

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459220	Receipt Date	10/04/2012

Case Number	2010 TD 002761
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

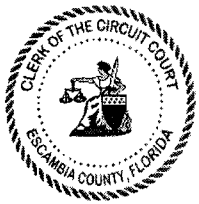
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966405

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 14:17:22

Comments




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



Print Date:
10/4/2012 2:16:22 PM


Transaction #: **966405**
Receipt #: **201259219**
Cashier Date: **10/4/2012 2:16:22 PM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 10/04/2012 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		
 (MISC FEE) MISCELLANEOUS FEES TAX CERT#02761 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

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 002761



00078449178

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120642

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 2761**, 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: 04-2256-000**

Certificate Holder:

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, FLORIDA 33762-0295

Property Owner:

OWENS DOROTHY DIANE
5622 ESPERANTO DR
PENSACOLA, FLORIDA 32526

Legal Description: 46-1S3-011

LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932

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	2761	06/01/10	\$782.09	\$0.00	\$118.78	\$900.87

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	2565.0000	06/01/12	\$689.40	\$6.25	\$34.47	\$730.12
2011	2682.0000	06/01/11	\$758.14	\$6.25	\$61.60	\$825.99

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

\$2,456.98
\$0.00
\$150.00
\$75.00
\$2,681.98
\$2,681.98
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice Lewis

Date of Sale: March 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,

**USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA
TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, Florida, 33762-0295**

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
2761	04-2256-000	06/01/2010	46-1S3-011 LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932

2011 TAX ROLL

OWENS DOROTHY DIANE
5622 ESPERANTO DR
PENSACOLA , Florida 32526

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.

magnoliatc2tda (Brian Cirillo)

Applicant's Signature

08/29/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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 002761



00060518841

Dkt: TD82 Pg#:

10

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.: 9704

September 18, 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 09-18-1992, through 09-18-2012, and said search reveals the following:

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

Dorothy Diane Owens

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: 

September 18, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9704

September 18, 2012

Lot 10, Block 8, Wildewood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 47A, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9704

September 18, 2012

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

1. That certain mortgage executed by Dorothy Diane Owens in favor of American General Home Equity, Inc. dated 04/03/2007 and recorded 04/04/2007 in Official Records Book 6119, page 1392 of the public records of Escambia County, Florida, in the original amount of \$31,889.50.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$32,928.00. Tax ID 04-2256-000.

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: 3-4-2013

TAX ACCOUNT NO.: 04-2256-000

CERTIFICATE NO.: 2010-2761

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, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

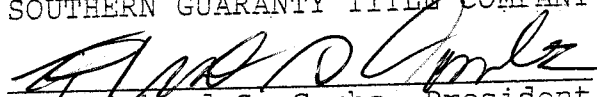
Dorothy Diane Owens
5622 Esperanto Dr.
Pensacola, FL 32526

Unknoen Tenants
823 Lucerne Ave.
Pensacola, FL 32505

American General Home Equity, Inc.
730 W. Garden St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 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.

89.60
Doc Stamp

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Dorothy Diane Owens,

Plaintiff,

vs.

T. Forrest White and Shelia M. White,
Husband and Wife,

Defendants.

OR BK 4080 PG 1932
Escambia County, Florida
INSTRUMENT 96-347626

CASE NO.: 92-1399-CA-01

RCD Dec 11, 1996 03:57 pm
Escambia County, Florida

DIVISION: "F"

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-347626

DEED DOC STAMPS PD @ ESC CO \$ 89.60
12/11/96 ERNIE LEE MAGAHA, CLERK
By: *Tracie Nash*

CERTIFICATE OF TITLE

I, Ernie Lee Magaha, Clerk of the above entitled Court, do hereby certify that heretofore, on the 30th day of July, 1993, I executed and filed herein my Certificate of Sale of the mortgaged property, and that no objections to such sale have been filed herein on or before the date hereof and that more than 10 days have elapsed since the filing of said Certificate of Sale.

That, as recited in said Certificate of Sale, the mortgaged property described as follows, to wit:

Lot 10, Block 8, Wildewood S/D, Escambia County, Florida, being a subdivision of a portion of Section 46, Township 1 South, Range 30 West, and of a Section 10, Township 2 South, Range 30 West, according to plat recorded in Plat Book 4, Page 47A of the Public Records of said County.

was sold by me to Dorothy Diane Owens, a divorced and un-remarried woman, of 5622 Esperanto Drive, Pensacola, Florida 32526, who now has title thereto.

Witness my hand and the official seal of this Honorable Court, this 9th day of

December 1996.

Ernie Lee Magaha, Clerk

By: *Deusa Fraije*

Deputy Clerk

This instrument prepared by:
Edmund W. Holt, Attorney at Law
1108 N. North 12th Avenue
Pensacola, FL 32501-3308

(Space above this line for recording data)

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS
\$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

DOROTHY DIANE OWENS A SINGLE WOMAN

(customer)

the Mortgagor,* in consideration

(customer)

of the principal sum specified in the Note/Loan Agreement hereafter described, (herein "Note"), received from

AMERICAN GENERAL HOME EQUITY, INC.

(our name and full address)

730 W GARDEN ST

PENSACOLA, FL 32502-4736

the Mortgagee,* hereby, on 04/03/07, mortgage to the Mortgagee the

MONTH/DAY/YEAR

real property (Property) in ESCAMBIA County, Florida, described as:

SEE ATTACHED EXHIBIT A

PRINCIPAL AMOUNT OF MORTGAGE IS \$31889.50

as security for the payment of all sums due under that certain Note of even date herewith executed by Mortgagor* to Mortgagee* and agree:

1. To make all payments required by that Note and this Mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and malicious mischief in an amount sufficient to comply with any co-insurance clause, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this Mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this Mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that Note or this Mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.

This instrument was prepared by: AMERICAN GENERAL HOME EQUITY, INC.
730 W GARDEN ST
PENSACOLA, FL 32502-4736

6. If any payment provided for in that Note is not paid within ten days after it becomes due, or if any agreement in this Mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that Note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said Note and the Mortgagee may foreclose this Mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this Mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. If this Mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this Mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this Mortgage and the accompanying Note shall be deemed to be secured by this Mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this Mortgage and the accompanying Note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this Mortgage.

9. If not prohibited by law or regulation, this Mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

10. Mortgagor may elect to have Mortgagee maintain an escrow fund for payment of real estate taxes, assessments, insurance premiums, or other obligations that might encumber the Real Estate if not timely paid when due. If Mortgagor so elects, Mortgagor shall pay to Mortgagee on the day Monthly Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Mortgagee, including, but not limited to Hazard Insurance and Flood Insurance; and (d) Mortgage Insurance premiums, if any, or any sums payable by Mortgagor to Mortgagee in lieu of the payment of Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Note, Mortgagee may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Mortgagor, and such dues, fees and assessments shall be an Escrow Item. Mortgagor shall promptly furnish to Mortgagee all notices of amounts to be paid under this Section. Mortgagor shall pay Mortgagee the Funds for Escrow Items unless Mortgagee waives Mortgagor's obligation to pay the Funds for any or all Escrow Items. Mortgagee may waive Mortgagor's obligation to pay Mortgagee Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Mortgagor shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Mortgagee and, if Mortgagee requires, shall furnish to Mortgagee receipts evidencing such payment within such time period as Mortgagee may require. If Mortgagor is obligated to pay Escrow Items directly and fails to do so, Mortgagee may pay such amount and Mortgagor shall then be obligated to repay to Mortgagee any such amount. Mortgagee may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the notice provision of this Mortgage and, upon such revocation, Mortgagor shall pay to Mortgagee all Funds, and in such amounts, that are then required under this or other applicable Sections.

Mortgagee may, at any time, collect and hold Funds in an amount (a) sufficient to permit Mortgagee to apply the Funds at the time specified under the federal Real Estate Settlement Procedures Act and implementing regulations (collectively, "RESPA") and (b) not to exceed the maximum amount a Mortgagee can require under RESPA. Mortgagee shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

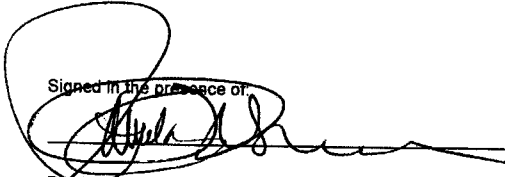

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity or in any Federal Home Loan Bank. Mortgagee shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Mortgagee shall not charge Mortgagor for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Mortgagee pays Mortgagor interest on the Funds and Applicable Law permits Mortgagee to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds. Mortgagor and Mortgagee can agree in writing, however, that interest shall be paid on the Funds. Mortgagee shall give to Mortgagor, without charge, an annual accounting of the Funds as required by RESPA.

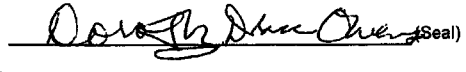
If there is a surplus of Funds held in escrow, as defined under RESPA, Mortgagee shall account to Mortgagor for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Mortgage, Mortgagee shall promptly refund to Mortgagor any Funds held by Mortgagee.

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signed in the presence of

PAMELA BARKSDALE
Print or type name

HEATHER CROMER
Print or type name


DOROTHY DIANE OWENS
Print or type name

(Seal)

Print or type name


STATE OF FLORIDA:
County ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of April, 2007 by
MONTH YEAR

DOROTHY DIANE OWENS A SINGLE WOMAN

or who has produced DRIVERS LICENSE who is personally known to me
(Type of Identification) and who did (did not) take an oath.

HEATHER CROMER
Notary Public-State of FL
Comm. Exp. Aug. 6, 2007
Comm. No. DD 239386


(Signature of Person Taking Acknowledgment)
Heather Cromer
(Name of Acknowledger)

(Rank/Title of Acknowledger)

(Serial No. if any of Acknowledger)

STATE OF FLORIDA:
COUNTY OF ESCAMBIA

This instrument filed and recorded _____ day of _____ in O.R.
MONTH YEAR
Book _____ on page _____ record verified. _____ Clerk of the Circuit Court.

By: _____ D.C.

"Mortgagor" and "Mortgagee" are used for singular and plural as context requires.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE STATE OF FLORIDA IN THE COUNTY OF ESCAMBIA IN DEED BOOK 4080 PAGE 1932 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 8, WILDEWOOD S/D, ESCAMBIA COUNTY, FLORIDA, BEING A SUBDIVISION OF A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AND OF A SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 47A OF THE PUBLIC RECORDS OF SAID COUNTY.

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1468350	Receipt Date	11/02/2012

Case Number	2010 TD 002761
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION
Judge
Received From SPRINGLEAF FINANCIAL SERVICES
On Behalf Of USAMERIBANK

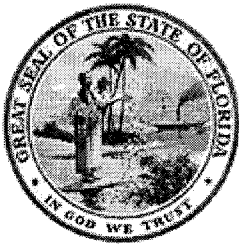
Total Received	3,435.95
Net Received	3,435.95
Change	0.00

Receipt Payments	Amount	Reference Description
Check	3,435.95	2112707377

Receipt Applications	Amount
Holding	3,412.95
Service Charge	23.00

Deputy Clerk: mavila Transaction Date 11/02/2012 12:06:47

Comments



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

Tax Deed - Redemption Calculator

Account: XXXXXXXXXX Certificate Number: XXXXXXXXXX of 2010

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2013"/>	Redemption Date <input type="text" value="11/02/2012"/>
Months	7	3
Tax Collector	<input type="text" value="\$2,681.98"/>	<input type="text" value="\$2,681.98"/>
Tax Collector Interest	\$281.61	\$120.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,969.84	\$2,808.92
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	\$42.11	\$18.05
Total Clerk	\$443.11	\$419.05
Postage	<input type="text" value="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$3,435.95	\$3,250.97
	Repayment Overpayment Refund Amount	\$184.98 + 120 120 + 221 = 525.98

Notes: ACTUAL SHERIFF \$ 80.00 COM FEE \$18.50
 10/29/2012 JOHN FROM SPRINGLEAF FINANCIAL SERVICES CALLED FOR
 REDEMPTION QUOTE..MVA

Submit

Reset

Print Preview

EVENLY FROM DARK AT TOP TO LIGHTER AT BOTTOM

CASHIERS CHECK

October 30, 2012

103/210

[illegible]

*****\$3,435.95*****

VOID AFTER 90 DAYS

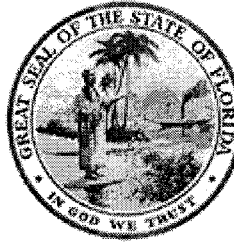
The sum of: Three Thousand Four Hundred Thirty Five 95/100 ***** Dollars

Reference: 09071130 966666
Payable at Deutsche Bank Trust Company Americas

AUTHORIZED SIGNATURE

11:21:12707377 1:021001033: 00905088

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: [REDACTED] Certificate Number: [REDACTED] f 2010

**Payor: SPRINGLEAF FINANCIAL SERVICES 2533 WINDGUARD CIRCLE STE 101 WESLEY
CHAPEL, FL 33544 Date 11/02/2012**

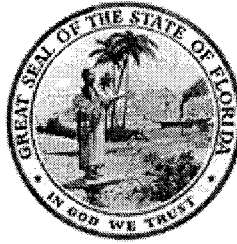
Clerk's Check #	2112707377	Clerk's Total	\$443.11
Tax Collector Check #	1	Tax Collector's Total	\$2,969.84
		Postage	\$18.00
		Researcher Copies	\$5.00
		Total Received	\$3,435.95

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 002761

Redeemed Date 11/02/2012

**Name SPRINGLEAF FINANCIAL SERVICES 2533 WINDGUARD CIRCLE STE 101 WESLEY CHAPEL, FL
 33544**

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$2,969.84
Postage = TD2	\$18.00
ResearcherCopies = TD6	\$5.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459220 Date: 10/04/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459220 Date: 10/04/2012	60.00	0.00	
10/16/2012	TD82	O & E REPORT	0.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
11/02/2012	TAXDEED	TAXDEED Clerk's Total	443.11	443.11	
11/02/2012	TAXDEED	TAXDEED Due Tax Collector	2,969.84	2,969.84	
11/02/2012	TD2	POSTAGE TAX DEEDS	18.00	18.00	
11/02/2012	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$83.00	\$60.00	\$0.00	\$23.00
2	Holding	\$3,753.95	\$341.00	\$0.00	\$3,412.95
	TOTAL	\$3,836.95	\$401.00	\$0.00	\$3,435.95

UPS CampusShip: View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.

2. Fold the printed sheet containing the label at the line so that the entire shipping label is visible. Place the label on a single side of the package and cover it completely with clear plastic shipping tape. Do not cover any seams or closures on the package with the label. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. GETTING YOUR SHIPMENT TO UPS

UPS locations include the UPS Store®, UPS drop boxes, UPS customer centers, authorized retail outlets and UPS drivers.

Find your closest UPS location at: www.ups.com/dropoff

Take your package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

Customers with a Daily Pickup
Your driver will pickup your shipment(s) as usual.

FOLD HERE

BRANCH MANAGER 2852 8139071312 SPRINGLEAR FINANCIAL SERVICES 2533 WINDGUARD CIRCLE STE 101 WESLEY CHAPEL FL 335447348		0.0 LBS LTR 1 OF 1
SHIP TO: DELINQUENT PROPERTY TAXES ESCAMBIA COUNTY CLERK OF COURT 1ST FLOOR 213 PALAFOX PLACE PENSACOLA FL 32502-5812		
		FL 325 0-11 
UPS 2ND DAY AIR TRACKING #: 1Z 4F9 5E8 02 9783 4533 2		
		
BILLING: P/P 8 Digit Branch Code: 09071130 CS 14 S 29 WNTT80 33 0A 10/2012		
		

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

9000016740

PAY *ONE HUNDRED SEVENTEEN THOUSAND NINETY FIVE AND 30/100
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
11/06/2012 117,095.30

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016740⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016740

Date	Case Number	Description	Amount
11/06/2012	2008 TD 006466	PAYMENT TAX DEEDS	6.25
11/06/2012	2010 TD 003584	PAYMENT TAX DEEDS	1,191.31
11/06/2012	2010 TD 006427	PAYMENT TAX DEEDS	1,334.47
11/06/2012	2010 TD 002231	PAYMENT TAX DEEDS	13,179.46
11/06/2012	2010 TD 007686	PAYMENT TAX DEEDS	6.25
11/06/2012	2010 TD 007301	PAYMENT TAX DEEDS	7,096.83
11/06/2012	2010 TD 009699	PAYMENT TAX DEEDS	4,616.98
11/06/2012	2010 TD 001745	PAYMENT TAX DEEDS	6,022.14
11/06/2012	2010 TD 004512	PAYMENT TAX DEEDS	4,252.00
11/06/2012	2010 TD 005962	PAYMENT TAX DEEDS	6,577.75

There are additional check details for this check that total:

72,811.86

9000016740

Check: 9000016740 11/06/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 117,095.30

2009 TD 08108 6.25 2010 TD 08367 26,403.67
2010 TD 02876 4570.93 2010 TD 05873 4,649.28
2010 TD 00016 11,468.15-
2010 TD 02363 6.25
2010 TD 03923 3,904.07
2010 TD 02761 2,808.92
2010 TD 00609 6.25
2010 TD 01206 25.00
2010 TD 02366 9824.68
2010 TD 05988 7,138.41

CL 11/6/12

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, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

9000016762

PAY

*EIGHT HUNDRED THIRTY EIGHT AND 10/100

USAMERIBANK

TO THE ORDER OF USAMERIBANK
C/O KINGERY/CROUSE
MAGNOLIA TC2 LLC
LOCKBOX 17295
CLEARWATER, FL 33762

DATE

AMOUNT

11/06/2012

838.10

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016762⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016762

Date	Case Number	Description	Amount
11/06/2012	2010 TD 002761	PAYMENT TAX DEEDS	419.05
11/06/2012	2010 TD 004512	PAYMENT TAX DEEDS	419.05

9000016762

Check: 9000016762 11/06/2012 USAMERIBANK

Check Amount: 838.10

THIS DOCUMENT IS PRINTED ON TONER. ADHESION TAPE IS NOT REQUIRED.

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

9000016758

PAY

*FIVE HUNDRED TWENTY FIVE AND 98/100

SPRINGLEAF FINANCIAL SERVICES

TO THE ORDER OF SPRINGLEAF FINANCIAL SERVICES
2533 WINDGUARD CIRCLE STE 101
WESLEY CHAPEL, FL 33544

DATE AMOUNT
11/06/2012 525.98

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016758⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016758

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
11/06/2012	2010 TD 002761	PAYMENT TAX DEEDS	525.98

210-1000

9000016758

Check: 9000016758 11/06/2012 SPRINGLEAF FINANCIAL SERVICES Check Amount: 525.98



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: 461S301100010008 Account: 042256000 Owners: OWENS DOROTHY DIANE Mail: 5622 ESPERANTO DR PENSACOLA, FL 32526 Situs: 823 LUCERNE AVE 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		2012 Certified Roll Assessment Improvements: \$23,428 Land: \$9,500 Total: \$32,928 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																														
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/1996</td> <td>4080</td> <td>1932</td> <td>\$12,800</td> <td>CT</td> <td>View Instr</td> </tr> <tr> <td>12/1990</td> <td>2958</td> <td>912</td> <td>\$30,600</td> <td>SC</td> <td>View Instr</td> </tr> <tr> <td>03/1990</td> <td>2952</td> <td>203</td> <td>\$30,600</td> <td>SC</td> <td>View Instr</td> </tr> <tr> <td>12/1984</td> <td>2001</td> <td>362</td> <td>\$0</td> <td>CT</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/1996	4080	1932	\$12,800	CT	View Instr	12/1990	2958	912	\$30,600	SC	View Instr	03/1990	2952	203	\$30,600	SC	View Instr	12/1984	2001	362	\$0	CT	View Instr	2012 Certified Roll Exemptions None Legal Description LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932 Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																											
12/1996	4080	1932	\$12,800	CT	View Instr																											
12/1990	2958	912	\$30,600	SC	View Instr																											
03/1990	2952	203	\$30,600	SC	View Instr																											
12/1984	2001	362	\$0	CT	View Instr																											
Parcel Information Restore Map Get Map Image Launch Interactive Map																																
Section Map Id: 46-1S-30-2 Approx. Acreage: 0.1900 Zoned: R-2																																

Buildings

Building 1 - Address: 823 LUCERNE AVE, Year Built: 1959, Effective Year: 1959

Structural Elements

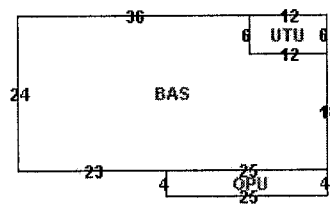
FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-BRICK-CEMENT
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
EXTERIOR WALL-SIDING-BLW.AVG.
ROOF FRAMING-GABLE
ROOF COVER-DIMEN/ARCH SHNG
INTERIOR WALL-DRYWALL-PLASTER
NO. STORIES-1.00
FLOOR COVER-ASPHALT TILE
DECOR/MILLWORK-AVERAGE
HEAT/AIR-WALL/FLOOR FURN
STRUCTURAL FRAME-WOOD FRAME

Areas - 1252 Total SF

BASE AREA - 1080

OPEN PORCH UNF - 100

UTILITY UNF - 72



Images



1/5/10

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.