument was prepared by:  
BRIAN KLIMA  
COUNTRYWIDE HOME LOANS, INC.

1600 GOLF ROAD, SUITE 300  
ROLLING MEADOWS  
IL 60008

[Space Above This Line For Recording Data]

0505066PJ  
[Escrow/Closing #]

00010252882305005  
[Doc ID #]

## MORTGAGE

THIS MORTGAGE is made this 27th day of MAY, 2005, between the Mortgagor,  
MAXWELL D MANN, SINGLE PERSON

whose address is  
8 TRAVIS STREET, PENSACOLA, FL 32503  
(herein "Borrower"), and the Mortgagee,  
COUNTRYWIDE HOME LOANS, INC.

A CORPORATION  
laws of NEW YORK, whose address is  
4500 Park Granada, Calabasas, CA 91302-1613  
(herein "Lender").

organized and existing under the

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,000.00 which indebtedness is  
evidenced by Borrower's note dated MAY 27, 2005 and extensions and renewals thereof (herein "Note"), providing  
for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
JUNE 01, 2020

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other  
sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the  
covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following  
described property located in the County of ESCAMBIA, State of Florida:

Parcel 29: The West 26.89 feet of Lot 19, Block C, of Shangri-La Place subdivision, a  
subdivision of a portion of Section 17, Township 2 South, Range 31 West, Escambia County,  
Florida, according to plat of said subdivision as recorded in Plat Book 9 at Pages 8-A and  
8-B of the Public Records of said county.

which has the address of

9830 GINKO DR, PENSACOLA  
[Street, City]

Florida 32506-6102 (herein "Property Address");  
[ZIP Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and  
rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing,  
together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

FLORIDA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

Page 1 of 4

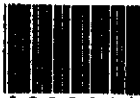
Initials: *MDM*

Form 3810  
Amended 5/83

VMP -76(FL) (0307)

CHL (01/04)(d)

VMP Mortgage Solutions (800)521-7201



\* 2 3 9 9 1 \*



\* 1 0 2 5 2 8 8 2 3 0 0 0 0 2 0 7 6 \*

Recording requested by  
Countrywide Home Loans, Inc.

Record & Return to:  
Countrywide Home Loans, Inc.  
PO Box 10423 MS: SV-79  
Van Nuys, CA 91499-6211  
ID# \_\_\_\_\_

CORPORATION ASSIGNMENT OF MORTGAGE

Doc. ID# 01025288232005N  
Commitment# 9012597

For value received, Countrywide Home Loans, Inc., 1800 Tapo Canyon Road, Simi Valley, CA 93063, its successors and assigns, hereby assigns and transfers to Mortgage Electronic Registration Systems, Inc., 64318 Miller Road, Flint, MI 48501-2026, its successors and assigns, as nominee for -, its successors and assigns, all its rights, title and interest in and to a certain Mortgage dated 5/27/05, executed by: MAXWELL D MANN, Mortgagor as per MORTGAGE recorded as Instrument No. 2005374852 on 6/3/2005 in Book 5452 Page 1506 of official records in the County Recorder's Office of ESCAMBIA County, FLORIDA.  
Tax Parcel = 172S315000181003, ESCAMBIA COUNTY TAX COLLECTOR  
Original Mortgage \$25,000.00  
9830 GINKO DR, PENSACOLA, FL 32506

Together with the Note or Notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage.

Dated: 07/01/2005 Countrywide Home Loans, Inc.

By S. May  
Sharon May, Collateral Processing Officer, Treasury  
Bank, N.A. as attorney in fact for Countrywide Home  
Loans, Inc.

Witness: Anna G Tan

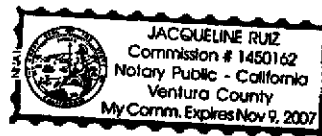
Gustavo Andrade

State of California  
County of Ventura

On 07/01/2005 before me, JACQUELINE RUIZ, personally appeared Sharon May, Collateral Processing Officer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their duly authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument. Witness my hand and official seal.

Signature: Jacqueline Ruiz  
JACQUELINE RUIZ

Prepared by: Sharon May  
1800 Tapo Canyon Road  
Simi Valley, CA 93063  
Phone#: (805) 577-4862 Ext: 4862  
MIN: 100015700048333146  
MERS Phone: 1-888-679-6377



Reliable Land Title  
15 W. La Rsa St.  
Pensacola, FL 32501  
05-05-066PJ

~~After Recording Notice/Id//~~  
COUNTRYWIDE HOME LOANS, INC.  
MS SV-79 DOCUMENT PROCESSING  
P.O.Box 10423  
Van Nuys, CA 91410-0423  
This document was prepared by:  
BRIAN KLIMA  
COUNTRYWIDE HOME LOANS, INC.

1600 GOLF ROAD, SUITE 300  
ROLLING MEADOWS  
IL 60008

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0505066PJ

00010252880705005

[Escrow/Closing #]

[Doc ID #]

## MORTGAGE

MIN 1000157-0004942783-0

### 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 MAY 27, 2005, together with all Riders to this document.

(B) "Borrower" is  
MAXWELL D MANN, SINGLE PERSON

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  
COUNTRYWIDE HOME LOANS, INC.

Lender is a CORPORATION  
organized and existing under the laws of NEW YORK

Lender's address is  
4500 Park Granada, Calabasas, CA 91302-1613

(E) "Note" means the promissory note signed by Borrower and dated MAY 27, 2005. The Note states that Borrower owes Lender  
ONE HUNDRED THOUSAND and 00/100

Dollars (U.S. \$ 100,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JUNE 01, 2035

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Page 1 of 11

Initials: *MDM*

CONVVA - 6A(FL) (0005) CHL (08/00)(d) VMP MORTGAGE FORMS - (800)521-7291

Form 3010 1/01



\* 2 3 9 9 1 \*



\* 1 0 2 5 2 8 8 0 7 0 0 0 0 2 0 0 6 A \*

DOC ID #: 00010252880705005

(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]:

<input checked="" type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input checked="" type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> 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. Section 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 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 Recording Jurisdiction] [Name of Recording Jurisdiction]

Parcel 29: The West 26.86 feet of Lot 18 and the East 73.14 feet of Lot 19, Block C, of Shangri-La Place subdivision, a subdivision of a portion of Section 17, Township 2 South, Range 31 West, Escambia County, Florida, according to plat of said subdivision as recorded in Plat Book 9 at 8-A and 8-B of the Public Records of said county.

Parcel ID Number: 172s315000181003

DOC ID #: 00010252880705005

9830 GINKO DR, PENSACOLA

which currently has the address of

[Street/City]

Florida 32506-6102 ("Property Address"):

[Zip Code]

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.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. **Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Recorded in Public Records 06/07/2007 at 12:19 PM OR Book 6159 Page 1287,  
Instrument #2007054367, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL.

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

**AMERICAN GENERAL FINANCIAL SERVICES INC  
102-2 E NINE MILE ROAD  
PENSACOLA FL 32534**

**Plaintiff,  
VS.**

**MAXWELL MANN  
8 TRAVIS STREET  
PENSACOLA FL 32503**

**Defendant.**

**Case No. 2005 SC 006758**

**Division: V**

**FINAL JUDGMENT AGAINST  
MAXWELL MANN**

\*\*\*\*\*  
**THIS CAUSE** having come before the Court upon default in a mediated/stipulated agreement,  
and the Court being fully advised in the premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff shall recover from the Defendant the sum of  
\$1406.66, that shall bear interest at the rate of 11% per annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida  
this 14 day of JUNE, 2007.

  
County Judge

Copies to:

**AMERICAN GENERAL FINANCIAL SERVICES INC**

**MAXWELL MANN**

**CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA**

BY  DC  
DATE 7/13/2007



COUNTY CIVIL DIVISION  
FILED & RECORDED

2007 JUN -11 A 9 22

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

Case: 2005 SC 006758



00028560670

Dkt: CC1033 Pg#:

File # 2008022706  
OR BK 2811 Pages 1503 - 1504  
RECORDED 03/10/08 13:11:42  
Mary M. Johnson, Clerk  
Santa Rosa County, Florida  
DEPUTY CLERK CE  
#1  
Trans # 386403

File # 200807763  
OR BK 2809 Pages 288 - 289  
RECORDED 02/26/08 14:11:52  
Mary M. Johnson, Clerk  
Santa Rosa County, Florida  
DEPUTY CLERK TH  
#1  
Trans # 387348

IN THE COUNTY COURT, IN AND  
FOR SANTA ROSA COUNTY, FLORIDA

PENSACOLA GOVERNMENT  
FEDERAL CREDIT UNION,

CASE NO. 2007 CC 1579

Plaintiff,

vs.

MAXWELL D. MANN A/K/A  
MAXWELL DEON MANN,

Defendant.

CERTIFIED A TRUE AND CORRECT COPY  
MARY M. JOHNSON  
CLERK CIRCUIT COURT

By

Date: 03/10/08

Pgs: 2

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it  
is

ORDERED AND ADJUDGED that as to Count I of Plaintiff's Complaint, Plaintiff,  
PENSACOLA GOVERNMENT FEDERAL CREDIT UNION, recover from Defendant,  
MAXWELL D. MANN, a/k/a MAXWELL DEON MANN, the principal amount of \$3,988.62,  
interest in the amount of \$744.02 and repossession fees and costs in the amount of \$438.22,  
making a total of \$5,170.86 that shall bear interest at the rate of 11.00% per annum, for all of  
which let execution issue.

ORDERED AND ADJUDGED that as to Count II of Plaintiff's Complaint, Plaintiff,  
PENSACOLA GOVERNMENT FEDERAL CREDIT UNION, recover from Defendant, Maxwell  
D. Mann, the principal amount of \$1,576.83, interest in the amount of \$205.45, and late charges  
in the amount of \$58.99, making a total of \$1,841.27 that shall bear interest at the rate of 11.00%  
per annum, for all of which let execution issue. It is further

ORDERED AND ADJUDGED that Plaintiff, PENSACOLA GOVERNMENT FEDERAL CREDIT UNION, recover from Defendant, Maxwell D. Mann, attorneys' fees in the amount of \$950.00 and costs in the amount of \$349.00 that shall bear interest at the rate of 11.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida, this 27 day of February, 2008.

  
COUNTY JUDGE

Plaintiff: PENSACOLA GOVERNMENT FEDERAL CREDIT UNION  
108 South Reus Street  
Pensacola, FL 32501

Copies furnished to:

✓ James E. Sorenson, Esquire,  
D. Tyler Van Leuven, Esquire,  
Chad D. Heckman, Esquire, and  
Jared S. Gardner, Esquire, of  
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.  
Post Office Box 4128  
Tallahassee, FL 32315-4128

  
Attorneys for Plaintiff

Maxwell D. Mann  
a/k/a Maxwell Deon Mann  
9830 Ginko Drive  
Pensacola, FL 32506

Defendant



**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 005213



00070211919

Dkt: TD80 Pg#:

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**Original Documents Follow**

16

**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  
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CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

8/7/2008

SAUTERNES V LLC  
DEPT 5193  
PO 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
05213/2006	09-3972-660	9/08/2008	330.00	14.85	344.85

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

By:

Myllinda 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

8/6/2008

CIRAS LLC  
3000 SMOOT RD STE A  
SMOOT WV 24977

Dear Owner:

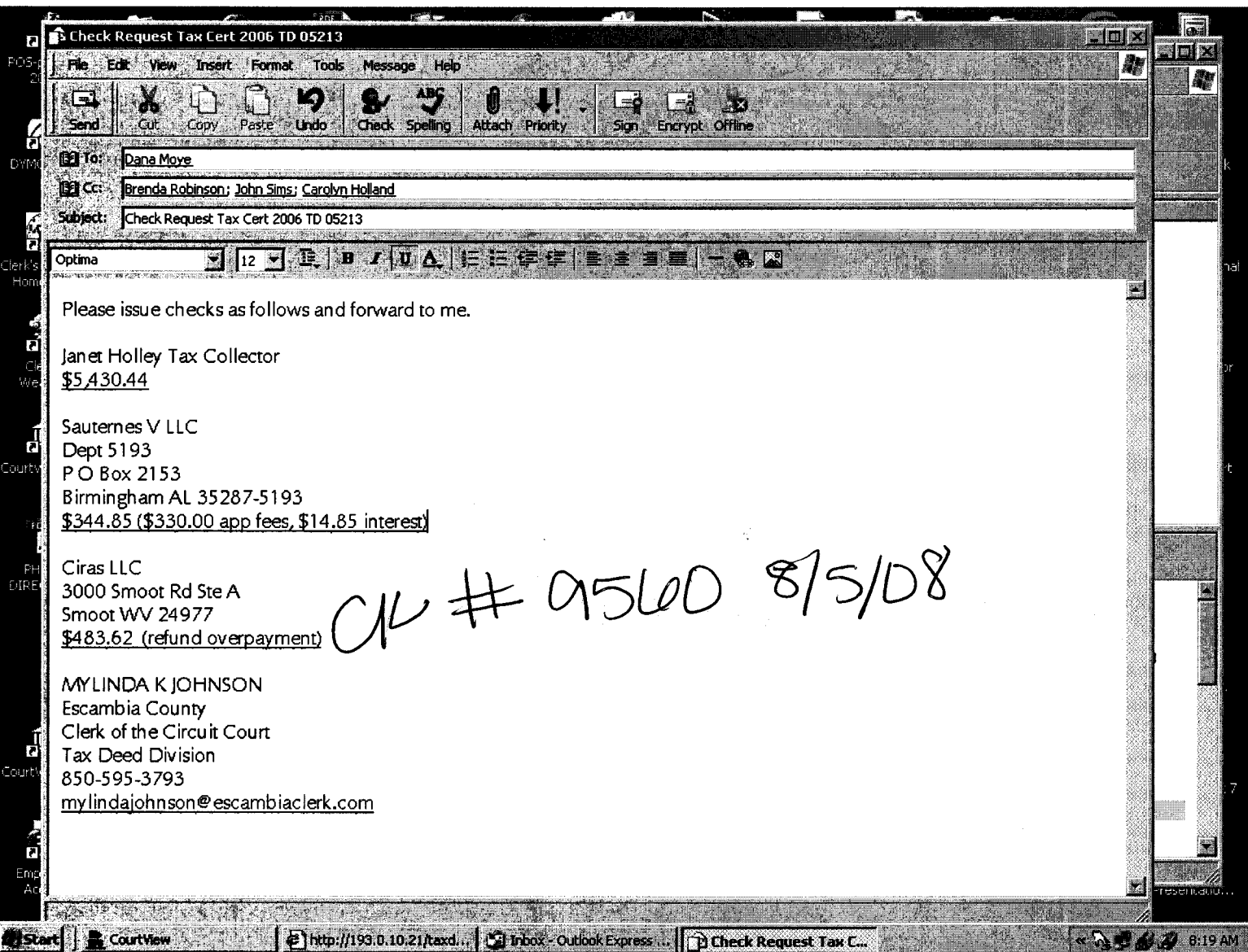
The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 7/29/2008 which generates a refund.

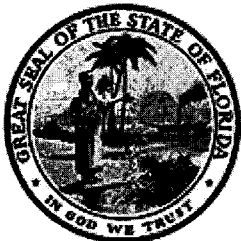
<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
05213/2006	09-3972-660	9/08/2008	483.62

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: 093972660 Certificate Number: 005213 of 2006**

Redemption ☒ Yes      Application Date       Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2008"/>	Redemption Date <input type="text" value="07/29/2008"/> <input type="button" value="12 31"/>
Months	5	3
Tax Collector	<input type="text" value="\$5,190.61"/>	<input type="text" value="\$5,190.61"/>
Tax Collector Interest	\$389.30	\$233.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,586.16	<input type="text" value="\$5,430.44"/> TC
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	\$24.75	\$14.85
Total Clerk	\$354.75	<input type="text" value="\$344.85"/> CM
Postage	<input type="text" value="\$48.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$9.00"/>
Total Redemption Amount	\$5,997.91	\$5,784.29
		Refund
	Repayment Overpayment Refund Amount	<input type="text" value="\$213.62"/> + 210.00 60.00

Notes

ACTUAL SHERIFF FEE \$40.00 / REC COM \$23.50 JPS  
 5-29-2008 title co called for quotes. property in process  
 of being sold. mkj

**483.62**

**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: 093972660 Certificate Number: 005213 of 2006**

**Payor: CIRAS LLC 3000 SMOOT RD STE A SMOOT WV 24977 Date 07/15/2008**

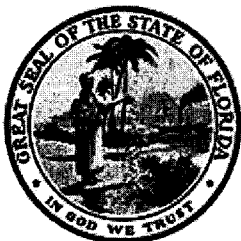
Clerk's Check #	743073	Clerk's Total	\$354.75
Tax Collector Check #	1	Tax Collector's Total	\$5,586.16
		Postage	\$48.00
		Researcher Copies	\$9.00
		Total Received	\$5,997.91

**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>**

<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input checked="" type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input checked="" type="checkbox"/> Forms	<input checked="" type="checkbox"/> Courtview
Redeemed From Sale					



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 093972660 Certificate Number: 005213 of 2006**

Date Of Redemption

Clerk's Check  Clerk's Total \$354.75

Postage  Tax Deed Court Registry \$297.75

Payor Name

Notes



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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	912455	Receipt Date	07/29/2008

Case Number	2006 TD 005213
Description	GULF GROUP HOLDINGS VS

Action **TAX DEED REDEMPTION**

Judge

Received From **MAXWELL MANN**

On Behalf Of **GULF GROUP HOLDINGS**

Total Received	5,997.91
Net Received	5,997.91
Change	0.00

Receipt Payments	Amount	Reference Description
Check	5,997.91	743073

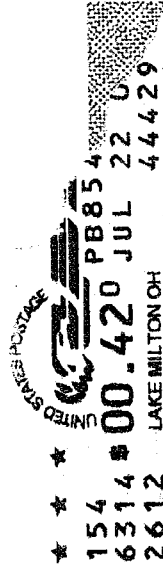
Receipt Applications	Amount
Holding	5,988.91
Service Charge	9.00

Deputy Clerk: mkj      Transaction Date 07/29/2008 08:09:11

Comments



CIRAS LLC  
3000 Smoot Rd Suite A  
Smoot WV 24977



Escambia County Tax Collector  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

32502+5433

Maxwell Mann  
9830 Ginko klr

Pensacola FL 32506

\$ 5997.91

Parcel I.D. 09-3972-660

Send to :

Escambia County Tax Collector

221 Palafox Place

Suite 110

Pensacola, FL

32502

Check payable to :

Escambia County

Clerk of Courts

06010042

08-252



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

**Tax Deed - Redemption Calculator**

Account: 093972660 Certificate Number: 005213 of 2006

Redemption ☐ No ☒Application Date 04/28/2008Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>09/08/2008</u>	Redemption Date <u>05/19/2008</u>
Months	<u>5</u>	<u>1</u>
Tax Collector	<u>\$5,190.61</u>	<u>\$0.00</u>
Tax Collector Interest	<u>\$389.30</u>	<u>\$0.00</u>
Tax Collector Fee	<u>\$6.25</u>	<u>\$0.00</u>
Total Tax Collector	<u>\$5,586.16</u>	<u>\$0.00</u>
Clerk Fee	<u>\$60.00</u>	
Sheriff Fee	<u>\$60.00</u>	
Legal Advertisement	<u>\$210.00</u>	
App. Fee Interest	<u>\$24.75</u>	
Total Clerk	<u>\$354.75</u>	<u>\$0.00</u>
Postage	<u>\$48.00</u>	<u>\$0.00</u>
Researcher Copies	<u>\$9.00</u>	<u>\$0.00</u>
Total Redemption Amount	<u>\$5,997.91</u>	<u>\$0.00</u>
	Repayment Overpayment Refund Amount	<u>\$5,997.91</u>

**MUST BE CERTIFIED FUNDS \*  
OR VISA, MASTERCARD.  
CAN CALL 850-595-3793 FOR  
PAYMENT OVER PHONE IF CREDIT  
CARD**

ACTUAL SHERIFF FEE \$40.00 / REC COM \$23.50 JPS  
5-29-2008 title co called for quotes. property in process  
of being sold. mkj

Notes

*Mann*



SEND TO:  
ESCAMBIA COUNTY  
TAX DEED DIVISION  
221 PALAFOX PLACE STE 110  
PENSACOLA FL 32502



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

**Tax Deed - Redemption Calculator**

Account: 093972660 Certificate Number: 005213 of 2006

Redemption


☐ No ☐ Yes

Application Date

04/28/2008

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2008	Redemption Date 05/19/2008 
Months	5	1
Tax Collector	\$5,190.61	\$0.00
Tax Collector Interest	\$389.30	\$0.00
Tax Collector Fee	\$6.25	\$0.00
Total Tax Collector	\$5,586.16	\$0.00
Clerk Fee	\$60.00	\$0.00
Sheriff Fee	\$60.00	\$0.00
Legal Advertisement	\$210.00	\$0.00
App. Fee Interest	\$24.75	\$0.00
Total Clerk	\$354.75	\$0.00
Postage	\$48.00	\$0.00
Researcher Copies	\$9.00	\$0.00
Total Redemption Amount	\$5,997.91	\$0.00
	Repayment Overpayment Refund Amount	\$5,997.91

ACTUAL SHERIFF FEE \$40.00 / REC COM \$23.50 JPS

Notes

Submit

Reset

Print Preview

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

ARCHIVES AND RECORDS  
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CIRCUIT CRIMINAL  
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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

<b>Tax Account #</b>	<b>Certificate Number</b>	<b>Sale Date:</b>
09-3972-660	05213 OF 2006	SEPTEMBER 8, 2008

Property Owner: MAXWELL D. MANN

Property Location: 9830 GINKO RD

<u>Homestead</u> <u>Yes</u> or No	<u>Improved</u> <u>Yes</u> or No	<u>Applicant W-9 on file</u> Yes or No
--------------------------------------	-------------------------------------	---

#7	Clerk's Fee	\$60.00	
#8	Clerk's Certified Mail Charge	\$48.00	\$5/mail notice
#9	Newspaper Ad - Sun Press	\$210.00	\$ /addntl
#10	Sheriff's Fee Personal Serve <u>1</u> Post Property <u>1</u>	\$40.00	\$20 each serve/post
#11	Recording Fee/Cert. Of Mailing \$10 1 <sup>st</sup> page/ \$8.50 each additional page \$1.00 per name over four names	\$23.50	5 EXTRA NAMES
#15	Copies/ Title Search	\$9.00	\$1 per page

Additional Notes:



# Chris Jones

## Escambia County Property Appraiser

Chris Jones, ECPA

RECORD  
SEARCH

MAPS

GENERAL  
INFORMATION

GOVERNMENT  
AGENCIES

TANGIBLE  
PROPERTY

CAREERS

### Parcel Detail


Navigate Mode ☒ Account ☐ Reference


Printer Friendly Version

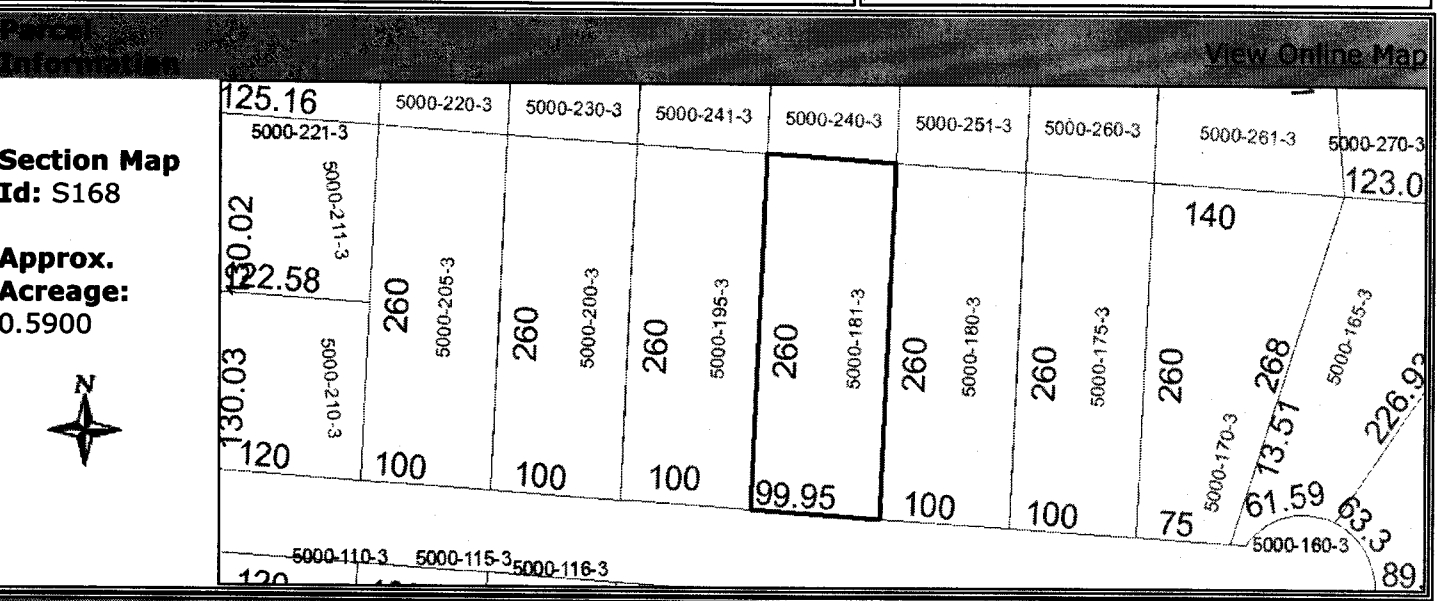
General Information	
<b>Name:</b>	MANN MAXWELL D 9830 GINKO RD PENSACOLA, FL 32506
<b>Account:</b>	093972660
<b>Reference:</b>	172S315000181003
<b>Situs:</b>	9830 GINKO RD
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2007 Certified Roll Assessment	
<b>Improvements:</b>	\$89,630
<b>Land:</b>	\$15,190
<b>Total:</b>	\$104,820
<b>Save Our Homes:</b>	\$104,820

#### Amendment 1 Calculations

Sales Data					
Mo/Yr	Book	Page	Value	Type	Deed Search (New Window)
05/2005	5652	1485	\$125,000	WD	<a href="#">View Instr</a>
11/1998	4340	0259	\$100	QC	<a href="#">View Instr</a>
02/1997	4108	1671	\$75,500	WD	<a href="#">View Instr</a>
05/1986	2219	0829	\$68,500	WD	<a href="#">View Instr</a>
Deed Search courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2007 Certified Roll Exemptions	
HOMESTEAD	
Legal Description	
W 26 81/100 FT OF LT 18 & E 73 14/100 FT OF LT 19 BLK C SHANGRI-LAPLACE PB 9 P 8 A/B...	
Extra Features	
None	



## Buildings

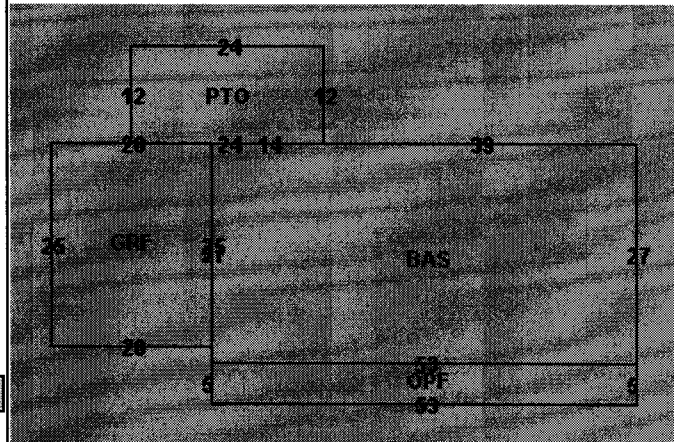
Building 2 - Address: 9830 GINKO RD, Year Built: 1986

### Structural Elements

FOUNDATION-SLAB ON GRADE  
EXTERIOR WALL-BRICK-FACE  
NO. PLUMBING FIXTURES (6)  
DWELLING UNITS (1)  
EXTERIOR WALL-SIDING-LAP.AAVG  
ROOF FRAMING-GABLE-HI PITCH  
ROOF COVER-COMPOSITION SHG  
INTERIOR WALL-DRYWALL-PLASTER  
NO. STORIES (1)  
FLOOR COVER-CARPET  
DECOR/MILLWORK-AVERAGE  
HEAT/AIR-CENTRAL H/AC  
STRUCTURAL FRAME-WOOD FRAME

### Areas - 2484 Total SF

BASE AREA - 1431  
GARAGE FIN - 500  
OPEN PORCH FIN - 265  
PATIO - 288



## 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.

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

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>883328</b>	Receipt Date	<b>05/07/2008</b>

Case Number	<b>2006 TD 005213</b>
Description	<b>GULF GROUP HOLDINGS VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **GULF GROUP HOLDINGS**

On Behalf Of **GULF GROUP HOLDINGS**

Total Received	<b>330.00</b>
Net Received	<b>330.00</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference	Description
Check	<b>330.00</b>	<b>190232583</b>	

Receipt Applications	Amount
Holding	<b>270.00</b>
Service Charge	<b>60.00</b>

Deputy Clerk:           mkj                   Transaction Date    05/07/2008   14:16:31

Comments