

**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 007999



00067717124

Dkt: TD83 Pg#:

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**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 14, 2010 / 1951

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 7999**, 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: 13-0680-000**

**Certificate Holder:**  
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
SERVIC  
PO BOX 2288  
MORRISTOWN, NEW JERSEY 07962-2288

**Property Owner:**  
WILLKO INVESTMENT CO  
404 S PALAFOX ST  
PENSACOLA, FLORIDA 32501

**Legal Description:** 00-0S0-090  
LT 2 & N 1/2 OF E 9 FT 5 IN OF CLOSED ALLEY WAY IN BLK O AND ALSO BEG AT A PT 125 FT E OF E R/W LI OF  
PALAFOX ST AND IN S LI OF LT 4 BLK O FOR POB SL ...  
**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
2009	10113	06/01/09	\$3,464.11	\$0.00	\$571.58	\$4,035.69
2008	7999	05/30/08	\$3,608.96	\$0.00	\$433.08	\$4,042.04

**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
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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

\$8,077.73
\$0.00
\$2,875.38
\$150.00
\$75.00
\$11,178.11
\$11,178.11
\$6.25

\*Done this 14th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: August 2, 2010

\* 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**

4/14/2010

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 13-0680-000**

April 20, 2010  
Tax Year: 2007  
Certificate Number: 7999

LT 2 & N 1/2 OF E 9 FT 5 IN OF CLOSED ALLEY WAY IN BLK O AND ALSO BEG AT A PT 125 FT E OF E R/W LI OF PALAFOX ST AND IN S LI OF LT 4 BLK O FOR POB SLY PARL TO E LI OF PALAFOX ST 10 5/10 FT TO SE COR OF CLOSED ALLEYWAY ELY PARL TO S LI OF ZARRAGOSSA ST 5 FT NLY PARL TO E LI OF PALAFOX ST 10 5/10 FT MORE OR LESS TO S LI OF LT 4 WLY ALG S LI OF LT 4 5 FT TO POB LETTERED LTS OLD CITY TRACT OR 3203 P 533 CA 74

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC  
PO BOX 2288  
MORRISTOWN, New Jersey, 07962-2288**

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>
7999	13-0680-000	05/30/2008	00-050-090 LT 2 & N 1/2 OF E 9 FT 5 IN OF CLOSED ALLEY WAY IN BLK O AND ALSO BEG AT A PT 125 FT E OF E R/W LI OF PALAFOX ST AND IN S LI OF LT 4 BLK O FOR POB SLY PARL TO E LI OF PALAFOX ST 10 5/10 FT TO SE COR OF CLOSED ALLEYWAY ELY PARL TO S LI OF ZARRAGOSSA ST 5 FT NLY PARL TO E LI OF PALAFOX ST 10 5/10 FT MORE OR LESS TO S LI OF LT 4 WLY ALG S LI OF LT 4 5 FT TO POB LETTERED LTS OLD CITY TRACT OR 3203 P 533 CA 74

**2009 TAX ROLL**

WILLKO INVESTMENT CO  
404 S PALAFOX ST  
PENSACOLA, Florida 32501

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.

ddewitt (Donna Ernwein)

Applicant's Signature

04/14/2010

Date

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



**BRANCH OFFICES**  
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CENTURY

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Case: 2008 TD 007999



00075955814

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.: 7856

May 17, 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 05-14-90, through 05-14-10, and said search reveals the following:

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

Willko Investment Co.

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:

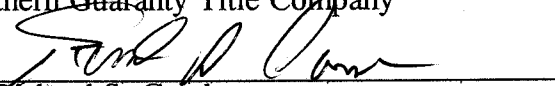
SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 17, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7856

May 17, 2010

**000S009004020015 - Full Legal Description**

LT 2 & N 1/2 OF E 9 FT 5 IN OF CLOSED ALLEY WAY IN BLK O AND ALSO BEG AT A PT 125 FT E OF E R/W LI OF PALAFOX ST AND IN S LI OF LT 4 BLK O FOR POB SLY PARL TO E LI OF PALAFOX ST 10 5/10 FT TO SE COR OF CLOSED ALLEYWAY ELY PARL TO S LI OF ZARRAGOSSA ST 5 FT NLY PARL TO E LI OF PALAFOX ST 10 5/10 FT MORE OR LESS TO S LI OF LT 4 WLY ALG S LI OF LT 4 5 FT TO POB LETTERED LTS OLD CITY TRACT OR 3203 P 533 CA 74

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7856

May 17, 2010

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

1. Taxes for the year 2007-2008 delinquent. The assessed value is \$127,444.00. Tax ID 13-0680-000.

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: 08-02-10

TAX ACCOUNT NO.: 13-0680-000

CERTIFICATE NO.: 2008-7999

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.

Willko Investment Co.  
404 S. Palafox St.  
Pensacola, FL 32501  
and  
402 S. Palafox St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 21st day of May, 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.

REC. 13 + 2  
-dec. stamps .60  
-total 15.60

D.S. PD. \$ .60  
DATE 7-9-92  
JOE A. FLOWERS, COMPTROLLER  
BY: *Chaud* D.C.  
CERT. REG. #59-2043328-27-01

3203N 533

This Instrument Prepared By:  
Robert D. Hart, Esquire  
CLARK, PARTINGTON, HART, LARRY, BOND,  
STACKHOUSE & STONE  
Post Office Box 13010  
Pensacola, Florida 32591-3010

TAX PARCEL I.D. # 00 05 00 9004 020 015  
TAX ACCOUNT # 13-0680-000

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA ) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That OSCAR S. WILLENZIK, and CARLA LEVECK WILLENZIK, Trustee of Trust under Will of Norman Willenzik, Deceased, as successor in interest to Norman Willenzik, co-partners doing business as WILLKO INVESTMENT COMPANY, a Florida general partnership, of Post Office Box 12065, Pensacola, Florida 32590, as "Grantor," for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto WILLKO INVESTMENT COMPANY, a Florida general partnership, in which the following persons are the general partners: OSCAR S. WILLENZIK, EDWARD S. SCHUKAR, and CARLA LEVECK WILLENZIK, TRUSTEE OF TRUST UNDER WILL OF NORMAN WILLENZIK, DECEASED, AS SUCCESSOR IN INTEREST TO NORMAN WILLENZIK, whose post office address is Post Office Box 12065, Pensacola, Escambia County, Florida 32590, as "Grantee," its successors and assigns forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

Parcel 1:  
Lot 2 of Block "O" of the lots South of Ferdinand Square in Old City Tract in the City of Pensacola, Escambia County, Florida, according to map of said city, copy-righted by Thomas C. Watson in 1906.

Parcel 2:  
A rectangular parcel of property approximately five (5) feet by ten (10) feet lying immediately East of that portion of the closed alley in Block "O" (Block South of Ferdinand Plaza), Old City Tract, Pensacola, Florida, more particularly described as follows:

Commence at a point 125 feet East of the East right-of-way line of Palafox Street and in the South line of Lot Four (4) in said Block "O", Old City Tract, for point of beginning; thence run Southerly parallel to the East line of Palafox Street a distance of 10.5 feet to the Southeast corner of said closed alleyway; thence run Easterly parallel to the South line of Zarragossa Street a distance of 5.00 feet to a point; thence run Northerly parallel to the East line of Palafox Street a distance of 10.5 feet, more or less, to a point on the South line of Lot Four (4); thence run Westerly along the South line of Lot Four (4) a distance of 5.00 feet to the point of beginning.

Parcel 3:  
The North one-half (1/2) of the East nine and one-half feet (9.5') of the closed alleyway in Block "O", Old City Tract, the Ordinance vacating said alleyway being Ordinance No. 1-70 recorded in Official Record Book 478 at page 156 of the public records of Escambia County, Florida.

The parcel of property being conveyed is approximately five feet (5') by nine and one-half feet (9.5') and covers all of the property owned previously by The City of Pensacola, a Municipal Corporation in said closed alleyway.

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

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

And Grantors covenant that they are 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 Grantors hereby fully warrant the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 2 day of July, 1992.

Signed, sealed and delivered in the presence of:

[Signature]  
ALAN S. BUCKMAN  
[Type/Print Name of Witness]

[Signature] (SEAL)  
OSCAR S. WILLENSZIK

[Signature]  
CYNTHIA D. PECK  
[Type/Print Name of Witness]

[Signature]  
ALAN S. BUCKMAN  
[Type/Print Name of Witness]

[Signature] (SEAL)  
CARLA LEVECK WILLENSZIK  
Trustee of Trust under Will  
of Norman Willenzik, Deceased

[Signature]  
CYNTHIA D. PECK  
[Type/Print Name of Witness]

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me this 2 day of July, 1992, by OSCAR S. WILLENSZIK, who (✓) is personally known to me, or ( ) has produced \_\_\_\_\_ as identification, bearing

# Escambia County Receipt of Transaction

Receipt # 2023000470

Cashiered by: cjh

Pam Childers  
Clerk of Court  
Escambia County, Florida

## Received From

FRETWELL, CHRISTOPHER ALAN HARRELL  
3302 E MORENO ST  
PENSACOLA, FL 32501

## On Behalf Of:

CHRISTOPHER ALAN HARRELL FRETWELL  
3302 E MORENO ST  
PENSACOLA, FL 32501

On: 1/3/23 4:08 pm  
Transaction # 101751918

CaseNumber 2015 CF 002240 A

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(CF55) INDIGENT PD APPLICATION FEE \$50	50.00	50.00	0.00	0.00	0.00	0.00
(CF41) MISDEMEANOR VIOLATION INVOLVING ALCC	15.00	0.01	0.00	14.99	14.99	0.00
(CF42) FDLE CRIME LAB	100.00	100.00	0.00	0.00	0.00	0.00
(JUDINT) JUDGMENT INTEREST	242.82	242.82	0.00	0.00	0.00	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(CF22) FELONY COURT COSTS	518.00	515.99	0.00	2.01	2.01	0.00
(CF61) PUBLIC DEFENDER/ATTY COSTS F.S. 938.29	100.00	67.00	0.00	33.00	33.00	0.00
(CF91) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(CF91) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(PPF) PAYMENT PLAN	25.00	25.00	0.00	0.00	0.00	0.00
Total:	1074.82	1024.82	0.00	50.00	50.00	0.00

Grand Total: 1074.82 1024.82 0.00 50.00 50.00 0.00

## PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	100.00	0.00	0.00	50.00	50.00
Payments Total:		100.00	0.00	0.00	50.00	50.00