

**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

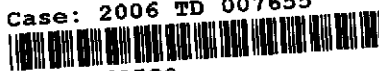
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## **IMAGING COVER PAGE**

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Case: 2006 TD 007655



00048172580

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

(R 12/96)

## TAX COLLECTOR'S CERTIFICATION

APR 28, 2008 10195

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 7655.000, 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:  
12-0307-075

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

**Property** STRAUGHN JOHN JR &  
**Owner** HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO FL, 32577

BEG AT SW COR OF LT 4 FOR  
POB E 594 FT N 407 5/10 FT  
W 594 FT S 407 5/10 FT TO  
POB LESS OR 15 P 610  
LESS DB 309 P 187 LESS R/W

FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON

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/ 7655.000	06/01/2006	359.08	0.00	17.95	377.03

## 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/ 6100.000	06/01/2007	556.37	6.25	27.82	590.44

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 967.47
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2007} 699.65
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 1,867.12
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes .....{ % }
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.
15. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

\* Done this the 28th day of April, 2008

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

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

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

TO: Tax Collector of Escambia County Tax Collector

County:

In accordance with the Florida Statutes, I, CABERNET I LLC,

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

CERT. NO.

DATE

LEGAL DESCRIPTION

7655.000

2006

ACCOUNT # 12-0307-075

THIS CERTIFICATE IS FOR TAX YEAR 2005.

BEG AT SW COR OF LT 4 FOR

POB E 594 FT N 407 5/10 FT

W 594 FT S 407 5/10 FT TO


POB LESS OR 15 P 610

LESS DB 309 P 187 LESS R/W

FOR HWY 95-A OR 2159 P 909

LESS OR 4157 P 1823 WATSON

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**  
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Case: 2006 TD 007655



00082236311

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.: 6751

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:

John Straughn, Jr. and Laura Holmes

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.: 6751

May 14, 2008

BEG AT SW COR OF LT 4 FOR POB E 594 FT N 407 5/10 FT W 594 FT S 407  
5/10 FT TO POB LESS OR 15 P 610 LESS DB 309 P 187 LESS R/W FOR HWY  
95-A OR 2159 P 909 LESS OR 4157 P 1823 WATSON  
Section 14, Township 2 North, Range 31 West, Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6751

May 14, 2008

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4469, page 1204.
2. 2006 certificate delinquent. The assessed value is \$40,650.00. Tax ID 12-0307-075.

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.: 12-0307-075

CERTIFICATE NO.: 2006-7655

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

      X   Notify City of Pensacola, P.O. Box 12910, 32596

  X       Notify Escambia County, 190 Governmental Center, 32501

      X   Homestead for        tax year.

John Straughn, Jr.  
Laura Holmes  
4414 Hwy. 95-A North  
Molino, FL 32577

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

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



State of Florida  
Escambia County

# WARRANTY DEED

Corrective Deed-----

Know All Men by These Presents: That I, John Straugh, Sr.

for and in consideration of Ten Dollars and other valuable consideration-----  
 -----(\$10.00)----- DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

John Straughn, Jr. and Laura Holmes, Brother & Sisters.....  
Rt 3 Box 463

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Essex State of Florida

D.B. 45 P. 73. Also 8 Acres South in Southwest Corner of lot 4.  
D.B. 45 P. 73. All in Section 14-2-N 31W. App. 10 Acres.

Being a part of this description the: plot of land;  
Commencing at the Southwest corner of Section 14 in Lot 4 for POB, thence East  
594 feet, thence North 407.5 feet, thence West 594 feet, thence South 407.5 to  
POB. Less property on D. B., 309 P. 187 and Less property on O.R. 15 P. 610. Less  
right-of-way for Highway 95-A.

U.S. PD. # .50  
DATE 12-26-85  
JOE A. FLOWERS, COMP. ROLLE  
BY: M. MacArthur  
ST. NO. #88-204332B-27-01

4 1 9 1 8 0

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON

Dec 26 2 30 PM '89

IN BOOK & PAGE NOTED ABOVE  
JOE A. FLOWERS, CHIEF TOLLETT  
ESCAMBIA COUNTY

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23<sup>rd</sup> day of November A.D. 19 85.

Signed, sealed and delivered in the presence of

Philip Stranglin  
Carolyn Strah

John Strong (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

**State of Florida**  
**Escambia County**

Before the subscriber personally appeared John Straughn

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of November 1985

**This instrument was prepared by:**

**John Straugh Jr.**

Rt 3Box 463 Cantonment, Fla.

Address 32533

NOTARY PUBLIC  
J. H. HARRIS

Day of November 1991  
*Keith E. Os*  
 Notary Public

May-10-198

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

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Case: 2006 TD 007655



00096914314

Dkt: TD84 Pg#:

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**Original Documents Follow**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

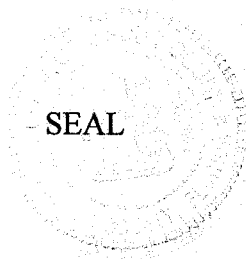
**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 07655 of 2006**

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2008, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOHN STRAUGHN JR 4414 HWY 95-A NORTH MOLINO, FL 32577	LAURA HOLMES 4414 HWY 95-A NORTH MOLINO, FL 32577
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 4th day of September 2008.



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

BY:   
Mylinda K. Johnson  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 6, 2008, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CABERNET 1 LLC holder of Tax Certificate No. 07655, 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 following described property in the County of Escambia, State of Florida, to wit:

BEG AT SW COR OF LT 4 FOR POB E 594 FT N 407 5/10 FT W 594 FT S 407 5/10 FT TO POB LESS OR 15 P 610 LESS DB 309 P 187 LESS R/W FOR HWY 95-A OR 2159 P 909 LESS OR 4157 P 1823 WATSON

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120307075

The assessment of the said property under the said certificate issued was in the name of

JOHN STRAUGHN JR and LAURA HOLMES

Unless said certificate shall be redeemed according to law, the property 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

By:

Mylinda K. Johnson  
Deputy Clerk



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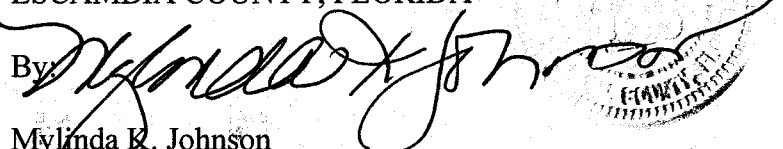
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Post Property:

4400 HWY 95-A NORTH BLK

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

By:

  
Mylinda K. Johnson  
Deputy Clerk

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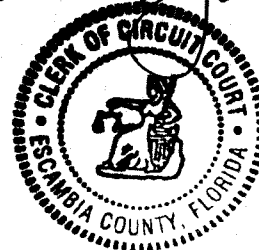
### Personal Services:

**JOHN STRAUGHN JR**  
4414 HWY 95-A NORTH  
MOLINO, FL 32577

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

By:

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Deputy Clerk



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### Personal Services:

**LAURA HOLMES**  
4414 HWY 95-A NORTH  
MOLINO, FL 32577

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

By:

Mylinda K. Johnson  
Deputy Clerk



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00032793458

Dkt: TD80 Pg#:

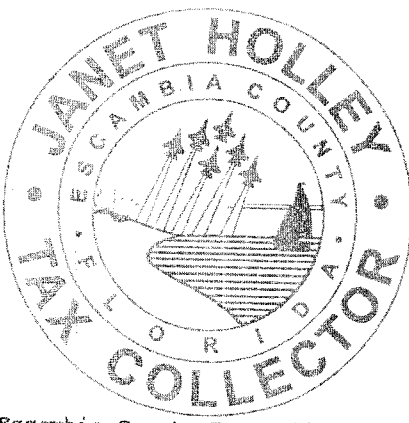
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**Original Documents Follow**



Downtown \* Marcus Pointe \* Warrington \* Century



Escambia County Tax Collector  
850-438-6500  
Date: 09/10/2008 Time: 10:43:52  
Location: 119  
Clerk: GLE  
Transaction 0199385

Individual Held  
Account 11-4247-605  
Receipt 0199385.0001 3,774.69

Individual Held  
Account 10-4559-000  
Receipt 0199385.0002 16,289.66

Individual Held  
Account 10-4165-390  
Receipt 0199385.0003 1,501.10

Individual Held  
Account 11-2192-000  
Receipt 0199385.0004 3,284.14

Individual Held  
Account 12-1382-000  
Receipt 0199385.0005 12,139.99

Individual Held  
Account 11-4530-000  
Receipt 0199385.0006 1,077.42

Individual Held  
Account 12-0307-075  
Receipt 0199385.0007 113.40

Individual Held  
Account 10-4462-300  
Receipt 0199385.0008 2,255.44

Individual Held  
Account 10-4590-000  
Receipt 0199385.0009 1,928.44

Downtown \* Marcus Pointe \* Warrington \* Century

Individual Held  
Account 10-2324-000  
Receipt 0199385.0010 3,767.27

Individual Held  
Account 11-0531-440  
Receipt 0199385.0011 1,281.47

Individual Held  
Account 10-4013-535  
Receipt 0199385.0012 1,411.86

Individual Held  
Account 10-2058-652  
Receipt 0199385.0013 6,932.41

Individual Held  
Account 09-3766-200  
Receipt 0199385.0014 1,225.00

Individual Held  
Account 09-3921-330  
Receipt 0199385.0015 13,365.89

Individual Held  
Account 10-4627-385  
Receipt 0199385.0016 33,594.01

Individual Held  
Account 12-0307-500  
Receipt 0199385.0017 3,217.98

Individual Held  
Account 05-3922-806  
Receipt 0199385.0018 695.76

Individual Held  
Account 11-1023-000  
Receipt 0199385.0019 4,415.26

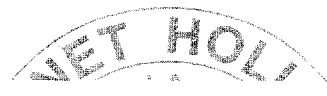
TOTAL PAID 111,612.19

TOTAL TENDERED 111,612.19

CHECK 975

Paid By: DAVID C SINGLETON  
850-438-6500  
www.escambiat taxp collector.com

te \* Warrington \* Cantonment \* Century  
Downtown \* Marcus Pointe \* Warrington



# 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. # 07655

\_\_\_\_\_ 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.

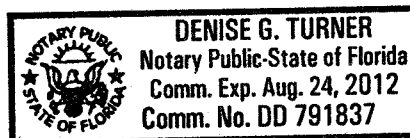
*Michael J. Driver*

PUBLISHER

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

DENISE G. TURNER

NOTARY PUBLIC



### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That  
CABERNET 1 LLC holder of Tax  
Certificate No. 07655, 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 SW COR OF LT 4 FOR POB  
E 594 FT N 407 5/10 FT W 594 FT S  
407 5/10 FT TO POB LESS OR 15 P  
610 LESS DB 309 P 187 LESS R/W  
FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON  
SECTION 14, TOWNSHIP 2 N,  
RANGE 31 W  
TAX ACCOUNT NUMBER  
120307075

The assessment of the said property  
under the said certificate issued was in  
the name of JOHN STRAUGHN JR  
and LAURA HOLMES

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

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
07655/2006	12-0307-075	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

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

JOHN N STRAUGHN  
4414 HWY 95 A NORTH  
MOLINO FL 32577

Dear Owner:

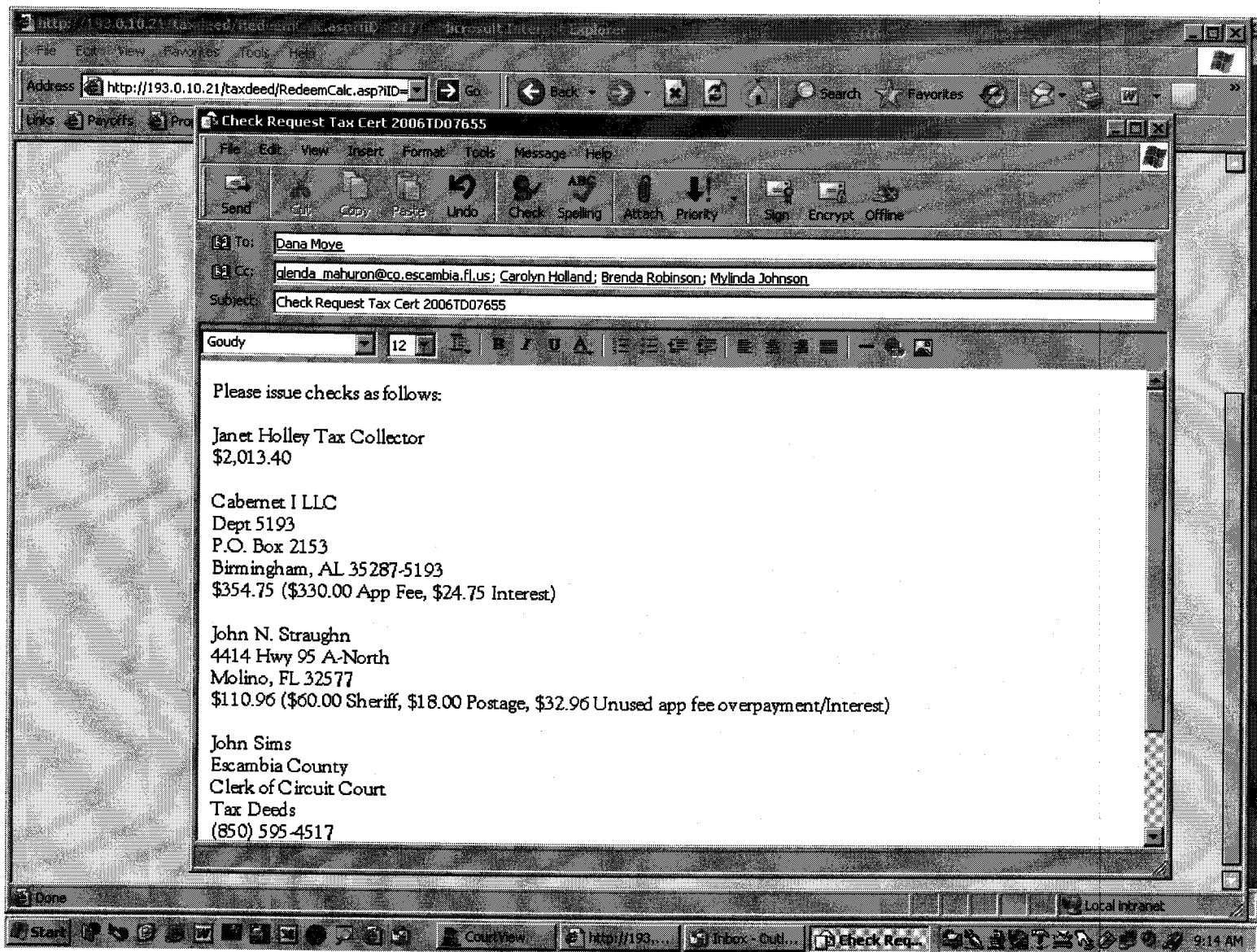
The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 9/3/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
07655/2006	12-0307-075	10/06/200	110.96

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: 120307075 Certificate Number: 007655 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="09/03/2008"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,867.12"/>	<input type="text" value="\$1,867.12"/>
Tax Collector Interest	\$168.04	\$140.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,041.41	\$2,013.40
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="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$2,420.11	\$2,387.15
	Repayment Overpayment Refund Amount	\$32.96

Notes

**Submit**

**Reset**

**Print Preview**

*\$60.00 sheriff, \$18.00 postage, \$32.96 interest*

*\$110.96*

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	925471	Receipt Date	09/03/2008

Case Number	2006 TD 007655
Description	CABERNET 1 LLC VS

Action TAX DEED REDEMPTION

Judge

Received From JOHN N STRAUGHN

On Behalf Of CABERNET 1 LLC

Total Received	2,420.11
Net Received	2,420.11
Change	0.00

Receipt Payments	Amount	Reference Description
Mastercard	2,420.11	31619B

Receipt Applications	Amount
Holding	2,419.11
Service Charge	1.00

Deputy Clerk: jps Transaction Date 09/03/2008 17:01:48

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: 120307075 Certificate Number: 007655 of 2006**

**Payor: JOHN N STRAUGHN 4414 HWY 95 A NORTH MOLINO FL 32577      Date 09/03/2008**

Clerk's Check #	1	Clerk's Total	\$359.70
Tax Collector Check #	1	Tax Collector's Total	\$2,041.41
		Postage	\$18.00
		Researcher Copies	\$1.00
		Total Received	\$2,420.11

**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>





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

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

		<b>Layers</b>	
Map Format: <input checked="" type="radio"/> Wide Format <input type="radio"/> Square Format		Record Search	
Go to Parcel Id: <input type="text"/> <b>Go</b>			
<b>Selected Parcel: 142N314004003001</b>			
Account 120307075			
Situated 4400 HWY 95-A NORTH BLK			
Owner STRAUGHN JOHN JR &			
Mailing Address			
4414 HWY 95-A NORTH			
MOLINO, FL 32577			
Last Sale 11/1985, \$100			
Property Use VACANT RESIDENTIAL			
Approx. Acreage 2.9900			
Building Count			
Total Heated Area			
Radius Search: <input type="text"/> <b>Search</b> <b>Reset Search</b>			
Feet from selected parcel			
Maximum radius allowed is 5280 feet (1 Mile)			
Road Intersects: <input type="text"/> <b>Search</b>			
<b>Scrolling Navigation</b> Click and hold mouse over compass while moving mouse in desired direction.			

07655106  
4400 BLK HWY 95-A

MAY 23 2008




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

**Tax Deed - Redemption Calculator**

**Account: 120307075 Certificate Number: 007655 of 2006**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/06/2008"/>	Redemption Date <input type="text" value="05/23/2008"/> 
Months	6	1
Tax Collector	<input type="text" value="\$1,867.12"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$168.04	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$2,041.41	\$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="\$18.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,420.11	\$0.00
	Repayment Overpayment Refund Amount	\$2,420.11

ACTUAL SHERIFF \$60.00/ RECORDING COM \$18.50

Notes

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	889018	Receipt Date	05/22/2008

Case Number	2006 TD 007655
Description	CABERNET 1 LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **CABERNET 1 LLC**

On Behalf Of **CABERNET 1 LLC**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	330.00	190232605

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 05/22/2008 13:18:12

Comments

*COPIES - 1.00*  
*POSTAGE - 18.00*  
*SHERIFF - 2/1 = 60.00*  
*CRM - 18.50*



# 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

**Name:** STRAUGHN JOHN JR &  
HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO, FL 32577

**Account:** 120307075

**Reference:** 142N314004003001

**Situs:** 4400 HWY 95-A NORTH BLK

**Use Code:** VACANT RESIDENTIAL

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

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

#### 2007 Certified Roll Assessment

**Improvements:** \$0

**Land:** \$40,650

---

**Total:** \$40,650

*Save Our Homes:* \$0

#### Amendment 1 Calculations

#### Sales Data

Mo/Yr	Book	Page	Value	Type	Deed Search (New Window)
11/1985	2159	0909	\$100	WD	<a href="#">View Instr</a>

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

#### 2007 Certified Roll Exemptions

None

#### Legal Description

BEG AT SW COR OF LT 4 FOR POB E  
594 FT N 407 5/10 FT W 594 FT S  
407 5/10 FT TO POB LESS OR 15 P  
610...

#### Extra Features

None

#### Parcel Information

[View Online Map](#)

**Section Map**  
**Id:** S392

**Approx.  
Acreage:**  
2.9900





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 Vgid 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 - 120407.0000			TD		\$0.00	\$0.00	\$0.00		C	Y	
06/01/2007	2006 - 119196.0000	2007 - 6100.0000	I	TD	0.25%	\$556.37	\$0.00	\$0.00		R	Y	
06/01/2006	2005 - 116473.0000	2006 - 7655.0000	I	TD	0.25%	\$359.08	\$17.95	\$1,901.38		A	Y	
06/01/2005	2004 - 115254.0000	2005 - 5178.0000	I		0.25%	\$372.97	\$0.00	\$0.00			Y	
06/01/2004	2003 - 114329.0000	2004 - 6784.0000	I		4.00%	\$365.24	\$0.00	\$0.00			N	

Maintenance Holder

Account 12-0307-075

Geo 142N31-4004-003-001

Owner STRAUGHN JOHN JR &

Owner Actual Address STRAUGHN JOHN JR & HOLMES LAURA 4414 HWY 95-A NORTH MOLINO, FL 32577

Taxable 17.510 Run 1 Mill 00

Legal BEG AT SW COR OF LT 4 FOR POB E 594 FT N 407 5/10 FT

Changed 04/29/2008 Operator GLE

Date 05/22/2008 C TAX DEED APPLICATION

If Paid By	Total Current	Total Delinquent	Grand Total Due
05/22/2008	\$0.00	\$1,901.38	\$1,901.38

General TDA Redemption / Bankruptcy Fees Print Bill

Application

Type A - Applied

WIP -

LAS Date / / Number 10195

Sale Date 10/06/2008 Receipt 91479.001

Filed By GULF GROUP HOLDINGS

Dated 04/28/2008

Clerk's Interest % 0.00

DATE - The current system date

Current Control Year: 2007 Eff 09/01/2007

5/22/2008

start Janet Holley - [Delinq... Inbox - Microsoft Out... OCCUP SEARCH REC... 10:16 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
12-0307-075	40,650	0	40,650	06

STRAUGHN JOHN JR &  
HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO FL 32577

**PRIOR YEARS TAXES DUE**

BEG AT SW COR OF LT 4 FOR  
POB E 594 FT N 407 5/10 FT  
W 594 FT S 407 5/10 FT TO  
POB LESS OR 15 P 610  
LESS DB 309 P 187 LESS R/W  
FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	116473.0000	05/30/2008 1,901.38	06/30/2008 1,929.38	07/31/2008 1,957.39  0.00

**TOTAL DUE:**

1,901.38

1,929.38

1,957.39

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
12-0307-075	40,650		40,650	

STRAUGHN JOHN JR &  
HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO FL 32577

**PRIOR YEARS TAXES DUE**

BEG AT SW COR OF LT 4 FOR  
POB E 594 FT N 407 5/10 FT  
W 594 FT S 407 5/10 FT TO  
POB LESS OR 15 P 610  
LESS DB 309 P 187 LESS R/W  
FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON

IF PAID BY	May 30, 2008	Jun 30, 2008	Jul 31, 2008
PLEASE PAY	1,901.38	1,929.38	1,957.39

0000000000 0000067927 0000001204070000 0001 5



**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
12-0307-075	40,650	0	40,650	06

STRAUGHN JOHN JR &  
HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO FL 32577

**PRIOR YEARS TAXES DUE**

BEG AT SW COR OF LT 4 FOR  
POB E 594 FT N 407 5/10 FT  
W 594 FT S 407 5/10 FT TO  
POB LESS OR 15 P 610  
LESS DB 309 P 187 LESS R/W  
FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	116473.0000	08/31/2008 1,985.40	09/30/2008 2,013.40	10/06/2008 2,041.41  0.00

**TOTAL DUE:**

1,985.40

2,013.40

2,041.41

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
12-0307-075	40,650	0	40,650	06

STRAUGHN JOHN JR &  
HOLMES LAURA  
4414 HWY 95-A NORTH  
MOLINO FL 32577

**PRIOR YEARS TAXES DUE**

BEG AT SW COR OF LT 4 FOR  
POB E 594 FT N 407 5/10 FT  
W 594 FT S 407 5/10 FT TO  
POB LESS OR 15 P 610  
LESS DB 309 P 187 LESS R/W  
FOR HWY 95-A OR 2159 P 909  
LESS OR 4157 P 1823 WATSON

IF PAID BY	Aug 31, 2008	Sep 30, 2008	Oct 06, 2008
PLEASE PAY	1,985.40	2,013.40	2,041.41

0000000000 0000067927 0000001204070000 0001 5