

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: 2010 TD 000356



00095185986

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 30, 2012 / 120581

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 356**, issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-2316-282**

Certificate Holder:
SUNSHINE STATE CERTIF II, LLLP BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FLORIDA 33016

Property Owner:
R & P PROPERTIES OF NORTHWEST FLORIDA LLC
PO BOX 2018
PACE, FLORIDA 32571

Legal Description: 12-1S2-941

UNIT 211 BUILDING C BAY OAKS CONDOMINIUM ALSO 1.00% INT IN COMMON ELEMENTS OR 6099 P 696

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
2010	356	06/01/10	\$792.66	\$0.00	\$103.05	\$895.71

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
2012	195.0000	06/01/12	\$1,186.23	\$6.25	\$59.31	\$1,251.79
2011	290.0000	06/01/11	\$1,456.61	\$6.25	\$72.83	\$1,535.69

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

\$3,683.19
\$0.00
\$150.00
\$75.00
\$3,908.19
\$3,908.19
\$6.25

*Done this 30th day of July, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice LewisDate of Sale: February 4, 2013

* 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,

**SUNSHINE STATE CERTIF II, LLLP BANKUNITED,
TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, Florida, 33016**

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
356	01-2316-282	06/01/2010	12-1S2-941 UNIT 211 BUILDING C BAY OAKS CONDOMINIUM ALSO 1.00% INT IN COMMON ELEMENTS OR 6099 P 696

2011 TAX ROLL

R & P PROPERTIES OF NORTHWEST
FLORIDA LLC
PO BOX 2018
PACE , Florida 32571

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.

gbranse (Gary Branse)
Applicant's Signature

07/30/2012
Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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MIS
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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

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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 000356



00071704707

Dkt: TD82 Pg#:

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Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9642

August 7, 2012

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 08-06-1992, through 08-06-2012, and said search reveals the following:

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

R&P Properties of Northwest Florida, LLC

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: 

August 7, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9642

August 7, 2012

Condominium Unit No. 211, Building C, Bay Oaks Condominium, according to the Declaration of Condominium recorded in O.R. Book 5910, page 1542, and all exhibits and amendments thereof, public records of Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9642

August 7, 2012

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

1. That certain mortgage executed by R&P Properties of Northwest Florida, LLC in favor of Robert E. Dale, Jr. dated 08/17/2010 and recorded 08/27/2010 in Official Records Book 6629, page 796 of the public records of Escambia County, Florida, in the original amount of \$113,842.56.
2. Condo Association Line filed by Bay Oaks Condo Association, Inc. recorded in O.R. Book 6649, page 756, and O.R. Book 6871, page 1458.
3. Notice of Lis Pendens filed by Bay Oaks Condo Association, Inc. recorded in O.R. Book 6658, page 179.
4. Taxes for the year 2009-2011 delinquent. The assessed value is \$52,297.00. Tax ID 01-2316-282.

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: 2-4-2013

TAX ACCOUNT NO.: 01-2316-282

CERTIFICATE NO.: 2010-356

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

- ☒ Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ Notify Escambia County, 190 Governmental Center, 32502
- ☒ Homestead for _____ tax year.

R & P Properties of
Northwest Florida LLC
P.O. Box 2018
Pace, FL 32571

Unknown Tenants
4344 Langley Ave. #211
Pensacola, FL 32504

Robert E. Dale, Jr.
P.O. Box 11850
Pensacola, FL 32524

Bay Oaks Condominium Association, Inc.
c/o Progressive Management of America
205 Brooks St., Ste 201
Ft. Walton Beach, FL 32548
and its attorney L. Michael Osman
1474-A West 84th St.
Hialeah, FL 33014

Certified and delivered to Escambia County Tax Collector,
this 7th day of August, 2012.

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.

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION

BAC HOME LOANS SERVICING LP
Plaintiff

CASE NO. 2010 CA 000267

VS.

MARK A BATTIST, et al.
Defendant

CERTIFICATE OF TITLE

The undersigned, Ernie Lee Magaha, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on August 03, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

a. Legal Description: CONDOMINIUM UNIT NO. 211, BUILDING C, OF BAY OAKS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1542, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

was sold to R & P PROPERTIES OF NORTHWEST FLORIDA LLC
PO BOX 2018 PACE, FL, 32571

WITNESS my hand and seal of the court this 19 day of August, 2010



Ernie Lee Magaha
Clerk of the Circuit Court

BY: Mama Morris

Deputy Clerk

Case: 2010 CA 000267

00082739522

Dkt: CA1173 Pg#: 1

\$47,800

8650

This instrument was prepared by:
William E. Farrington, II
After recording return to:
Wilson, Harrell, Farrington, Ford,
Fricke, Wilson & Spain P.A.
307 South Palafox Street
Pensacola, Florida 32502
WH# 1399-45438 and
1399 45439

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCES
DUE UPON MATURITY UNDER THE TWO PROMISSORY NOTES SECURED BY THIS MORTGAGE IS
\$127,503.66 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on this 17th day of August, 2010. The Mortgagor is R & P
Properties of Northwest Florida, LLC, a Florida Limited Liability Company, and ("Borrower"). This Security
Instrument is given to Robert E. Dale, Jr., P.O. Box 11850, Pensacola, Florida 32524 ("Lender"). Borrower owes
Lender the total principal sum under both Notes of One Hundred Thirteen Thousand Eight Hundred Forty Two
Dollars and 56/100-----Dollars (U.S. \$113,842.56). This debt is evidenced by two of Borrower's notes
dated the same date as this Security Instrument ("Note"), in the principal amounts of \$51,696.28 and \$62,146.28, and
which provide for annual payments, with the full debt, if not paid earlier, due and payable on (intentionally left blank).
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Notes, with interest, and all
renewals, extensions and modifications of the Notes; (b) the payment of all other sums, with interest, advanced under
paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and
agreements under this Security Instrument and the Notes. A default in the terms and provisions of either of the Notes
referenced above shall constitute a default under each note and this mortgage, it being further expressly agreed that this
mortgage shall secure the debt evidenced by the two (2) notes referenced above. For this purpose, Borrower does hereby
mortgage, grant and convey to Lender the following described property located in Escambia County and Santa Rosa
County, Florida:

See Attached Exhibit "A"

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 COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants
with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges:** Borrower shall promptly pay when
due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the
Note.

19. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns or is notified by any governmental or regulatory authority, that any removal or any remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, material containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environment Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

20. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

21. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

22. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> 1-4 Family Rents Rider
<input type="checkbox"/> Graduated Payment Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> Biweekly Payment Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Rate Improvement Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> V.A. Rider	<input type="checkbox"/> Other(s) [specify]	

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$127,503.66, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Sign: Angela E. Bonds
Print: ANGELA E. BONDS

Sign: Don Brum
Print: DON BRUM

R & P Properties of Northwest Florida, LLC, a
Florida Limited Liability Company

by Richard Brunkich, Managing Member

Schedule A

Unit No. 211, Building C, of Bay Oaks Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5910, Page 1542, and all exhibits and amendments thereof, of the Public Records of Escambia County, Florida.

CLAIM OF LIEN

PLEASE TAKE NOTICE that the undersigned corporation, BAY OAKS CONDOMINIUM ASSOCIATION, INC., as governing body of BAY OAKS CONDOMINIUM, a condominium created by the Declaration of Condominium recorded in Official Records Book 5910 at Page 1542 of the Public Records of Escambia County, Florida and Florida Statute 718, does hereby file this lien against the following described property according to the Declaration of Condominium and the Covenants, Conditions and Restrictions of BAY OAKS CONDOMINIUM contained therein, for non-payment of certain assessments set forth below:

<u>DESCRIPTION</u>	<u>AMOUNT DUE</u>
Delinquent and unpaid assessments:	\$ 2,460.00
Attorney's fees to date:	\$ 400.00
TOTAL AMOUNT DUE	\$ 2,860.00

plus all maintenance assessments that accrue after the date of this lien and late charges at the rate ten percent, (10%), of each assessment from the due dates.

This Lien is filed against the following described property to wit:

Unit No. 211, Building C, of BAY OAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 5910 at Page 1542, and all exhibits and amendments thereof, of the Public Records of Escambia County, Florida, as amended by First Amendment to Declaration of Condominium of Bay Oaks Condominium dated April 25, 2007, filed April 26, 2007 recorded in Official Records Book 6133 Pages 1032-1037, of the Public Records of Escambia County, Florida.

OWNED BY: R & P Properties of Northwest Florida, LLC

This Claim of Lien shall also secure a reasonable attorney's fee and the costs incurred by the Association for the collection of these assessments and the filing of the within Claim of Lien.

BAY OAKS CONDOMINIUM
ASSOCIATION, INC.

By: 

L. Michael Osman - Vice-President
1474-A West 84th Street
Hialeah, Florida 33014

BAY OAKS CONDOMINIUM
ASSOCIATION, INC.

By: 

L. Michael Osman - Secretary
1474-A West 84th Street
Hialeah, Florida 33014

The amount due to Bay Oaks Condominium Association, Inc., the Lienor, remains outstanding as of the 14th day of October, 2010.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority personally appeared L. Michael Osman to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Vice-President and Secretary, respectively, of the above-named corporation, and severally acknowledged to and before me that he executed such instrument as such Vice-President and Secretary of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular course of corporate authority, and that said instrument is the free act and deed of said corporation. I further certify that L. Michael Osman presented their driver's licenses as identification.

WITNESS my hand and official seal this 14 day of October, 2010.





NOTARY PUBLIC, State of Florida at Large.

THIS INSTRUMENT WAS PREPARED BY:
L. Michael Osman, Esq.
1474-A West 84th Street
Hialeah, Florida 33014

CLAIM OF LIEN

BEFORE ME, the undersigned notary public, personally appeared Jane E. Kerrigan, who was duly sworn and says that she is the agent of the lienor, **Bay Oaks Condominium Association, Inc.** ("Association"), whose address is c/o Progressive Management of America, Inc., 205 Brooks Street, Suite 201, Ft. Walton Beach, Florida 32548, and that in accordance with the Condominium Act and the Bay Oaks Condominium Declaration of Condominium, and the articles of incorporation and bylaws of the Association, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Unit No. 211, Building C of BAY OAKS CONDOMINIUM, a Condominium, according the Declaration of Condominium recorded in O.R. Book 5910, Page 1542, and all exhibits and amendments thereof, of the Public Records of Escambia County, Florida. Parcel Identification No.: 01-2316-

on which the Association asserts this lien. The property is owned by **R&P Properties of Northwest Florida, LLC c/o Mark & Jennifer Battist** whose address is 5471 Greenleaf Drive, Pace, Florida 32571. There remains unpaid to the Association, the following assessments, late fees and utility costs, which are now due:

10/01/2011	Common Charges	\$	155.00
10/2011	Late Fee	\$	25.00
11/01/2011	Common Charges	\$	155.00
11/2011	Late Fee	\$	25.00
12/01/2011	Common Charges	\$	155.00
12/2011	Late Fee	\$	25.00
01/01/2012	Common Charges	\$	155.00
01/2012	Late Fee	\$	25.00
02/01/2012	Common Charges	\$	155.00
02/2012	Late Fee	\$	25.00
03/01/2012	Common Charges	\$	155.00
03/2012	Late Fee	\$	25.00
04/01/2012	Common Charges	\$	155.00
04/2012	Late Fee	\$	25.00
05/01/2012	Common Charges	\$	155.00
05/2012	Late Fee	\$	25.00
06/01/2012	Common Charges	\$	155.00
06/2012	Late fee	\$	25.00
Total		\$	1,620.00

plus interest at the rate of eighteen percent (18%) per annum, court costs, attorneys' fees, and any addition late fees. This lien secures these amounts, as well as any amounts and assessments that may accrue in the future.

DATED this 13 day of June, 2012.

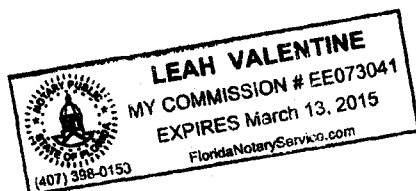
Leah Valentine
Witness
Leah Valentine
Witness

Jane E. Kerrigan
Jane E. Kerrigan, as agent for Bay
Oaks Condominium Association, Inc.

STATE OF FLORIDA
COUNTY OF WALTON

BEFORE ME, the undersigned authority, this day personally appeared Jane E. Kerrigan, who is personally known to me this 13th day of June, 2012.

Leah Valentine
NOTARY PUBLIC



IN THE CIRCUIT COURT OF THE 1st
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO. 2010CA 3160
C

BAY OAKS CONDOMINIUMS)
ASSOCIATION, INC., a Florida corporation)
Plaintiff,)

vs.)

R & P PROPERTIES OF NORTHWEST FLORIDA,)
LLC, a Florida limited liability company)
Defendants,)

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2010 NOV -8 P 3:51

CIRCUIT CIVIL DIVISION
FILED & RECORDED

NOTICE OF LIS PENDENS

1. TO: The above named Defendant, R & P PROPERTIES OF NORTHWEST FLORIDA, LLC, a Florida limited liability company – Paulette R. Bankich, Registered Agent.
2. YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you seeking to foreclose the Claim of Lien encumbering the described property and the decreeing of a sale of the property under the direction of the court in default of the payment of the amount found to be due Plaintiff under the Claim of Lien, and for other, further and general relief set forth in the Complaint.
3. The property involved is that certain parcel, lot or unit situate, lying and being in Escambia County, Florida, as set forth in the Claim of Lien recorded in Official Records Book 6649, at Page 756-757, more particularly described as follows:

Unit No. 211, Building C, of BAY OAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 5910 at Page 1542, and all exhibits and amendments thereof, of the Public Records of Escambia County, Florida, as amended by First Amendment to Declaration of Condominium of Bay Oaks Condominium dated April 25, 2007, filed April 26, 2007 recorded in Official Records Book 6133 Pages 1032-1037, of the Public Records of Escambia County, Florida.

Dated at Hialeah, Miami-Dade County, Florida, this 15 day of November, 2010.


L. MICHAEL OSMAN, ESQUIRE

Attorney for Plaintiff
1474-A West 84th Street
Hialeah, Florida 33014
Tel. (305) 823-1401
Florida Bar No. 257249

Case: 2010 CA 003160

00071322733

Dkt: CA1039 Pg#: 1

ERNIE LEE MAGA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32501-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

9000016852

VOID AFTER 6 MONTHS

63-27
B31

PAY

FORTY TWO THOUSAND SEVEN HUNDRED FOUR AND 62/100

JANET HOLLEY TAX COLLECTOR

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

DATE

11/26/2012

AMOUNT

42,704.62

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016852⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016852

Date	Case Number	Description	Amount
11/26/2012	2010 TD 012278	PAYMENT TAX DEEDS	2,245.27
11/26/2012	2010 TD 000356	PAYMENT TAX DEEDS	4,148.93
11/26/2012	2010 TD 008610	PAYMENT TAX DEEDS	7,903.46
11/26/2012	2010 TD 003658	PAYMENT TAX DEEDS	1,738.31
11/26/2012	2009 TD 010274	PAYMENT TAX DEEDS	1,115.80
11/26/2012	2010 TD 010584	PAYMENT TAX DEEDS	1,086.00
11/26/2012	2010 TD 001774	PAYMENT TAX DEEDS	1,086.00
11/26/2012	2009 TD 003551	PAYMENT TAX DEEDS	1,086.00
11/26/2012	2009 TD 003558	PAYMENT TAX DEEDS	1,086.00
11/26/2012	2010 TD 001774	PAYMENT TAX DEEDS	1,086.00

9000016852

Check: 9000016852 11/26/2012 JANET HOLLEY TAX COLLECTOR

Check Amount:

42,704.62

Ernie M
11-27-12

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, FL 32504

VOID AFTER 6 MONTHS

63-27
631

9000016860

PAY

*FOUR HUNDRED TWENTY FIVE AND 06/100

SUNSHINE STATE CERTIFICATES II, LLP

TO THE SUNSHINE STATE CERTIFICATES II, LLP
ORDER
OF

DATE

11/26/2012

AMOUNT

425.06

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016860⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016860

Date	Case Number	Description
11/26/2012	2010 TD 000356	PAYMENT TAX DEEDS

Amount
425.06

9000016860

Check: 9000016860 11/26/2012 SUNSHINE STATE CERTIFICATES II, LLP Check Amount: 425.06

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, FL 32504

VOID AFTER 6 MONTHS

63-27
631

9000016859

PAY

Robert Dale

*FIVE HUNDRED SIXTY FOUR AND 92/100

TO THE Robert Dale
ORDER 164 MIKEMO WAY
OF PENSACOLA, FL 32504

DATE

11/26/2012

AMOUNT

564.92

Ernie Lee Magaha
ERNIE LEE MAGAHA CLERK OF THE COURT

⑈9000016859⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016859

Date Case Number Description
11/26/2012 2010 TD 000356 PAYMENT TAX DEEDS

Amount
564.92

Check: 9000016859 11/26/2012 Robert Dale

Check Amount:

564.92

9000016859



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

Tax Deed - Redemption Calculator

Account: 012316282 Certificate Number: 000356 of 2010

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2013"/>	Redemption Date <input type="text" value="11/21/2012"/>
Months	<input type="text" value="7"/>	<input type="text" value="4"/>
Tax Collector	<input type="text" value="\$3,908.19"/>	<input type="text" value="\$3,908.19"/>
Tax Collector Interest	<input type="text" value="\$410.36"/>	<input type="text" value="\$234.49"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,324.80"/>	<input type="text" value="\$4,148.93"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$42.11"/>	<input type="text" value="\$24.06"/>
Total Clerk	<input type="text" value="\$443.11"/>	<input type="text" value="\$425.06"/>
Postage	<input type="text" value="\$30.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	<input type="text" value="\$4,804.91"/>	<input type="text" value="\$4,580.99"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$223.92 + 120 + 221 = 564.92"/>

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	1474029	Receipt Date	11/21/2012

Case Number 2010 TD 000356

Description SUNSHINE STATE CERTIFICATE II, LLP VS

Action TAX DEED REDEMPTION

Judge

Received From ROBERT DALE

On Behalf Of SUNSHINE STATE CERTIFICATE II, LLP

Total Received	4,804.91
Net Received	4,804.91
Change	0.00

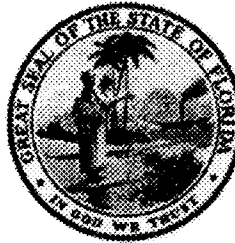
Receipt Payments	Amount	Reference	Description
Check	4,804.91	1000642	

Receipt Applications	Amount
Holding	4,797.91
Service Charge	7.00

Deputy Clerk: mavila Transaction Date 11/21/2012 14:40:15

Comments

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

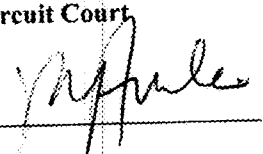
**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 012316282 Certificate Number: 000356 of 2010

Payor: ROBERT DALE 164 MIKEMO WAY PENSACOLA, FL 32504 Date 11/21/2012

Clerk's Check #	1000642	Clerk's Total	\$443.11
Tax Collector Check #	1	Tax Collector's Total	\$4,324.80
		Postage	\$30.00
		Researcher Copies	\$7.00
		Total Received	\$4,804.91

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
 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 # 2010 TD 000356
 Redeemed Date 11/21/2012**

Name ROBERT DALE 164 MIKEMO WAY PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$4,324.80
<input type="checkbox"/> Postage = TD2	\$30.00
ResearcherCopies = TD6	\$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1440652 Date: 08/07/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1440652 Date: 08/07/2012	60.00	0.00	
08/07/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/15/2012	TD82	O & E REPORT	0.00	0.00	
11/21/2012	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	
11/21/2012	TAXDEED	TAXDEED Due Tax Collector	4,324.80	4,324.80	
11/21/2012	TAXDEED	TAXDEED Clerk's Total	443.11	443.11	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$67.00	\$60.00	\$0.00	\$7.00
2	Holding	\$5,108.91	\$341.00	\$0.00	\$4,767.91
	TOTAL	\$5,175.91	\$401.00	\$0.00	\$4,774.91

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 # 2010 TD 000356
 Redeemed Date 11/21/2012**

Name ROBERT DALE 164 MIKEMO WAY PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$4,324.80
<input type="checkbox"/> Postage = TD2	\$30.00
ResearcherCopies = TD6	\$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1440652 Date: 08/07/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1440652 Date: 08/07/2012	60.00	0.00	
08/07/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/15/2012	TD82	O & E REPORT	0.00	0.00	
11/21/2012	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	
11/21/2012	TAXDEED	TAXDEED Due Tax Collector	4,324.80	4,324.80	
11/21/2012	TAXDEED	TAXDEED Clerk's Total	443.11	443.11	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$67.00	\$60.00	\$0.00	\$7.00
2	Holding	\$5,108.91	\$341.00	\$0.00	\$4,767.91
	TOTAL	\$5,175.91	\$401.00	\$0.00	\$4,774.91

doralbank
4920 Bayou Blvd
Pensacola, FL 32503

Branch: 57

No. 1000642
DATE: 11/21/12

AMOUNT

FOUR THOUSAND EIGHT HUNDRED FOUR and 91/100USDollars

\$***4,804.91***

Void after 90 days

PAY TO THE ORDER OF

ESCAMBIA COUNTY CLERK OF COURT

CASHIER'S CHECK

REMITTER: ROBERT E DALE JR

Robert Dale Jr
AUTHORIZED SIGNATURE
MP

Robert Dale Jr
AUTHORIZED SIGNATURE
MP

⑈1000642⑈ ⑆026073082⑆ 0140000571⑈

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1440652	Receipt Date	08/07/2012

Case Number	2010 TD 000356
Description	SUNSHINE STATE CERTIFICATE II, LLP VS

Action TAX DEED APPLICATION

Judge

Received From SUNSHINE STATE CERTIFICATE II, LLP

On Behalf Of SUNSHINE STATE CERTIFICATE II, LLP

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#953841

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 08/07/2012 12:42:46

Comments



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



Print Date:
8/7/2012 12:11:45 PM

Transaction #: 953841
Receipt #: 201246935
Cashier Date: 8/7/2012 12:11:44 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 08/07/2012 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

0 Recorded Items

0 Search Items

1 Miscellaneous Items



(MISCFEE) MISCELLANEOUS FEES

TAX CERT#00356 OF 2010

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:	121S294150211003
Account:	012316282
Owners:	R & P PROPERTIES OF NORTHWEST FLORIDA LLC
Mail:	PO BOX 2018 PACE, FL 32571
Situs:	4344 LANGLEY AVE 211 32504
Use Code:	CONDOMINIUM <input type="radio"/>
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$55,287
Land:	\$10
Total:	\$55,297
Save Our Homes:	\$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
08/19/2010	6626	774	\$47,800	CT		View Instr
02/2007	6099	696	\$100,000	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 type="radio"/>
UNIT 211 BUILDING C BAY OAKS CONDOMINIUM ALSO 1.00% INT IN COMMON ELEMENTS...	
Extra Features	
None	

Parcel Information

[Restore Map](#)

[Get Map Image](#) [Launch Interactive Map](#)

**Section Map
Id:**

11-1S-29-1

**Approx.
Acreage:**
4.6400

Zoned: ☐
R-2A

Buildings

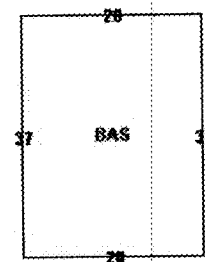
Building 1 - Address: 4344 LANGLEY AVE 211, Year Built: 1979, Effective Year: 1979

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-BRICK-FACE
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
EXTERIOR WALL-VINYL SIDING
ROOF FRAMING-HIP
ROOF COVER-DIMEN/ARCH SHNG
STORY HEIGHT-10.00
NO. STORIES-1.00
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
FLOOR COVER-VINYL/CORK
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 1036 Total SF

BASE AREA - 1036



Images

None

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.