

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: 2009 TD 004391



00016892004

Dkt: TD83 Pg#:

3

Original Documents Follow

{R 12/96}

TAX COLLECTOR'S CERTIFICATION

MAY 15, 2012 10448

This is to certify that the holder listed below of Tax Sale Certificate Number 2009/ 4391.000, Issued the 01st day of June, 2009, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

07-0544-355

Cert COUNTY OF ESCAMBIA
Holder C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA FL 32591

Property JOHNSON ANGEL M
Owner 8766 TOMCAT CT
PENSACOLA FL 32506

LOT 18 BLK C
WHISPERING OAKS PB 8 P 36
OR 5240 P 90
OR 5262 P 1585
CA 159

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid.

Certificates owned by Applicant and Filed in Connection With This Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2009/ 4391.000	06/01/2009	379.91	0.00	205.15	585.06

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2010/ 4593.000	06/01/2010	390.34	6.25	68.31	464.90
2011/ 4416.000	06/24/2011	395.96	6.25	71.27	473.48

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 1,523.44
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant {2011} 144.00
4. Ownership and Encumbrance Report Fee 150.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 1,892.44
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes{ % }
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.
15. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 15th day of May, 2012

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: 10/1/12

By



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

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I,

COUNTY OF ESCAMBIA

C/O TAX COLLECTOR

P O BOX 1312

PENSACOLA FL 32591

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

Certificate No.	Property No.	Date	Legal Description
2009/ 4391.000	07-0544-355	06/01/2009	LOT 18 BLK C WHISPERING OAKS PB 8 P 36 OR 5240 P 90 OR 5262 P 1585 CA 159

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Escambia County BCC

Applicant's Signature

May 15, 2012

Date

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000017966

17-310

PAY

*SEVEN HUNDRED SIXTY SIX AND 22/100

BOARD OF COUNTY COMMISSIONERS

TO THE BOARD OF COUNTY COMMISSIONERS
ORDER OF

DATE

AMOUNT

01/15/2013

766.22

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000017966⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000017966

Date	Case Number	Description	Amount
01/15/2013	2009 TD 004391	PAYMENT TAX DEEDS	383.11
01/15/2013	2009 TD 004390	PAYMENT TAX DEEDS	383.11

9000017966

Check: 9000017966 01/15/2013 BOARD OF COUNTY COMMISSIONERS

Check Amount:

766.22

Maryline Avila

From: Brenda Robinson [brobinson@escambiaclerk.com]
Sent: Thursday, June 07, 2012 11:07 AM
To: 'Maryline Avila'
Cc: hmahoney@escambiaclerk.com; 'Nicholas Kelly'; 'Richard Stone'; GLENDA MAHURON
Subject: FW: Properties
Maryline -

Will you please pull these from the October sale? They are being pulled at the request of the certificate holder, Escambia County.

You will also need to request a refund of the unused costs advanced for publication and Sheriff's service. Please have the check directed to me for distribution.

Thank you.



Brenda B. Robinson
Director - Judicial Services
Official Records Division
Office of Clerk of Circuit Court & Comptroller
(850) 595-3937
(850) 595-4827 (fax)

From: Dianne D. Taylor [mailto:ddtaylor@co.escambia.fl.us]
Sent: Thursday, June 07, 2012 10:43 AM
To: Brenda Robinson; Richard Stone; Glenda Mahuron
Cc: Glenn C. Griffith
Subject: FW: Properties

Good Morning Brenda,

I would appreciate it if you would remove the following 2 Frontera properties [3800 (07-0544-350) & 3802 (07-0544-355) Frontera Circle] from the October Tax Deed Sale as CRA has changed its strategy in purchasing these properties. My apologies for any inconvenience upon you or your department.

Dianne Taylor
Escambia County BOCC
Management & Budget Services Department
Property Program Coordinator
221 Palafox Place
Pensacola, FL 32502
Voice: 850-595-4996
Email: dianne_taylor@co.escambia.fl.us

From: Glenn C. Griffith
Sent: Wednesday, June 06, 2012 5:07 PM
To: Dianne D. Taylor
Cc: Larry W. Goodwin; Eva A. Peterson; Judy Cantrell; Stephen G. West; Brenda J. Spencer; KEITH T. WILKINS
Subject: RE: Properties

Hello Dianne,

Please accept this email as confirmation that the Community Redevelopment Agency is pursuing the acquisition of 3800 and 3802 Frontera Circle via a sales contract and will not be pursuing these properties via the Tax Deed Sale procedure.

Glenn Griffith

From: Dianne D. Taylor
Sent: Tuesday, June 05, 2012 4:48 PM
To: Glenn C. Griffith
Cc: Larry W. Goodwin; Eva A. Peterson; Judy Cantrell; Stephen G. West; Brenda J. Spencer; KEITH T. WILKINS
Subject: RE: Properties
Importance: High

Glenn,

I need email documentation ASAP [per our conversation last Thursday] stating that CRA;

1. Has changed their mind and would like to remove from the October Tax Deed Sale list, which has already been published, the following properties; 3800 and 3802 Frontera Circle
2. Will be purchasing those 2 above properties in another manner

6/7/2012

I will have to contact the Clerk of the Court and the Tax Collector to make this happen.

Thanks.

Dianne Taylor
Escambia County BOCC
Management & Budget Services Department
Property Program Coordinator
221 Palafox Place
Pensacola, FL 32502
Voice: 850-595-4996
Email: dianne_taylor@co.escambia.fl.us

From: Dianne D. Taylor
Sent: Tuesday, May 29, 2012 2:41 PM
To: Glenn C. Griffith
Cc: Larry W. Goodwin; Eva A. Peterson; Judy Cantrell; Stephen G. West; Brenda J. Spencer; KEITH T. WILKINS
Subject: RE: Properties
Importance: High

All of the 5 Frontera properties [see list below] are slated for the Oct. 1st Tax Deed Sale. Has a decision been made to which is the best way to go on the 3800 and 3802 Frontera Circle properties? [see Glenn's email below]. I will need a decision as soon as possible please. Thanks.

Dianne Taylor
Escambia County BOCC
Management & Budget Services Department
Property Program Coordinator
221 Palafox Place
Pensacola, FL 32502
Voice: 850-595-4996
Email: dianne_taylor@co.escambia.fl.us

From: Dianne D. Taylor
Sent: Thursday, May 17, 2012 2:53 PM
To: Glenn C. Griffith
Cc: Larry W. Goodwin; Eva A. Peterson; Judy Cantrell; Stephen G. West; Brenda J. Spencer; KEITH T. WILKINS
Subject: RE: Properties
Importance: High

Glenn,

Below is the list I gave to both Eva and Keith when we had our meeting. County-owned certificates under the property value of \$5,000 do not have to be put out to TDA [highlighted in blue]. However, Eva & Keith agreed they wanted the 3 Frontera properties under \$5,000 to be put to TDA. The board rec containing the list of County owned properties was approved on April 7, 2012. The County has paid both the Tax Collector's office and the Clerk of the Court's office for fees. The properties will be going up for sale in October. STEVE, which way is the better deal for CRA?

ACCT. NO.	GISD. NO.	OWNER NAME	OWNER ADDR1	OWNER ADDR2	OWNER ADDR3	APPR.	2011	2012
07-0544-410	342630-0295-029-003	CHIN KIM	CHIN KIM	4500 N ESTO AVE	EL MONTE CA 91731	\$19,516.00		FRONTIERA 3804
07-0544-295	342630-0295-008-003	JOHNSON ANGEL MARIE	JOHNSON ANGEL MARIE	8766 TOMCAT CT	PENSACOLA FL 32506	\$17,584.00	\$15,342.00	FRONTIERA 3709
07-0544-300	342630-0295-007-003	JOHNSON ANGEL MARIE	JOHNSON ANGEL MARIE	8766 TOMCAT CT	PENSACOLA FL 32506	\$17,584.00	\$15,342.00	FRONTIERA 3707
07-0544-350	342630-0295-017-003	JOHNSON ANGEL MARIE	JOHNSON ANGEL MARIE	8766 TOMCAT CT	PENSACOLA FL 32506	\$16,963.00		FRONTIERA 3809
07-0544-355	342630-0295-018-003	JOHNSON ANGEL M	JOHNSON ANGEL M	8766 TOMCAT CT	PENSACOLA FL 32506	\$16,963.00		FRONTIERA 3802

Dianne Taylor
Escambia County BOCC
Management & Budget Services Department
Property Program Coordinator
221 Palafox Place
Pensacola, FL 32502
Voice: 850-595-4996
Email: dianne_taylor@co.escambia.fl.us

From: Glenn C. Griffith
Sent: Thursday, May 17, 2012 1:38 PM
To: Dianne D. Taylor
Cc: Larry W. Goodwin; Eva A. Peterson; Judy Cantrell; Stephen G. West; Brenda J. Spencer
Subject: FW: Properties

Hello Dianne,

Just wanted to get with you on a new development. The CRA has decided to pursue purchasing 3800 and 3802 Frontera Circle properties from the Bank/Mortgagee. I am thinking these were slated for tax deed sale, is this true? If so, is it allowable to postpone these properties from being included in any sale at this time in order that the sale can move

6/7/2012

forward? Also, do you have any other Frontera Circle properties scheduled for auction?

Thanx in advance,

ggriff

From: Larry W. Goodwin
Sent: Tuesday, May 15, 2012 10:22 AM
To: Glenn C. Griffith
Subject: RE: Properties

Hey Glenn,

"S" Street: Preparing the rec. for the June 7 meeting. I know you e-mailed me Keith's environmental sign-off, but I can't find that attachment. You e-mailed it on March 7. Would you mind resending?

Frontera:

3806, Fannie Mae: Provided contract documents to Fannie Mae via the realtor. Should have a response soon.
3808, Glenn: Owner willing to sell. I need to get with legal concerning the issue of the tenant, who has a lease.
3808, Thomas: Doing the phone thing with Mr. Thomas.

As you know, Dianne is working some of these properties.

Larry G

Larry Goodwin
Real Estate Acquisition Manager
Escambia County Public Works Department
850-595-3426
3363 West Park Place
Pensacola, FL 32505

From: Glenn C. Griffith
Sent: Tuesday, May 15, 2012 8:29 AM
To: Larry W. Goodwin
Subject: Properties

Hi Larry,

Has there been any progress on "S" St and the Frontera properties? I have to give report to Keith and Eva.

Thanx,

ggriff

Brownfields Coordinator
Escambia County
Community & Environment Bureau
221. Palafox Place
Pensacola, FL 32502
850-595-3538
ggriffi@co.escambia.fl.us

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6/7/2012

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1415914	Receipt Date	05/24/2012

Case Number 2009 TD 004391

Description ESCAMBIA COUNTY VS

Action TAX DEED APPLICATION

Judge

Received From BOCC

On Behalf Of ESCAMBIA COUNTY

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Disbursement Accounts	Amount
DEPOSITS - TAX DEEDS	341.00
TAX DEED CERTIFICATE	60.00
CLERKS FEE	

Deputy Clerk: bbr Transaction Date 05/24/2012 15:18:46

Comments



Print Date:
5/24/2012 2:11:02 PM



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

Transaction #: 938222
Receipt #: 201231688
Cashier Date: 5/24/2012 2:11:02 PM
(BROBINSON)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/24/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments

CLERK	\$401.00
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0 Recorded Items

0 Search Items

1 Miscellaneous Items

(MISCFEE) MISCELLANEOUS FEES 2009 TD 04391/CLRK FILE 12-310		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

Account

Reference



[Printer Friendly Version](#)

General Information	
Reference:	3425300295018003
Account:	070544355
Owners:	JOHNSON ANGEL M
Mail:	8766 TOMCAT CT PENSACOLA, FL 32506
Situs:	3802 FRONTERA CIR 32505
Use Code:	SINGLE FAMILY RESID <input checked="" type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$0
Land:	\$3,040
Total:	\$3,040
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/01/2008	6306	38	\$100	CJ	View Instr
09/2005	5724	15	\$100	CJ	View Instr
03/2005	5645	142	\$100	OT	View Instr
10/2003	5262	1585	\$100	WD	View Instr
09/2003	5240	90	\$25,000	WD	View Instr
10/1994	3669	678	\$11,700	WD	View Instr
12/1990	2951	412	\$33,100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
None	
Legal Description <input checked="" type="checkbox"/>	
LOT 18 BLK C WHISPERING OAKS PB 8 P 36 OR 5240 P 90 OR 5262 P 1585...	
Extra Features	
None	

Parcel Information	
Section Map Id: CA159	Restore Map
Approx. Acreage: 0.0400	Get Map Image
Zoned: <input checked="" type="checkbox"/> R-3	Launch Interactive Map

Buildings

Building 1 - Address: 3802 FRONTERA CIR, Year Built: 1973, Effective Year: 1973

Structural Elements

FOUNDATION-SLAB ON GRADE
 EXTERIOR WALL-BRICK-FACE
 NO. PLUMBING FIXTURES-5.00
 DWELLING UNITS-1.00
 EXTERIOR WALL-SIDING-SHT.AVG.
 ROOF FRAMING-GABLE
 ROOF COVER-COMPOSITION SHG
 INTERIOR WALL-DRYWALL-PLASTER
 NO. STORIES-2.00
 FLOOR COVER-CARPET
 DECOR/MILLWORK-AVERAGE
 HEAT/AIR-CENTRAL H/AC
 STRUCTURAL FRAME-WOOD FRAME

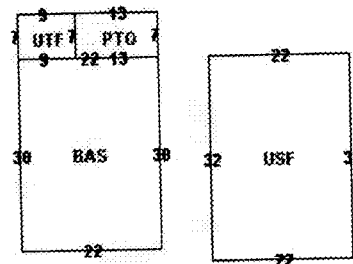
Areas - 1518 Total SF

BASE AREA - 660

PATIO - 91

UPPER STORY FIN - 704

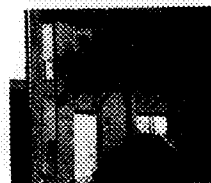
UTILITY FIN - 63



Images



2/18/03



1/14/11

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1483592	Receipt Date	01/10/2013

Case Number 2009 TD 004391

Description ESCAMBIA COUNTY VS

Action TAX DEED APPLICATION

Judge

Received From BOCC

On Behalf Of ESCAMBIA COUNTY

Total Received	458.11
Net Received	458.11
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	458.11	10094139	

Receipt Applications	Amount
Holding	458.11

Deputy Clerk: mavila Transaction Date 01/10/2013 11:27:48

Comments