

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

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

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

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

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Case: 2008 TD 000780



00081219671

Dkt: TD83 Pg#:

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**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 26, 2010 / 2340

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 780** , issued the **30th day of May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-1419-945**

**Certificate Holder:**  
ALUMNI PARTNERS II, LLC  
PO BOX 9223  
LONGBOAT KEY, FLORIDA 34228

**Property Owner:**  
PUGH ALTONS & JOYCE M  
1153 WEBSTER DR  
PENSACOLA , FLORIDA 32505

**Legal Description:** 12-1S3-061  
BEG AT NW COR OF GOVT LT 6 S ALG W LI OF LT 1721 5/10 FT N 88 DEG 45 MIN E 156 75/100 FT FOR POB CONT  
SAME COURSE 123 75/100 FT S 40 5/10 FT S 88 DEG ...  
**See attachment for full legal description.**

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
2008	780	05/30/08	\$655.87	\$0.00	\$271.64	\$927.51

**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
2010	1089	06/01/10	\$566.31	\$6.25	\$28.32	\$600.88
2009	1139	06/01/09	\$592.64	\$6.25	\$133.34	\$732.23

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
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

\$2,260.62
\$0.00
\$150.00
\$75.00
\$2,485.62
\$2,485.62
\$6.25

\*Done this 26th day of August, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: January 4, 2011

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

8/26/2010

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 02-1419-945**

September 02, 2010  
Tax Year: 2007  
Certificate Number: 780

BEG AT NW COR OF GOVT LT 6 S ALG W LI OF LT 1721 5/10 FT N 88 DEG 45 MIN E 156 75/100 FT FOR POB CONT  
SAME COURSE 123 75/100 FT S 40 5/10 FT S 88 DEG 45 MIN W 123 75/100 FT N 40 5/10 FT TO POB OR 5490 P 603  
OR 6114 P 862

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**ALUMNI PARTNERS II, LLC  
PO BOX 9223  
LONGBOAT KEY, Florida, 34228**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
780	02-1419-945	05/30/2008	12-1S3-061 BEG AT NW COR OF GOVT LT 6 S ALG W LI OF LT 1721 5/10 FT N 88 DEG 45 MIN E 156 75/100 FT FOR POB CONT SAME COURSE 123 75/100 FT S 40 5/10 FT S 88 DEG 45 MIN W 123 75/100 FT N 40 5/10 FT TO POB OR 5490 P 603 OR 6114 P 862

**2009 TAX ROLL**

PUGH ALTONS & JOYCE M  
1153 WEBSTER DR  
PENSACOLA , Florida 32505

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.

alumni2 (Kevin Kiernan)

Applicant's Signature

08/26/2010

Date

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

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1196214</b>	Receipt Date	<b>09/14/2010</b>

Case Number	<b>2008 TD 000780</b>
Description	<b>ALUMNI PARTNERS II, LLC VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **ALUMNI PARTNERS II, LLC**

On Behalf Of **ALUMNI PARTNERS II, LLC**

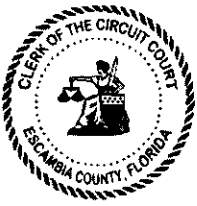
Total Received	<b>390.00</b>
Net Received	<b>390.00</b>
Change	<b>0.00</b>

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference Description</b>
<b>Cash</b>	<b>390.00</b>	<b>ONCORE TRANS#814923</b>

<b>Receipt Applications</b>	<b>Amount</b>
<b>Holding</b>	<b>330.00</b>
<b>Service Charge</b>	<b>60.00</b>

Deputy Clerk:            mavila            Transaction Date    09/14/2010    10:09:49

Comments




ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, FL  
P.O. Box 333  
Pensacola, FL 32591  
850-595-3930



**Print Date:**  
9/14/2010 8:56:37 AM


Transaction #: **814923**  
Receipt #: **201041751**  
Cashier Date: **9/14/2010 8:56:38 AM (MAVILA)**

Customer Information	Transaction Information	Financial Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 09/14/2010 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments
 <b>CLERK</b> \$390.00

0 Recorded Items
------------------

0 Search Items
----------------

1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES 2008 TD 00780		
TAXCT	1	\$60.00
TAXCR	330	\$330.00

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



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CENTURY

CLERK TO THE BOARD OF  
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Case: 2008 TD 000780



00077312699

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

11-027

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8305

October 15, 2010

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32569  
ATTN: Candice Lewis

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 10-15-90, through 10-15-10, and said search reveals the following:

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

Alton Pugh and Joyce M. Pugh, 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

October 15, 2010



**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 8305

October 15, 2010

**121S306104033001 - Full Legal Description**

BEG AT NW COR OF GOVT LT 6 S ALG W LI OF LT 1721 5/10 FT N 88 DEG 45 MIN E 156  
75/100 FT FOR POB CONT SAME COURSE 123 75/100 FT S 40 5/10 FT S 88 DEG 45 MIN W 123  
75/100 FT N 40 5/10 FT TO POB OR 5490 P 603 OR 6114 P 862

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 8305

October 15, 2010

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

1. That certain mortgage executed by Alton & Joyce M. Pugh in favor of Homecomings Financial, LLC dated April 19, 2007 and recorded May 2, 2007 in Official Records Book 6137, page 257 of the public records of Escambia County, Florida, in the original amount of \$63,750.00. Assigned to Quadrant Residential Capital IV, LP in O.R. Book 6573, page 837.
2. Taxes for the year 2007-2009 delinquent. The assessed value is \$26,617.00. Tax ID 02-1419-945.

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: 1-4-2011

TAX ACCOUNT NO.: 02-1419-945

CERTIFICATE NO.: 2008-780

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.

Alton Pugh  
Joyce M. Pugh  
1153 Webster Dr.  
Pensacola, FL 32505  
and  
8631 Match St.  
Pensacola, FL 32514

Quadrant Residential Capital IV, LP  
8333 Douglas Ave., Ste 1350  
Dallas, TX 75225

Certified and delivered to Escambia County Tax Collector,  
this 5th day of November, 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.

This instrument was prepared by:  
WILLIAM E. FARRINGTON, II  
Wilson, Harrell & Smith, P.A.  
307 South Palafox Street  
Pensacola, Florida 32501  
WHSBF FILE #5702-37640

Parcel I.D. No. 121S30-6104-033-001

### CORRECTIVE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Eva Mae Sanders**, an unmarried widow, Grantor, for and in consideration of the sum of (\$10.00) TEN AND NO/100 DOLLARS, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto **Altons Pugh and Joyce M. Pugh**, husband and wife, whose address is 1153 Webster Drive, Pensacola, FL 32505, Grantee, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

That portion of Government Lot 6, Section 12, Township 1 South, Range 30 West, in Escambia County, Florida, described as follows: Commencing at the Northwest corner of said Lot 6; run thence South 0 degrees 00' East along the West line of said Lot 6 a distance of 1721.5 feet; run thence North 88 degrees 45' East a distance of 156.75 feet to the point of beginning of this description; thence continue North 88 degrees 45' East a distance of 123.75 feet; thence run South 0 degrees 00' East a distance of 40.5 feet; thence South 88 degrees 45' West a distance of 123.75 feet; and thence run North 0 degrees 00' West a distance of 40.5 feet to the Point of Beginning.

This document is being recorded to correct the legal description contained in that certain Quit Claim Deed recorded in O.R. Book 5490, Page 603 of the public records of Escambia County, Florida.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of March, 2007.

Signed, Sealed and delivered  
in the presence of:

Sign: Amanda N. Sorrells

Print: Amanda N. Sorrells

Sign: Wendy White

Print: WENDY WHITE

Eva Mae Sanders (SEAL)  
Eva Mae Sanders

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15<sup>th</sup> of the day March, 2007, by Eva Mae Sanders, an unmarried widow, known to me or who produced license as identification.

Sign: Amanda N. Sorrells

Print: Amanda N. Sorrells

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_



Amanda N. Sorrells  
Commission #DD309031  
Expires: Apr 08, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

171.50  
127.50  
223.30  
Return To:  
Homecomings Financial  
One Meridian Crossing, Ste. 100  
Minneapolis MN 55423  
Loan Number: 047-315539-8

This document was prepared by: Homecomings Financial  
800 Corporate Drive, Suite 424  
Fort Lauderdale, FL 33334

**WILSON, HARRELL  
FARRINGTON & FORD, P.A.  
307 SOUTH PALAFOX ST.  
PENSACOLA, FL 32502**

[Space Above This Line For Recording Data]

## MORTGAGE

MIN 100062604731553980

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated APRIL 19TH, 2007 together with all Riders to this document.

(B) "Borrower" is  
ALTON PUGH AND JOYCE M PUGH AS HUSBAND AND WIFE

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
MFFL7770 (09/2006) / 047-315539-8

VMP -6A(FL) (0006).02

Page 1 of 18

VMP Mortgage Solutions, Inc.

Initials: A.P.  
A.P.

Form 3010 1/01



Lender is a LIMITED LIABILITY COMPANY  
organized and existing under the laws of DELAWARE  
Lender's address is 800 CORPORATE DRIVE, SUITE 424  
FT. LAUDERDALE, FL 33334

(E) "Note" means the promissory note signed by Borrower and dated APRIL 19TH, 2007  
The Note states that Borrower owes Lender SIXTY THREE THOUSAND SEVEN HUNDRED FIFTY  
AND NO/100 Dollars

(U.S. \$ 63,750.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than MAY 1ST, 2037

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

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges  
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following  
Riders are to be executed by Borrower [check box as applicable]:

<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input checked="" type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,  
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,  
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other  
charges that are imposed on Borrower or the Property by a condominium association, homeowners  
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by  
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic  
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit  
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller  
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse  
transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid  
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)  
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the  
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the  
value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on,  
the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the  
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY [Type of Recording Jurisdiction] of ESCAMBIA [Name of Recording Jurisdiction]:

Legal description attached hereto and made a part hereof

Parcel ID Number: 12-1S-30-6104-033-001

which currently has the address of

8631 MATCH STREET

[Street]

PENSACOLA

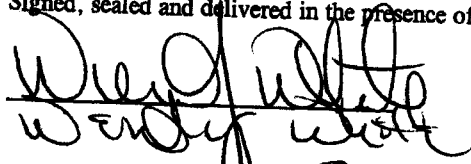
[City], Florida 32514


[Zip Code]

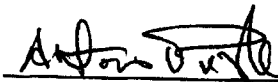
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

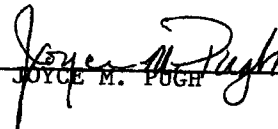
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

  
Wendy Webb

  
Brad Pittman



ALTON PUGH  
1153 WEBSTER DR  
PENSACOLA, FL 32505

  
JOYCE M. PUGH

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)

(Seal)  
-Borrower

(Address)



## **Exhibit "A"**

That portion of Government Lot 6, Section 12, Township 1 South, Range 30 West, in Escambia County, Florida, described as follows: Commencing at the Northwest corner of said Lot 6; run thence South 0°00'00" East along the West line of said Lot 6 a distance of 1721.5 feet; run thence North 88°45'00" East a distance of 156.75 feet to the Point of Beginning of this description; thence continue North 88°45'00" East a distance of 123.75 feet; thence run South 0°00'00" East a distance of 40.5 feet; thence run South 88°45'00" West a distance of 123.75 feet; and thence run North 0°00'00" West a distance of 40.5 feet to the Point of Beginning.

**ASSIGNMENT OF MORTGAGE/DEED OF TRUST**

Loan # 7473155398  
ID #1<sup>st</sup>0097H-295

KNOW ALL MEN BY THESE PRESENTS, that as of November 13, 2009, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** solely as nominee for **HOMEcomings FINANCIAL, LLC (F/K/A HOMEcomings FINANCIAL NETWORK, INC.)** and Lender's successors and/or assigns, whose address is MC 190-FTW-D50, 1100 Virginia Drive, Ft. Washington, PA 19034, (hereinafter called ("Lender") the "Assignor"), for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) FOR VALUE RECEIVED, does hereby grant, convey, assign, transfer, and set over to **QUADRANT RESIDENTIAL CAPITAL IV, LP**, whose address is 8333 Douglas Avenue, Suite 1350, Dallas, Texas 75225 (hereinafter called the "Assignee"), its successors and assigns, all of the Assignor's rights, title and interest, in and to:

1. The Promissory Note (herein called the "Note"), evidencing the indebtedness secured by the Mortgage/Deed of Trust.
2. The Mortgage dated 4/19/2007 made by ALTON PUGH AND JOYCE M PUGH, husband and wife, to MERS as nominee for HOMEcomings FINANCIAL, LLC (F/K/A HOMEcomings FINANCIAL NETWORK, INC.), in the amount of \$63,750.00 recorded 5/2/2007, Volume 6137, Page 257, Document No. 2007041845, Official Records of Escambia County, FL.
3. THAT PORTION OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, IN ESCAMBIA COUNTY, FL, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; RUN THENCE SOUTH 0°00'00" EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 1721.5 FEET, RUN THENCE NORTH 88°45'00" EAST A DISTANCE OF 156.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°45'00" EAST A DISTANCE OF 123.75 FEET; THENCE RUN SOUTH 0°00'00" EAST A DISTANCE OF 40.5 FEET; THENCE RUN SOUTH 88°45'00" WEST A DISTANCE OF 123.75 FEET; AND THENCE RUN NORTH 0°00'00" WEST A DISTANCE OF 40.5 FEET TO THE POINT OF BEGINNING.

More commonly known as: 8631 Match Street, Pensacola, FL 32514  
APN 021419945

IN WITNESS WHEREOF, the undersigned limited liability company has caused this instrument to be executed this 26 day of February, 2010.

Mortgage Electronic Registration Systems, Inc.,  
as nominee for lender and lender's successors and/or  
assigns

By: [Signature]  
Steven Y. Green, Assistant Secretary

Witness #1: [Signature]  
Printed Name: Catherine Rogers

Witness #2: [Signature]  
Printed Name: Robert G. Moran

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

§  
§

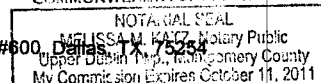
On February 26, 2010, before me, the undersigned Notary Public, personally appeared Steven Y. Green, Assistant Secretary, who proved to me on the basis of a Pennsylvania Drivers License to be the person whose name is subscribed herein and being by me duly sworn, did execute and acknowledge to me that he voluntarily executed the same in his authorized capacity, and that by his signature on the instrument, the entity on behalf of which he acted, voluntarily executed the instrument.

SEAL

[Signature]  
Notary Public, Commonwealth of Pennsylvania

After recording, return to:

Michael H. Saks, Wright Ginsberg Brusilow P.C., 14755 Preston Rd, #600, Dallas, TX 75244



**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

9000013033

63-27  
631

PAY \*SIXTY SEVEN THOUSAND TWO HUNDRED SEVENTY FOUR AND 43/100  
JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
PENSACOLA, FL 32502

DATE 09/28/2010 AMOUNT 67,274.43

*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013033⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000013033

Date	Case Number	Description	Amount
09/28/2010	2008 TD 002046	PAYMENT TAX DEEDS	1,145.99
09/28/2010	2008 TD 004572	PAYMENT TAX DEEDS	1,576.09
09/28/2010	2008 TD 005045	PAYMENT TAX DEEDS	15,150.33
09/28/2010	2008 TD 003651	PAYMENT TAX DEEDS	4,001.17
09/28/2010	2008 TD 004283	PAYMENT TAX DEEDS	25,172.62
09/28/2010	2008 TD 000611	PAYMENT TAX DEEDS	6,403.99
09/28/2010	2008 TD 001210	PAYMENT TAX DEEDS	2,775.60
09/28/2010	2008 TD 001678	PAYMENT TAX DEEDS	2,879.67
09/28/2010	2008 TD 000400	PAYMENT TAX DEEDS	1,090.66
09/28/2010	2008 TD 000480	PAYMENT TAX DEEDS	2,529.15

There are additional check details for this check that total:

3,949.16 9000013033

Check: 9000013033 09/28/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 67,274.43

2008 TD 00636 2858.50

2008 TD 00479 1090.66

*Ernie Lee Magaha*  
9-28-10

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

Bank of America  
PENSACOLA, FLORID.

63-27  
631

9000013012

VOID AFTER 6 MONTHS

PAY

\*THREE HUNDRED NINETY FIVE AND 85/100

ALUMNI PARTNERS II LLC

TO THE ORDER OF ALUMNI PARTNERS II LLC  
P O BOX 9223  
LONGBOAT KEY, FL 34228

DATE

AMOUNT

09/28/2010

395.85

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013012⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000013012

Date	Case Number	Description	Amount
09/28/2010	2008 TD 000780	PAYMENT TAX DEEDS	395.85

9000013012

Check: 9000013012 09/28/2010 ALUMNI PARTNERS II LLC

Check Amount: 395.85

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

Bank of America

PENSACOLA, FLORID

VOID AFTER 6 MONTHS

63-27  
 631

9000013031

PAY

\*FIVE HUNDRED TWO AND 54/100

ISERVE

TO THE  
 ORDER  
 OF

ISERVE  
 222 W LAS COLINAS BLVD  
 SUITE 1252 E  
 IRVING, TX 75063

DATE

AMOUNT

09/28/2010

502.54

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013031⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000013031

Date Case Number  
 09/28/2010 2008 TD 000780

Description  
 PAYMENT TAX DEEDS

Amount  
 502.54

9000013031

Check: 9000013031 09/28/2010 ISERVE

Check Amount: 502.54



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

**Tax Deed - Redemption Calculator**

**Account: 021419945 Certificate Number: 000780 of 2008**

Redemption ☒ Yes      Application Date 08/26/2010      Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>01/04/2011</u>	Redemption Date <u>09/24/2010</u>
Months	5	1
Tax Collector	<u>\$2,485.62</u>	<u>\$2,485.62</u>
Tax Collector Interest	\$186.42	\$37.28
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	\$2,678.29	\$2,529.15
Clerk Fee	<u>\$60.00</u>	<u>\$60.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$210.00</u>	<u>\$210.00</u>
App. Fee Interest	\$29.25	\$5.85
Total Clerk	\$419.25	\$395.85
Postage	<u>\$60.00</u>	<u>\$60.00</u>
Researcher Copies	<u>\$40.00</u>	<u>\$40.00</u>
Total Redemption Amount	\$3,197.54	\$3,025.00
	Repayment Overpayment Refund Amount	\$172.54 $\therefore 120 + 210 = 502.54$

Notes ACTUAL SHERIFF \$120.00 COM FEE \$  
09-16-2010 dawson from national asset servicing called for  
quote..mva

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1200746</b>	Receipt Date	<b>09/24/2010</b>

Case Number	<b>2008 TD 000780</b>
Description	<b>ALUMNI PARTNERS II, LLC VS</b>

Action **TAX DEED REDEMPTION**

Judge

Received From **ISERVE**

On Behalf Of **ALUMNI PARTNERS II, LLC**

Total Received	<b>3,197.54</b>
Net Received	<b>3,197.54</b>
Change	<b>0.00</b>

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference</b>	<b>Description</b>
<b>Check</b>	<b>3,197.54</b>	<b>10025405</b>	








<b>Receipt Applications</b>	<b>Amount</b>
<b>Holding</b>	<b>3,097.54</b>
<b>Service Charge</b>	<b>100.00</b>


Deputy Clerk:            mavila            Transaction Date    09/24/2010    16:11:19

Comments

3130001078


From: Marvline Avila  
 To: Dustin Tumbale  
 Subject: Emailing: RedeemCalc.htm  
 Date: Thursday, September 16, 2010 4:07:56 PM

 Search Property	 Property Sheet	 Lien Holder's	 Sold To	 Redeem	 Forms	 Courtview
---	--	---	---	---	---	---



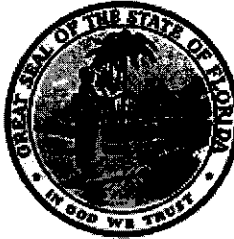
**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
 Account: 021419945 Certificate Number: 000780 of 2008

Redemption	No	Application Date	Interest Rate
		Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
		Auction Date	Redemption Date 
Months		5	5
Tax Collector			
Tax Collector Interest		\$186.42	\$0.00
Tax Collector Fee			
<b>Total Tax Collector</b>		<b>\$2,678.29</b>	<b>\$0.00</b>
Clerk Fee			
Sheriff Fee			
Legal Advertisement			
App. Fee Interest		\$29.25	\$0.00
<b>Total Clerk</b>		<b>\$419.25</b>	<b>\$0.00</b>
Postage			
Researcher Copies			
<b>Total Redemption Amount</b>		<b>\$3,197.54</b>	<b>\$0.00</b>
		Repayment Overpayment Refund Amount	\$3,197.54



**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

**Case # 2008 TD 000780**

**Redeemed Date 09/24/2010**

**Name ISERVE 222 W LAS COLINAS BLVD SUITE 1252 E IRVING, TX 75036**

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$2,678.29
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

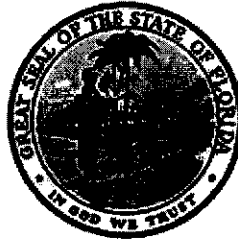
**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1196214 Date: 09/14/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1196214 Date: 09/14/2010	60.00	0.00	
09/17/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
09/24/2010	TAXDEED	TAXDEED Due Tax Collector	2,678.29	2,678.29	
09/24/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
09/24/2010	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
09/24/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$3,427.54	\$330.00	\$0.00	\$3,097.54
	<b>TOTAL</b>	<b>\$3,587.54</b>	<b>\$390.00</b>	<b>\$0.00</b>	<b>\$3,197.54</b>

**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  
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PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
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JUVENILE DIVISION  
CENTURY**

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COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 021419945 Certificate Number: 000780 of 2008**

**Payor: ISERVE 222 W LAS COLINAS BLVD SUITE 1252 E IRVING, TX 75036      Date  
09/24/2010**

Clerk's Check #	10025405	Clerk's Total	\$419.25
Tax Collector Check #	1	Tax Collector's Total	\$2,678.29
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,197.54

**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  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 JUVENILE  
 MENTAL HEALTH  
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 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

**Case # 2008 TD 000780**

**Redeemed Date 09/24/2010**

**Name ISERVE 222 W LAS COLINAS BLVD SUITE 1252 E IRVING, TX 75036**

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$2,678.29
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1196214 Date: 09/14/2010	330.00	0.00	
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09/17/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
09/24/2010	TAXDEED	TAXDEED Due Tax Collector	2,678.29	2,678.29	
09/24/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
09/24/2010	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
09/24/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$3,427.54	\$330.00	\$0.00	\$3,097.54
	<b>TOTAL</b>	<b>\$3,587.54</b>	<b>\$390.00</b>	<b>\$0.00</b>	<b>\$3,197.54</b>

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
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CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
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**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 021419945 Certificate Number: 000780 of 2008**

**Payor: ISERVE 222 W LAS COLINAS BLVD SUITE 1252 E IRVING, TX 75036      Date  
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		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,197.54

**ERNIE LEE MAGAHA  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

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(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PURCHASERS RECEIPT - RETAIN FOR YOUR RECORDS



OFFICIAL CHECK



10025405

94-305  
611

REMITTER  
ISERVE SERVICING INC.



TEXAS CAPITAL BANK™

9/20/2010

PAYABLE TO

ESCAMBIA COUNTY #3130001078

\$3,197.54

\*\*\*Three Thousand One Hundred Ninety Seven Dollars and Fifty Four Cents\*\*\*

MEMORANDUM

FOR PARCEL # 02-1419-945 ALTON PUGH

6034 MATCH STREET - PENSACOLA, FL 32514

ISSUED BY: MONEYGRAM PAYMENT SYSTEMS, INC., P.O. BOX 9476, MINNEAPOLIS, MN 55480  
DRAWEE: WACHOVIA BANK, BUFORD, GA