

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: 2008 TD 002285



00048176081

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 26, 2010 / 2386

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 2285**, 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: 05-0996-000**

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

Property Owner:
SEASAR MARIE
3018 N BERWICK ST
PENSACOLA, FLORIDA 32503

Legal Description: 04-2S3-060
LTS 25 & 26 BLK 13 OR 872 P 380 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

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	2285	05/30/08	\$500.23	\$0.00	\$207.18	\$707.41

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	3065	06/01/10	\$435.87	\$6.25	\$21.79	\$463.91
2009	3066	06/01/09	\$554.46	\$6.25	\$41.58	\$602.29

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

\$1,773.61
\$0.00
\$150.00
\$75.00
\$1,998.61
\$1,998.61
\$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.

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:

Certificate No.	Parcel ID Number	Date	Legal Description
2285	05-0996-000	05/30/2008	04-2S3-060 LTS 25 & 26 BLK 13 OR 872 P 380 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57

2009 TAX ROLL

SEASAR MARIE
3018 N BERWICK ST
PENSACOLA, Florida 32503

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	Case	Outstanding Amount	0.00
Receipt Number	1196298	Receipt Date	09/14/2010

Case Number	2008 TD 002285
Description	ALUMNI PARTNERS II, LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **ALUMNI PARTNERS II, LLC**

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

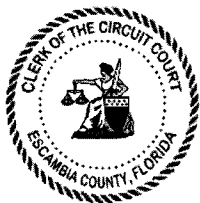
Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#814977

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 09/14/2010 11:16:32

Comments



Print Date:

9/14/2010 9:37:09 AM

Transaction #: 814977

Receipt #: 201041806

Cashier Date: 9/14/2010 9:37:03 AM (MAVILA)

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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 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
 CLERK \$390.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES 2008 TD 02285		
TAXCT	1	\$60.00
TAXCR	330	\$330.00

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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OFFICIAL RECORDS
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2008 TD 002285



00060014161

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

11-062

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8344

October 28, 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 10-25-90, through 10-25-10, and said search reveals the following:

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

Marie Seasar

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:

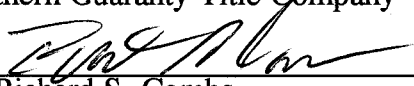
SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 28, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 8344

October 28, 2010

Lots 25 and 26, Block 13, North Pensacola, Unit #2, according to the plat thereof recorded in Plat Book 2, Page 6, Public Records of Escambia County, Florida.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 8344

October 28, 2010

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 4315, page 230, and O.R. Book 4445, page 915.
2. Taxes for the year 2007-2009 delinquent. The assessed value is \$19,421.00. Tax ID 05-0996-000.

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: rcsgt@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.: 05-0996-000

CERTIFICATE NO.: 2008-2285

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, ^{221 Palafox Place/}190 Governmental Center, 32501

 X Homestead for tax year.

Marie Seasor aka
Marie Seasar, if alive,
or her estate if deceased
c/o Linda Florence
5162 E. 117th Court
Thornton, CO 80233

Alfred Seasor, if alive
c/o Linda Florence
6162 E. 117th Court
Thornton, CO 80233

Unknown Tenant
3018 Berwick St.
Pensacola, FL 32503

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 Indenture,

RAMCO FORM 44

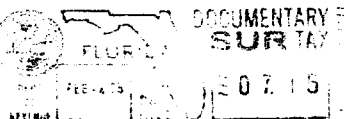
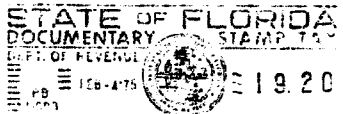
Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Made this 2nd day of October A.D. 1974
BETWEEN J. C. Gissendaner and his wife Alice Gissendaner
of the County of Gadsden in the State of Florida part 1es of the first part, and
Alfred Seabor and his wife Marie Seabor
of the County of Escambia in the State of Florida whose post office address is
3018 N. Berwick, Pensacola, Florida
part 1es of the second part

OPTREC 830N 872 PAGE 380

Witnesseth, That the said part 1es of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other valuable consideration Dollars,
to them in hand paid by the said part 1es of the second part, the receipt whereof is hereby acknowl-
edged, have granted, bargained, and sold to the said part 1es of the second part, their heirs
and assigns forever, the following described land, situate, and being in the County of Escambia
State of Florida to wit:

Lots 25 and 26, Block 13, North Pensacola Unit
No. 2, according to Plat filed in Plat Book 2,
page 6, of the public records of Escambia County,
Florida.



656529
656529
FEB 3 10 10 AM '75

And the said part 1es of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, The said part 1es of the first part have hereunto set their hand and seal the day and year first above written

Signed, sealed and delivered in the presence of

Betty Edwards
Robert Wayne
J. C. Gissendaner
Alice Gissendaner

STATE OF FLORIDA,
COUNTY OF Gadsden

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

J. C. Gissendaner and his wife Alice Gissendaner

to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of October A.D. 1974

THIS INSTRUMENT PREPARED BY
This Instrument prepared by: *Robert Wayne*
Address: *3018 N. Berwick, Pensacola, Florida 32324*

Notary Public
My Commission Expires

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

9000013118

63-27
631

PAY *FIFTEEN THOUSAND THREE HUNDRED EIGHTY FOUR AND 26/100

JANET HOLLEY TAX COLLECTOR

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

DATE 10/12/2010 AMOUNT 15,384.26

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013118⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000013118

Date	Case Number	Description	Amount
10/12/2010	2008 TD 007581	PAYMENT TAX DEEDS	1,408.56
10/12/2010	2008 TD 003124	PAYMENT TAX DEEDS	929.00
10/12/2010	2008 TD 007608	PAYMENT TAX DEEDS	2,648.45
10/12/2010	2008 TD 000848	PAYMENT TAX DEEDS	601.49
10/12/2010	2008 TD 002701	PAYMENT TAX DEEDS	1,584.37
10/12/2010	2008 TD 007766	PAYMENT TAX DEEDS	2,083.21
10/12/2010	2008 TD 000816	PAYMENT TAX DEEDS	2,062.38
10/12/2010	2008 TD 000513	PAYMENT TAX DEEDS	1,601.38
10/12/2010	2008 TD 002285	PAYMENT TAX DEEDS	2,064.82

9000013118

Check: 9000013118 10/12/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 15,384.26

CL / 10-13-10

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

9000013105

PAY

*FOUR HUNDRED ONE AND 70/100

ALUMNI PARTNERS II LLC

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

DATE

AMOUNT

10/12/2010

401.70



ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013105⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000013105

Date	Case Number	Description	Amount
10/12/2010	2008 TD 002285	PAYMENT TAX DEEDS	401.70

9000013105

Check: 9000013105 10/12/2010 ALUMNI PARTNERS II LLC

Check Amount: 401.70

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

9000013126

PAY

*FOUR HUNDRED THIRTY SEVEN AND 49/100

LINDA FLORENCE

TO THE
ORDER
OFLINDA FLORENCE
5162 E 117TH COURT
THORNTON, CO 80233

DATE

10/12/2010

AMOUNT

437.49

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013126⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000013126

Date	Case Number	Description	Amount
10/12/2010	2008 TD 002285	PAYMENT TAX DEEDS	437.49

9000013126

Check: 9000013126 10/12/2010 LINDA FLORENCE

Check Amount: 437.49

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



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

Tax Deed - Redemption Calculator
Account: 050996000 Certificate Number: 002285 of 2008

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/04/2011	Redemption Date 10/05/2010
Months	5	2
Tax Collector	\$1,998.61	\$1,998.61
Tax Collector Interest	\$149.90	\$59.96
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,154.76	\$2,064.82
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$29.25	\$11.70
Total Clerk	\$419.25	\$401.70
Postage	\$60.00	\$60.00
Researcher Copies	\$40.00	\$40.00
Total Redemption Amount	\$2,674.01	\$2,566.52
	Repayment Overpayment Refund Amount	\$107.49 $\downarrow 120 + 210 = 437$ 49

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	1204524	Receipt Date	10/05/2010

Case Number	2008 TD 002285
Description	ALUMNI PARTNERS II, LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **LINDA FLORENCE**

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

Total Received	2,674.01
Net Received	2,674.01
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	2,674.01	CASH

Receipt Applications	Amount
Holding	2,574.01
Service Charge	100.00

Deputy Clerk: mavila Transaction Date 10/05/2010 13:44:24

Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
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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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 050996000 Certificate Number: 002285 of 2008**

Payor: LINDA FLORENCE 5162 E 117TH COURT THORNTON, CO 80233 Date 10/05/2010

Clerk's Check #	1	Clerk's Total	\$419.25
Tax Collector Check #	1	Tax Collector's Total	\$2,154.76
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,674.01

**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
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CENTURY

CLERK TO THE BOARD OF
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 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2008 TD 002285
Redeemed Date 10/05/2010

Name LINDA FLORENCE 5162 E 117TH COURT THORNTON, CO 80233

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$2,154.76
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	TD1	TAX DEED APPLICATION Receipt: 1196298 Date: 09/14/2010	60.00	0.00	
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1196298 Date: 09/14/2010	330.00	0.00	
09/17/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/05/2010	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
10/05/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	
10/05/2010	TAXDEED	TAXDEED Due Tax Collector	2,154.76	2,154.76	
10/05/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$2,904.01	\$330.00	\$0.00	\$2,574.01
	TOTAL	\$3,064.01	\$390.00	\$0.00	\$2,674.01