

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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

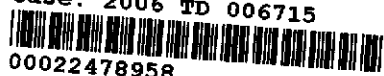
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## **IMAGING COVER PAGE**

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

---

Case: 2006 TD 006715



00022478958

Dkt: TD83 Pg#:

4

---

**Original Documents Follow**

(R 12/96)

## TAX COLLECTOR'S CERTIFICATION

APR 28, 2008 10198

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 6715.000, 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:

11-0531-440

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

Property MASSEY MICHAEL L & DEBRA D  
Owner 2345 PACKWOOD DR  
PENSACOLA FL, 32534

\*\*\*\* See Additional Legal Next Page \*\*\*\*

BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16  
SEC W 667 FT N 01 DEG 18  
MIN 03 SEC E 89 22/100 FT  
FOR POB CONT N 01 DEG 18

MIN 03 SEC E 90 FT S 88 DEG  
41 MIN 57 SEC E 133 5/10 FT  
S 01 DEG 18 MIN 03 SEC  
W 90 FT N 88 DEG 41 MIN 03  
SEC W 133 5/10 FT TO POB

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/ 6715.000	06/01/2006	312.44	0.00	15.62	328.06

## 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/ 5375.000	06/01/2007	330.70	6.25	16.54	353.49

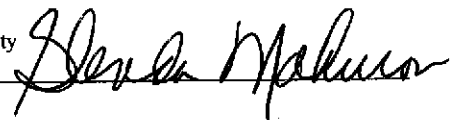
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 681.55
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2007} 304.70
4. Ownership and Encumbrance Report Fee 125.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 1,186.25
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes .....{ % }
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S. 19,205.00
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

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



TAX COLLECTOR'S CERTIFICATION

OR 4471 P 1979

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, 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

6715.000

2006

LEGAL DESCRIPTION

ACCOUNT # 11-0531-440

THIS CERTIFICATE IS FOR TAX YEAR 2005.

BEG AT SE COR OF NW 1/4 OF

SE 1/4 N 88 DEG 34 MIN 16

SEC W 667 FT N 01 DEG 18

MIN 03 SEC E 89 22/100 FT

FOR POB CONT N 01 DEG 18

MIN 03 SEC E 90 FT S 88 DEG

41 MIN 57 SEC E 133 5/10 FT

S 01 DEG 18 MIN 03 SEC

W 90 FT N 88 DEG 41 MIN 03

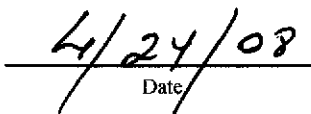
SEC W 133 5/10 FT TO POB

OR 4471 P 1979

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

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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## **IMAGING COVER PAGE**

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

---

Case: 2006 TD 006715



00068657973

Dkt: TD82 Pg#:

15

---

**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.: 6754

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:

Michael L. Massey and Debra D. Massey, 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.: 6754

May 14, 2008

BEG AT SE COR OF NW 1/4 OF SE 1/4 N 88 DEG 34 MIN 16 SEC W 667 FT N  
01 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 01 DEG 18 MIN 03  
SEC E 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT S 01 DEG 18 MIN 03  
SEC W 90 FT N 88 DEG 41 MIN 03 SEC W 133 5/10 FT TO POB OR 4471 P  
1979 , Section 20, Township 1 North, Range 30 West, Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6754

May 14, 2008

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

1. That certain mortgage executed by Michael L. and Debra D. Massey in favor of Green Tree Financial Servicing dated August 31, 1999 and recorded September 22, 1999 in Official Records Book 4471, page 1981 of the public records of Escambia County, Florida, in the original amount of \$73,735.47.
2. Possible Judgment filed by South Carolina Insurance Co. recorded in O.R. Book 4592, page 77.
3. 2006 certificate delinquent. The assessed value is \$38,410.00. Tax ID 11-0531-440.

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.: 11-0531-440

CERTIFICATE NO.: 2006-6715

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

Michael L. Massey  
Debra D. Massey  
2345 Packwood Dr.  
Pensacola, FL 32534

Green Tree Financial Servicing  
6706-B Plantation Rd.  
Pensacola, FL 32504

South Carolina Ins. Co.  
a/s/o Doris Cushing  
Address unknown

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.

10.50  
80.50  
Prepared by and Return to:  
TRANSCONTINENTAL TITLE  
4900 BAYOU BLVD., SUITE 208  
PENSACOLA, FL 32503  
pursuant to the issuance of  
Title Insurance.  
File #: PI-02550  
Parcel I.D.#: 20-1N-30-4200-000-042

## WARRANTY DEED

This WARRANTY DEED, dated AUGUST 30TH, 1999, by RUDOLPH B. SHIVER, SR. AND MARIE STAFFORD SHIVER, HUSBAND AND WIFE, hereinafter called the GRANTOR, to MICHAEL L. MASSEY AND DEBRA D. MASSEY, HUSBAND AND WIFE, whose post office address is: 1655 PACKWOOD DRIVE, CANTONMENT, FL 32533, hereinafter called GRANTEE:

(Wherever used 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 of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that, except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE  
FOLLOWING WITNESSES:

GRANTOR(S):

*Stephan M. Butler*  
STEPHAN M. BUTLER  
*Lucy M. Daily*  
LUCY M. DAILY  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

*Rudolph B. Shiver Sr.*  
RUDOLPH B. SHIVER, SR.

*Marie Stafford Shiver*  
MARIE STAFFORD SHIVER

THE FOREGOING INSTRUMENT was acknowledged before me on this 31<sup>st</sup> day of AUGUST, 1999, by RUDOLPH B. SHIVER, SR. AND MARIE STAFFORD SHIVER, who are personally known to me or have produced valid Drivers Licenses as identification.

*Lucy M. Daily*  
Notary Public  
Print Name: \_\_\_\_\_



EXHIBIT "A" - LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH 88 DEGREES 34'16" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 667.0 FEET; THENCE NORTH 1 DEGREE 18'03" EAST, 89.22 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEGREE 18'03" EAST, 90.0 FEET; THENCE SOUTH 88 DEGREES 41'57" EAST, 133.5 FEET; THENCE SOUTH 1 DEGREE 18'03" WEST, 90.0 FEET; THENCE NORTH 88 DEGREES 41'03" WEST 133.5 FEET TO THE POINT OF BEGINNING.

RCD Sep 22, 1999 02:15 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-665380

This document was prepared by GREEN TREE FINANCIAL SERVICING CORP.  
6706-B PLANTATION RD., PENSACOLA, FL 32504  
State of Florida's Documentary Stamp Tax required by law in  
the amount of \$ ..... has been paid to the  
Clerk of the Circuit Court (or the County Comptroller, if  
applicable) for the County of .....  
State of Florida.

DISBURSEMENT DATE:

ACCOUNT # 78413386

NTG DOC STAMPS PD @ ESC CO \$ 258.30

09/22/99 ERIE LEE MASANA CLERK

By: *Erie Lee Masana*

INTANGIBLE TAX PD @ ESC CO \$ 147.47

09/22/99 ERIE LEE MASANA CLERK

By: *Erie Lee Masana*

*Record & Return to:*  
TRANSCONTINENTAL TITLE

4900 BAYOU BLVD., #208

PENSACOLA, FL 32503

2944  
25830  
147.47  
State of Florida  
GT-15-10-090 (12/97)

Space Above This Line For Recording Data

**MORTGAGE**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is ..... AUGUST 31, 1999 ..... and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: MICHAEL L. MASSEY, HUSBAND  
DEBRA D. MASSEY, WIFE  
1655 PACKWOOD DR

PENSACOLA, FL 32534

- ☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: GREEN TREE FINANCIAL SERVICING  
CORPORATION  
6706-B PLANTATION RD  
PENSACOLA, FL 32504

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

All of the property located at 1655 PACKWOOD DR,  
in the City/Town/Village of PENSACOLA, County of ESCAMBIA,  
State of FL, in which the Borrower has an ownership, leasehold or other  
legal interest. This property is more particularly described on the schedule titled  
"Additional Property Description" which is attached hereto as Exhibit A,  
together with a security interest in that certain 1999, 70 X 28  
HERITAGE POINTE mobile home, serial number GAFLX05AB29182HE2.

The Borrower does hereby authorize the Lender or its assigns to obtain a  
more detailed property description after the Borrower has signed the Mortgage,  
and to attach Exhibit A after the Borrower has signed the Mortgage.

The property is located in ESCAMBIA at .....  
(County)  
1655 PACKWOOD DR PENSACOLA, Florida 32534  
(Address) (City) (ZIP Code)

*M.L.M. D.D.M.*

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ .....73735.67..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any obligations secured by this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

- A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers names, note amounts, interest rates, maturity dates, etc.)*

A Universal Note or Manufactured Home Retail Installment Contract and Security Agreement executed by Buyers/Borrowers.

The above obligation is due and payable on 360 months from last construction disbursement, if not paid earlier.

- B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

- C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.
9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

11. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney-in-fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
12. **LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS.** Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
13. **DEFAULT.** Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guaranteeing the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
14. **REMEDIES ON DEFAULT.** In some instances, federal and/or state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.
- At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

AMERICAN BANK NOTE COMPANY  
10000  
10000  
10000  
10000

©1984 Banknote Systems, Inc., St. Cloud, MN Form 6TH-MTGLAZFL 3/10/88

9715-10-080 (12/97) (page 3 of 6)  
T.M. P.M.

15. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS FEES; COLLECTION COSTS.** Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

16. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

17. **CONDEMNATION.** Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

18. **INSURANCE.** Mortgagor shall keep Property insured against loss by fire, flood, tornadoes, hurricanes, earthquakes, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

19. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
20. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.
21. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
22. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
23. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
24. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
25. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
  - ☒ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
  - ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
  - ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]
    - ☐ Condominium Rider ☐ Planned Unit Development Rider ☐ Other .....
  - ☐ **Additional Terms.**
  - ☐ **Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.**



**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

*Michael L. Massey* (Signature) MICHAEL L. MASSEY (Date) *Debra D. Massey* (Signature) DEBRA D. MASSEY (Date)

*Stephanie M. Butler* (Signature) STEPHANIE M. BUTLER (Date) *Lucy M. Daily* (Signature) LUCY M. DAILY (Date)

**ACKNOWLEDGMENT:**

(Individual) STATE OF *Florida*, COUNTY OF *Escambia*  
This instrument was acknowledged before me this *31st* day of *August*, 1999  
by *Michael L. Massey and Debra D. Massey*  
who is personally known to me or who has produced *California Driver's License* as identification.  
My commission expires:

*Lucy M. Daily*  
(Notary Public)



**EXHIBIT "A" - LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH 88 DEGREES 34'16" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 667.0 FEET; THENCE NORTH 1 DEGREE 18'03" EAST, 89.22 FEET TO AN IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEGREE 18'03" EAST, 90.0 FEET; THENCE SOUTH 88 DEGREES 41'57" EAST, 133.5 FEET; THENCE SOUTH 1 DEGREE 18'03" WEST, 90.0 FEET; THENCE NORTH 88 DEGREES 41'03" WEST 133.5 FEET TO THE POINT OF BEGINNING.

RCD Sep 22, 1999 02:15 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-665381

FILED & RECORDED

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA  
SUMMARY CLAIMS DIVISION

MAY 27 3 20 PM '93

SOUTH CAROLINA INSURANCE CO.  
a/s/o DORIS CUSHING and  
DORIS CUSHING,

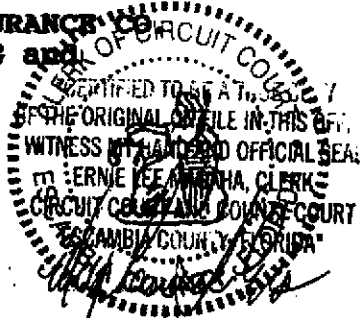
Plaintiffs,

v.

MICHAEL MASSEY,

Defendant.

ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT  
AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA



CASE NO: 93-0515SP11

DR BK 4592 P60077  
Escambia County, Florida  
INSTRUMENT 2000-760271

FINAL JUDGMENT

This cause having come on to heard before the court without jury on May 18, 1993, and the court having heard the testimony of witnesses and argument of counsel and being otherwise fully informed in the premises, it is therefore

ORDERED AND ADJUDGED that the plaintiff, SOUTH CAROLINA INSURANCE CO., a/s/o Doris Cushing, recover from the defendant, MICHAEL MASSEY, the sum of \$1,611.11, plus costs in the amount of \$88.50, for a total of that shall bear interest at the rate of 12% per annum, \$1,699.61, for which sum let execution issue. It is further

ORDERED AND ADJUDGED that the plaintiff, DORIS WARREN, formerly known as DORIS CUSHING, recover from the defendant, MICHAEL MASSEY, the sum of \$250.00, for which sum let execution issue.

Done and Ordered at Pensacola, Escambia County, Florida, this

24 day of May, 1993.

RCD Aug 10, 2000 08:53 am  
Escambia County, Florida

COUNTY JUDGE

Conformed Copies:

Donald A. Roark, Esq.

Michael Massey  
726 N. Fairfield Drive  
Pensacola, Florida 32508

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-760271

FILED & RECORDED IN  
PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
JUN 1 11 31 AM '93  
IN BOOK PAGE NOTED  
JUL 1 1993  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY

544854

**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

Case: 2006 TD 006715



00012888909

Dkt: TD80 Pg#:

15

**Original Documents Follow**

# THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared  
Michael J. Driver

who is personally known to me and who on oath says that he is  
Publisher of The Escambia Sun Press, a weekly newspaper  
published at (Warrington) Pensacola in Escambia County,  
Florida; that the attached copy of advertisement, being a  
Notice in the matter of Sale  
Oct 6, 2008 Tax Cert. # 06715

\_\_\_\_\_ in the \_\_\_\_\_ Circuit Court  
was published in said newspaper in the issues of \_\_\_\_\_  
September 4, 11, 18, 25, 2008

Affiant further says that the said Escambia Sun-Press is a  
newspaper published at (Warrington) Pensacola, in said  
Escambia County, Florida, and that the said newspaper has  
heretofore been continuously published in said Escambia County,  
Florida each week and has been entered as second class mail  
matter at the post office in Pensacola, in said Escambia County,  
Florida, for a period of one year next preceding the first  
publication of the attached copy of advertisement; and affiant  
further says that he has neither paid nor promised any person,  
firm or corporation any discount, rebate, commission or refund  
for the purpose of securing this advertisement for publication in  
the said newspaper.

*Michael J. Driver*

PUBLISHER

Sworn to and subscribed before me this \_\_\_\_\_ 25<sup>th</sup>  
day of \_\_\_\_\_ September \_\_\_\_\_ A.D., 20 \_\_\_\_\_ 08

*Denise G. Turner*  
DENISE G. TURNER NOTARY PUBLIC

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That  
CABERNET 1 LLC holder of Tax  
Certificate No. 06715, issued the 1st  
day of June, A.D., 2006 has filed same  
in my office and has made application  
for a tax deed to be issued thereon.  
Said certificate embraces the follow-  
ing described property in the County  
of Escambia, State of Florida, to wit:

BEG AT SE COR OF NW 1/4 OF SE  
1/4 N 88 DEG 34 MIN 16 SEC W 667  
FT N 01 DEG 18 MIN 03 SEC E 89  
22/100 FT FOR POB CONT N 01  
DEG 18 MIN 03 SEC E 90 FT S 88  
DEG 41 MIN 57 SEC E 133 5/10 FT  
S 01 DEG 18 MIN 03 SEC W 90 FT  
N 88 DEG 41 MIN 03 SEC W 133  
5/10 FT TO POB OR 4471 P 1979  
SECTION 20, TOWNSHIP 1 N,  
RANGE 30 W  
TAX ACCOUNT NUMBER  
110531440

The assessment of the said property  
under the said certificate issued was in  
the name of MICHAEL L MASSEY  
and DEBRA D MASSEY

Unless said certificate shall be  
redeemed according to law, the prop-  
erty described therein will be sold to  
the highest bidder at the courthouse  
door at 11:00 A.M. on the first  
Monday in the month of October,  
which is the 6th day of October 2008.

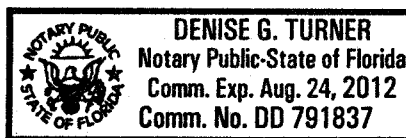
Dated this 4th day of September 2008.

In accordance with the AMERICANS  
WITH DISABILITIES ACT, if you  
are a person with a disability who  
needs special accommodation in order  
to participate in this proceeding you  
are entitled to the provision of certain  
assistance. Please contact Mylinda K.  
Johnson or John Sims not later than  
seven days prior to the proceeding at  
Escambia County Government  
Complex, 221 Palafox Place Ste 110,  
Pensacola FL 32502. Telephone: 850-  
595-3793.

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

By: Mylinda K. Johnson  
Deputy Clerk

oaw-4w-9-4-11-18-25-2008



**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

9/11/08

MICHAEL MASSEY  
2345 PACKWOOD DR  
PENSACOLA FL 32534

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 9/2/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
06715/2006	11-0531-440	10/06/200	106.74

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

By:   
John Sims, 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

9/11/08

CABERNET 1 LLC  
DEPT 5193  
P O BOX 2153  
BIRMINGHAM AL 35287-5193

Dear Certificate Holder:

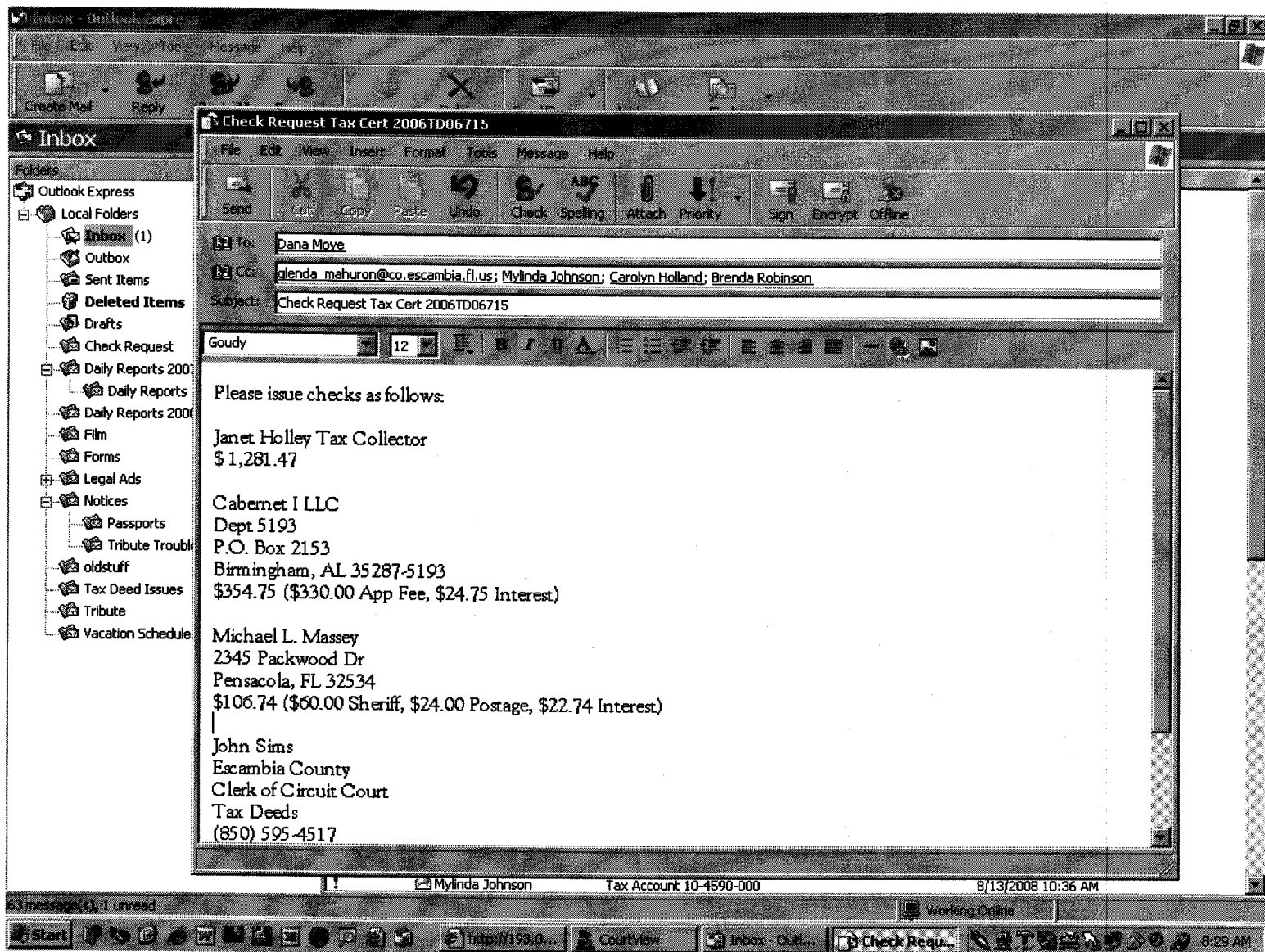
Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
06715/2006	11-0531-440	10/06/200	330.00	24.75	354.75

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

By:   
John Sims, Tax Deeds Division

Enclosure







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

**Tax Deed - Redemption Calculator**

**Account: 110531440 Certificate Number: 006715 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="09/02/2008"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,186.25"/>	<input type="text" value="\$1,186.25"/>
Tax Collector Interest	\$106.76	\$88.97
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,299.26	\$1,281.47
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	\$24.75
Total Clerk	\$359.70	\$354.75
Postage	<input type="text" value="\$24.00"/>	<input type="text" value="\$24.00"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Total Redemption Amount	\$1,692.96	\$1,670.22
	Repayment Overpayment Refund Amount	\$22.74

ACTUAL SHERIFF \$60.00/ COM \$20.50

Notes

**Submit**

**Reset**

**Print Preview**

*\$60.00 SHERIFF, \$24.00 postage, \$22.74 Interest*

*\$106.74*

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	924885	Receipt Date	09/02/2008

Case Number	2006 TD 006715
Description	CABERNET 1 LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **MICHAEL L MASSEY**

On Behalf Of **CABERNET 1 LLC**

Total Received	1,693.96
Net Received	1,693.96
Change	0.00

Receipt Payments	Amount	Reference Description
Visa	1,693.96	078242

Receipt Applications	Amount
Holding	1,682.96
Service Charge	11.00

Deputy Clerk:           jps                      Transaction Date    09/02/2008   16:24:02

Comments

**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: 110531440 Certificate Number: 006715 of 2006**

**Payor: MICHAEL MASSEY 2345 PACKWOOD DR PENSACOLA FL 32534      Date 09/02/2008**

Clerk's Check #	1	Clerk's Total	\$359.70
Tax Collector Check #	1	Tax Collector's Total	\$1,299.26
		Postage	\$24.00
		Researcher Copies	\$10.00
		Total Received	\$1,692.96

**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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 110531440 Certificate Number: 006715 of 2006**

Redemption 
 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="05/23/2008"/>
Months	6	1
Tax Collector	<input type="text" value="\$1,186.25"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$106.76	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$1,299.26	\$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="\$24.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,692.96	\$0.00
	Repayment Overpayment Refund Amount	\$1,692.96

ACTUAL SHERIFF \$60.00/ COM \$20.50

Notes



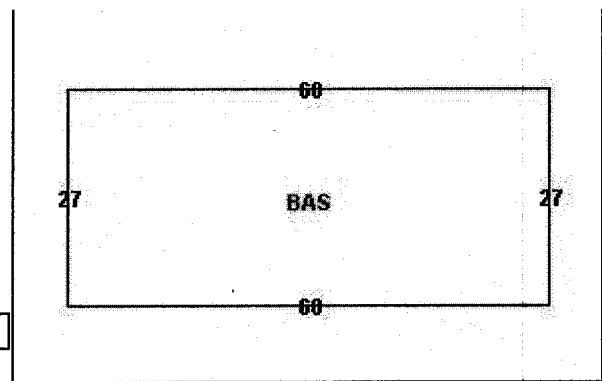
[Restore Full Page Version](#)

Buildings	
Building 1 - Address:2345 PACKWOOD DR, Year Built: 2000	
Structural Elements MH FLOOR SYSTEM-TYPICAL MH EXTERIOR WALL-VINYL/METAL NO. PLUMBING FIXTURES (7) DWELLING UNITS (1)	

MH ROOF FRAMING-GABLE HIP  
MH ROOF COVER-COMP SHINGLE/WOOD  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH FLOOR FINISH-CARPET  
NO. STORIES (1)  
MH FLOOR FINISH-VINYL  
MH MILLWORK-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH STRUCTURAL FRAME-TYPICAL

Areas - 1620 Total SF

BASE AREA - 1620



### 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 Business Tax

Master Distributions

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 - 109165.0000			TD		\$0.00	\$0.00	\$0.00		C	Y	
06/01/2007	2006 - 106223.0000	2007 - 5375.000	I	TD	4.75%	\$330.70	\$0.00	\$0.00		R	N	
06/01/2006	2005 - 105851.0000	2006 - 6715.000	I	TD	0.25%	\$312.44	\$15.62	\$1,210.29		A	Y	
06/01/2005	2004 - 103841.0000	2005 - 4589.000	I		0.25%	\$302.92	\$0.00	\$0.00			N	
06/01/2004	2003 - 103100.0000	2004 - 6004.000	I		6.00%	\$278.90	\$0.00	\$0.00			Y	

Maintenance | Holder |

Account 11-0531-440 Date 05/22/2008 C TAX DEED APPLICATION

Geo 201N30-4200-000-042

Owner MASSEY MICHAEL L & DEBRA D

Owner Actual Address MASSEY MICHAEL L & DEBRA D  
2345 PACKWOOD DR  
PENSACOLA, FL 32534

Taxable 11.390 Run 1 Mill 00

Legal BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16

Changed 04/29/2008 Operator GLE

If Paid By	Total Current	Total Delinquent	Grand Total Due
05/22/2008	\$0.00	\$1,210.29	\$1,210.29

General TDA Redemption / Bankruptcy Fees Print Bill

Application

Type A - Applied

WIP -

LAS Date / / Number 10198

Sale Date 10/06/2008 Receipt 91479.002

Filed By GULF GROUP HOLDINGS

Dated 04/28/2008

Clerk's Interest % 0.00

Miscellaneous Administration

DATE - The current system date Current Control Year: 2007 Eff 09/01/2007 5/22/2008

start Janet Holley - [Delinquent] Inbox - Microsoft Out... OCCUP SEARCH REC... 10:00 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
----------------	----------------	------------	---------------	--------------

11-0531-440	38,410	25,000	13,410	06
-------------	--------	--------	--------	----

MASSEY MICHAEL L & DEBRA D  
2345 PACKWOOD DR  
PENSACOLA FL 32534

**PRIOR YEARS TAXES DUE**

BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16  
SEC W 667 FT N 01 DEG 18  
MIN 03 SEC E 89 22/100 FT  
FOR POB CONT N 01 DEG 18  
MIN 03 SEC E 90 FT S 88 DEG  
41 MIN 57 SEC E 133 5/10 FT

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	105851.0000	05/30/2008 1,210.29	06/30/2008 1,228.09	07/31/2008 1,245.88 0.00

**TOTAL DUE:**

1,210.29	1,228.09	1,245.88
----------	----------	----------

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

11-0531-440	38,410	25,000	13,410	06
-------------	--------	--------	--------	----

MASSEY MICHAEL L & DEBRA D  
2345 PACKWOOD DR  
PENSACOLA FL 32534

**PRIOR YEARS TAXES DUE**

BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16  
SEC W 667 FT N 01 DEG 18  
MIN 03 SEC E 89 22/100 FT  
FOR POB CONT N 01 DEG 18  
MIN 03 SEC E 90 FT S 88 DEG  
41 MIN 57 SEC E 133 5/10 FT

IF PAID BY	May 30, 2008	Jun 30, 2008	Jul 31, 2008
PLEASE PAY	1,210.29	1,228.09	1,245.88

0000000000 0000029583 0000001091650000 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
11-0531-440	38,410	25,000	13,410	06

MASSEY MICHAEL L & DEBRA D  
2345 PACKWOOD DR  
PENSACOLA FL 32534

**PRIOR YEARS TAXES DUE**

BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16  
SEC W 667 FT N 01 DEG 18  
MIN 03 SEC E 89 22/100 FT  
FOR POB CONT N 01 DEG 18  
MIN 03 SEC E 90 FT S 88 DEG  
41 MIN 57 SEC E 133 5/10 FT

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	105851.0000	08/31/2008 1,263.68	09/30/2008 1,281.47	10/06/2008 1,299.26  0.00

**TOTAL DUE:**

1,263.68                      1,281.47                      1,299.26

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
11-0531-440	38,410	25,000	13,410	

MASSEY MICHAEL L & DEBRA D  
2345 PACKWOOD DR  
PENSACOLA FL 32534

**PRIOR YEARS TAXES DUE**

BEG AT SE COR OF NW 1/4 OF  
SE 1/4 N 88 DEG 34 MIN 16  
SEC W 667 FT N 01 DEG 18  
MIN 03 SEC E 89 22/100 FT  
FOR POB CONT N 01 DEG 18  
MIN 03 SEC E 90 FT S 88 DEG  
41 MIN 57 SEC E 133 5/10 FT

IF PAID BY	Aug 31, 2008	Sep 30, 2008	Oct 06, 2008
PLEASE PAY	1,263.68	1,281.47	1,299.26

0000000000 0000029583 0000001091650000 0001 0

# Escambia County Receipt of Transaction

Receipt # 2019053884

Cashiered by: dfish

Pam Childers  
Clerk of Court  
Escambia County, Florida

## Received From

FORREST, SUSAN CARTER  
114 ELM ST  
PENSACOLA, FL 32506

## On Behalf Of:

SUSAN CARTER FORREST  
114 ELM ST  
PENSACOLA, FL 32506

On: 6/13/19 1:46 pm  
Transaction # 101375769

CaseNumber 2019 TR 011137 IUTC Citation AAHRMPE

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(NONM) Statutory Fine on a non-moving traffic infractor	30.00	0.00	0.00	30.00	30.00	0.00
(LEEF) Local Law Enf Edu Trust	2.00	0.00	0.00	2.00	2.00	0.00
(NONMV1) COSTS ON A CHAPTER 320 & 322 NON-M	81.00	0.00	0.00	81.00	81.00	0.00
Total:	113.00	0.00	0.00	113.00	113.00	0.00
Grand Total:	113.00	0.00	0.00	113.00	113.00	0.00

## PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	120.00	0.00	0.00	7.00	113.00
Payments Total:		120.00	0.00	0.00	7.00	113.00