

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: 2007 TD 007680



00064972585

Dkt: TD83 Pg#:

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Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Dec 28, 2009 / 1774

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 7680** , issued the **1st** day of **June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 17-0013-000**

Certificate Holder:
MTAG CUST FOR ABBOT KINNEY MANAGEMENT
PO BOX 409584
ATLANTA, GEORGIA 30384

Property Owner:
MCNEIL VIRGINIA MARY
107 AVENIDA 23
PENSACOLA BEACH FL, FLORIDA 32561

Legal Description: 28-2S2-611
LT 3 BAHIA PAZ PB 8 P 86 OR 1284 P 775 SHEET 14

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 TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2007	7680	06/01/07	\$3,314.43	\$0.00	\$165.72	\$3,480.15

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2009	11474	06/01/09	\$2,398.23	\$6.25	\$122.41	\$2,526.89
2008	9209	05/30/08	\$2,912.12	\$6.25	\$291.21	\$3,209.58

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2009)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$9,216.62
\$0.00
\$1,986.86
\$125.00
\$75.00
\$11,403.48
\$11,403.48
\$6.25

*Done this 28th day of December, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Brian Jackson

Date of Sale: March 1, 2010

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**MTAG CUST FOR ABBOT KINNEY MANAGEMENT
PO BOX 409584
ATLANTA, Georgia, 30384**

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

Certificate No.	Parcel ID Number	Date	Legal Description
7680	17-0013-000	06/01/2007	28-2S2-611 LT 3 BAHIA PAZ PB 8 P 86 OR 1284 P 775 SHEET 14

2009 TAX ROLL

MCNEIL VIRGINIA MARY
107 AVENIDA 23
PENSACOLA BEACH FL, Florida 32561

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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COUNTY TREASURY
AUDITOR

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the original documents

Case: 2007 TD 007680



00056075991

Dkt: TD82 Pg#:

6

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.: 7602

January 8, 2010

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Brian Jackson

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 01-07-1990, through 01-07-2010, and said search reveals the following:

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

Virginia Mary McNeil

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

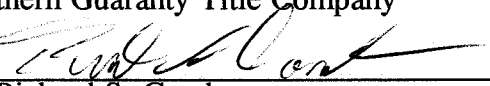
4. Taxes:

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

January 8, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7602

January 8, 2010

Lot 3, Bahia Paz Subdivision, according to the plat thereof
recorded in Plat Book 7, Page 49A, Public Records of Escambia
County, Florida.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7602

January 8, 2010

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

1. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments, or condominium documents applicable to this parcel.
2. 2007 certificate delinquent. The assessed value is \$174,946.00. Tax ID 17-0013-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-1-10

TAX ACCOUNT NO.: 17-0013-000

CERTIFICATE NO.: 2007-7680

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

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

 ☒ Notify Escambia County, 190 Governmental Center, 32501

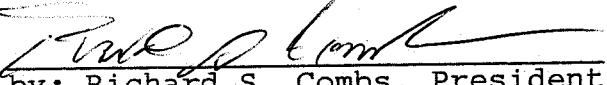
 X Homestead for 2009 tax year.

Virginia Mary McNeil
107 Avenida 23
Pensacola Beach, FL 32561

Santa Rosa Island Authority
P.O. Box 1208
Pensacola Beach, FL 32562

Certified and delivered to Escambia County Tax Collector,
this 11th day of January, 2010.

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 152.40
Per 56.10

ASSIGNMENT OF LEASE
SANTA ROSA ISLAND AUTHORITY

212.50
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The undersigned, as lessee (s) (or substitute lessee (s) by assignment),
under that certain lease between Santa Rosa Island Authority and _____
ROSENBAUM DEVELOPMENT CORPORATION

dated the 25th day of June, 19 73, covering the following
described property on Santa Rosa Island in Escambia County, Florida, to-wit:

Lot 3, BANIA PAZ SUBDIVISION, as recorded in the public records of
Escambia County, Florida, in Plat Book 8 Page 86, being a re-sub-
division of a portion of Block 8, Santa Rosa Villas Subdivision as
recorded in the public records of said county in Plat Book 7 at
Page 48A.

Subject to taxes for current year and to valid Easements, Mineral
Reservations and restrictions of record affecting the above property
if any.

for and in consideration of the sum of One (\$1.00) Dollar and other good
and valuable considerations, the receipt of which is hereby acknowledged
do hereby sell, assign and transfer all of our (my) right, title and interest
in said lease and demised property and all of the improvements thereon
to VIRGINIA MARY McNEIL, a widow

Address: 512 Lowndes Avenue, Pensacola, Florida 32507

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand (s) and seal(s)
this 19th day of December, 19 78.

Executed in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
PATRICIA L. SNODGRASS (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared _____
PATRICIA L. SNODGRASS, a widow, unmarried
well known to me to be the individual (s) described by said names (s) and who
executed the foregoing instrument, and acknowledged that s/he executed the
same for the uses and purposes therein set forth.
WITNESS my hand and official seal this 19th day of December,
19 78.

Notary Public
My Commission Expires:

April 3, 1981

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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

IMAGING COVER PAGE

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Case: 2007 TD 007680



00075438618

Dkt: TD80 Pg#:

Original Documents Follow

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobinson@clerk.co.escambia.fl.us>
Sent: Thursday, January 21, 2010 5:27 PM
Subject: Check Request Tax Cert 2007 TD 07680

2007 TD 07680

Please issue checks:

Janet Holley Tax Collector
\$11,580.78(taxes due)

10-128

MTAG Cust for Abbot Kinney Management
PO BOX 409584
Atlanta GA 30384
\$395.85(\$390.00 app fees \$5.85interest)

Virginia Mary McNeil
107 Avenida 23
Pensacola Beach FL 32561
\$695.81(overpayment refund)

Maryline Avila
Escambia County
Clerk of Circuit Court
Tax Deeds Division
(850) 595-3793
(850) 595-4827
mavila@escambiaclerk.com

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

9000011836

PAY

THIRTY SIX THOUSAND TWO HUNDRED EIGHTY SEVEN AND 81/100

JANET HOLLEY TAX COLLECTOR

TO THE
ORDER
OF

JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

AMOUNT

01/26/2010

36,287.81

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011836⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011836

Date	Case Number	Description	Amount
01/26/2010	2007 TD 007680	PAYMENT TAX DEEDS	11,580.78
01/26/2010	2003 TD 003412	PAYMENT TAX DEEDS	3,188.19
01/26/2010	2007 TD 002483	PAYMENT TAX DEEDS	669.31
01/26/2010	2003 TD 006116	PAYMENT TAX DEEDS	1,927.94
01/26/2010	2007 TD 007337	PAYMENT TAX DEEDS	631.75
01/26/2010	2007 TD 064703	PAYMENT TAX DEEDS	18,289.84

*Glenn
Magaha
1-26-10*

9000011836

Check: 9000011836 01/26/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 36,287.81

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America



PENSACOLA, FLORIDA

63-27
631

9000011853

VOID AFTER 6 MONTHS

PAY

*SIX HUNDRED NINETY FIVE AND 81/100

VIRGINIA MARY MCNEIL

TO THE
ORDER
OF

VIRGINIA MARY MCNEIL
107 AVENIDA 23
PENSACOLA BEACH, FL 32561-

DATE

AMOUNT

01/26/2010

695.81

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011853⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011853

Date	Case Number	Description	Amount
01/26/2010	2007 TD 007680	PAYMENT TAX DEEDS	695.81

9000011853

Check: 9000011853 01/26/2010 VIRGINIA MARY MCNEIL

Check Amount: 695.81

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
 631

9000011839

PAY

*SEVEN HUNDRED NINETY ONE AND 70/100

MTAG CUST FOR ABBOT KINNEY MANAGEMENT

TO THE
 ORDER
 OF

MTAG CUST FOR ABBOT KINNEY MANAGEMENT
 P O BOX 409584
 ATLANTA, GA 30384

DATE

01/26/2010

AMOUNT

791.70

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011839⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000011839

Date	Case Number	Description	Amount
01/26/2010	2007 TD 004703	PAYMENT TAX DEEDS	395.85
01/26/2010	2007 TD 007680	PAYMENT TAX DEEDS	395.85

9000011839

Check: 9000011839 01/26/2010 MTAG CUST FOR ABBOT KINNEY
 MANAGEMENT

Check Amount: 791.70

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1106618	Receipt Date	01/21/2010

Case Number	2007 TD 007680
Description	MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS

Action TAX DEED REDEMPTION

Judge

Received From VIRGINIA MARY MCNEIL

On Behalf Of MTAG CUST FOR ABBOT KINNEY MANAGEMENT

Total Received	12,343.44
Net Received	12,343.44
Change	0.00

Receipt Payments	Amount	Reference Description
Check	12,343.44	2247276

Receipt Applications	Amount
Holding	12,342.44
Service Charge	1.00

Deputy Clerk: mavila Transaction Date 01/21/2010 16:22:17

Comments

Search Property	Property Sheet	Lien Holder's	Redeem	Maps	Courtview
Redeemed From Sale					



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

Tax Deed - Redemption Calculator

Account: 170013000 Certificate Number: 007680 of 2007

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/01/2010	Redemption Date 01/21/2010
Months	3	1
Tax Collector	\$11,403.48	\$11,403.48
Tax Collector Interest	\$513.16	\$171.05
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$11,922.89	\$11,580.78
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$17.55	\$5.85
Total Clerk	\$407.55	\$395.85
Postage	\$12.00	\$0.00
Researcher Copies	\$1.00	\$1.00
Total Redemption Amount	\$12,343.44	\$11,977.63
	Repayment Overpayment Refund Amount	\$365.81 + 120 + 210 = 695.81

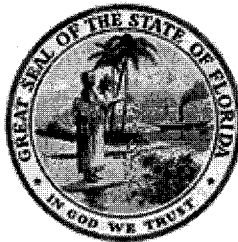
Notes

Submit

Reset

Print Preview

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

**BRANCH OFFICES
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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: 170013000 Certificate Number: 007680 of 2007**

**Payor: VIRGINIA MARY MCNEIL 107 AVENIDA 23 PENSACOLA BEACH, FL 32561 Date
01/21/2010**

Clerk's Check #	2247276	Clerk's Total	\$407.55
Tax Collector Check #	1	Tax Collector's Total	\$11,922.89
		Postage	\$12.00
		Researcher Copies	\$1.00
		Total Received	\$12,343.44

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
 ARCHIVES AND RECORDS
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 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2007 TD 007680

Redeemed Date 01/21/2010

Name VIRGINIA MARY MCNEIL 107 AVENIDA 23 PENSACOLA BEACH, FL 32561

Clerk's Total = TAXDEED	\$407.55
Due Tax Collector = TAXDEED	\$11,922.89
☐ Postage = TD2	\$12.00
ResearcherCopies = TD6	\$1.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2007	TD1	TAX DEED APPLICATION Receipt: 1103370 Date: 01/12/2010	60.00	0.00	
06/01/2007	TAXDEED	TAX DEED CERTIFICATES Receipt: 1103370 Date: 01/12/2010	330.00	0.00	
01/19/2010	TD82	O & E REPORT	0.00	0.00	
01/19/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
01/21/2010	TAXDEED	TAXDEED Clerk's Total	407.55	407.55	
01/21/2010	TD6	TITLE RESEARCHER COPY CHARGES	1.00	1.00	
01/21/2010	TAXDEED	TAXDEED Due Tax Collector	11,922.89	11,922.89	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$61.00	\$60.00	\$0.00	\$1.00
2	Holding	\$12,660.44	\$330.00	\$0.00	\$12,330.44
	TOTAL	\$12,721.44	\$390.00	\$0.00	\$12,331.44

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1103370	Receipt Date	01/12/2010

Case Number	2007 TD 007680
Description	MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS

Action **TAX DEED APPLICATION**

Judge

Received From **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

On Behalf Of **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	390.00	42208

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 01/12/2010 14:49:47

Comments

MOORING TAX ASSET GROUP, LLC

42208

PURCHASING ACCOUNT

OUR REFERENCE NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT	NET AMOUNT
01/05/10 - 803015		1/5/2010	\$390.00	\$390.00	\$0.00	\$390.00
			\$390.00	\$390.00	\$0.00	\$390.00