

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 004283



00087363408

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Sep 24, 2012 / 120859

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4283**, 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: 06-2825-000**

Certificate Holder:
GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:
DEAN WILLIAM H
2 HARMONY AVE
PENSACOLA, FLORIDA 32505

Legal Description: 18-2S3-060
N1/2 OF LTS 11 TO 15 BLK 37 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3383 P 164

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	4283	06/01/10	\$844.45	\$0.00	\$157.63	\$1,002.08

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	4009.0000	06/01/12	\$935.14	\$6.25	\$46.76	\$988.15
2011	4137.0000	06/01/11	\$843.12	\$6.25	\$73.07	\$922.44
2009	4098	06/01/09	\$855.01	\$6.25	\$487.36	\$1,348.62

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

\$4,261.29
\$0.00
\$150.00
\$75.00
\$4,486.29
\$4,486.29
\$6.25

*Done this 24th day of September, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Glenda Mahuron

Date of Sale: June 3, 2013

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

DR-512
R.05/88

Application Number: 120859

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, Florida, 33672**

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
4283	06-2825-000	06/01/2010	18-2S3-060 N1/2 OF LTS 11 TO 15 BLK 37 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3383 P 164

2011 TAX ROLL

DEAN WILLIAM H
2 HARMONY AVE
PENSACOLA , Florida 32505

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.

Beggleston (Bobby Eggleston)

Applicant's Signature

09/24/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
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COUNTY TREASURY
AUDITOR

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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004283



00062362083

Dkt: TD82 Pg#:

11

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.: 9969

December 6, 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 12-06-1992, through 12-06-2012, and said search reveals the following:

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

William H. Dean

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: 

December 6, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9969

December 6, 2012

The North 1/2 of Lots 11 to 15, inclusive, in Block 37, Englewood Heights, Section 18, Township 2 South, Range 30 West, according to the map of L.E. Thornton, Civil Engineer, in October 1909 and recorded in Deed Book 59, Page 107, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9969

December 6, 2012

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

1. Mortgage executed by William H. Dean to Coastal Bank& Trust formerly Bank of Pensacola, dated 05/21/2004 and recorded in Official Record Book 5418 on page 219 of the public records of Escambia County, Florida. given to secure the original principal sum of \$109,100.00. Mortgage Modification recorded in O>R. Book 6205, page 761. Agreement recorded in O.R. Book 6614, page 1082.
2. Taxes for the year 2008-2011 delinquent. The assessed value is \$47,084.00. Tax ID 06-2825-000.

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: 6-3-2013

TAX ACCOUNT NO.: 06-2825-000

CERTIFICATE NO.: 2010-4283

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.

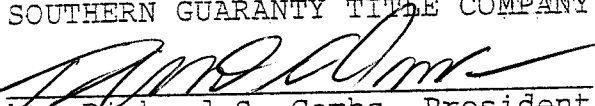
William H. Dean
2 Harmony Ave.
Pensacola, FL 32505

Unknown Tenants
2507 North E St.
Pensacola, FL 32501

Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St., 4th Floor
Pensacola, FL 32502

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

This Instrument Prepared by: Sharon Fleming,
An Officer of Associated Land Title Group, Inc.,
4900 Bayou Blvd., Suite 201, Pensacola, FL 32503,
For Purposes of Title Ins.
File # 190-93-0303
Parcel ID # 18-2S-30-6000-012-037

Warranty Deed

OR 3383M 164

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

541.00
175.00
181.00

Made this 29th day of ~~May~~ April 1993 BETWEEN
Helen Uzdevenes, f/k/a Hermie Helen Smith and Hermie Helen Smith Gibson

whose post office address is: 135 Main Street
Garden City, GA 31408

of the County of ~~Chatham~~
William Dean (SS#:
** A/K/A William H. Dean

. State of GA

. grantor, and

whose post office address is: 2506 NE STREET, PENSACOLA, FLORIDA 32501

of the County of Escambia

. State of Florida

. grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

The North 1/2 of Lots 11 to 15 both inclusive in Block 37, Englewood Heights, Section 18, Township 2 South, Range 30 West, according to map made by L.E. Thornton, Civil Engineer, in October 1909 and recorded in Deed Book 59 at Page 107 of the records of Escambia County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1993 taxes and assessments.

The above described property is vacant property and is not the homestead of the Grantor.

D.S. PD. 8175.00
DATE 6-18-93
JOE A. FLOWERS, COMPTROLLER
BY: J. Brighten D.C.
CERT. REG. #59-203328-27-01

040754
JUN 19 4 03 PM '93
IN EX. & SEC. NOTED
ABO. J. A. FLOWERS
COMPTROLLER
ESCAMBIA COUNTY

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Sharon Fleming

Helen Uzdevenes (Seal)

Sharon Fleming

(Seal)

PLEASE PRINT OR TYPE NAME AS IT APPEARS
Marjorie Jacqueline Mustighen

(Seal)

Jacqueline Mustighen

(Seal)

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF ~~Florida~~ GA
COUNTY OF ~~Chatham~~

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Helen Uzdevenes

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April 1993
Driver's license shown as identification. No oath taken.

My Commission Expires

GEORGIA G. HAINSTON
Notary Public, Chatham County, Ga.
My Commission Expires June 10, 1996

Georgia Hainston
Notary Public
GEORGIA HAINSTON

3768
24622
4650

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$94,796.49, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE LENDER UNDER THE TERMS OF THIS MORTGAGE.

✓ This instrument prepared by:
A. ALAN MANNING, Esquire
Clark, Partington, Hart, Larry,
Bond & Stackhouse
Post Office Box 13010
Pensacola, FL 32591-3010
(850) 434-9200

CPH&H File no. 04-0734

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 5418 P60219
Escambia County, Florida
INSTRUMENT 2004-244502

NTG REC STAMPS PD @ ESC CO \$ 361.85
05/25/04 ERNIE LEE NASHA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 218.20
05/25/04 ERNIE LEE NASHA, CLERK

For Clerk's Use Only

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT, dated the 21st day of May, 2004, from WILLIAM H. DEAN, a married man, whose address is 2422 N. Davis Highway, Pensacola, Florida 32503 (hereinafter the "Mortgagor"), to BANK OF PENSACOLA, a Florida banking corporation, whose address is Post Office Box 12966, Pensacola, FL 32591-2966, (hereinafter the "Mortgagee"), WITNESSETH:

SECTION 1.

1.01 PREMISES. Mortgagor, for and in consideration of the premises, as security for the Secured Indebtedness, as that term is hereinafter defined, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, convey and grant unto the Mortgagee, its successors and assigns, the following (hereinafter collectively the "Premises"):

A. REAL PROPERTY. That certain real property lying and being in Escambia County, Florida and being more particularly described on Exhibit "A" attached hereto and made a part hereof:

The herein described property is not the constitutional homestead of Mortgagor who resides at 2422 N. Davis Highway, Pensacola, Florida 32503.

B. IMPROVEMENTS. All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Real Property, all building materials, plans, specifications, drawings and books and records pertaining to design or construction of any buildings, structures and improvements now or hereafter situated on the Real Property, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, fire extinguishers and any other safety equipment required by governmental regulation or law, washers, dryers, water heaters, mirrors, mantles, air conditioning apparatus, refrigeration plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm sashes which are or shall be attached to said buildings, structures or improvements and all other furnishings, fixtures, machinery, equipment, appliances, materials, chattels, inventory, accounts, farm products, consumer goods, general intangibles and personal property of every kind and nature whatsoever, now or hereafter owned by Mortgagor and located in, on or about, or used or intended to be used with or in connection with the use, operation and enjoyment of the Real Property, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Mortgagor in any such furnishings, furniture, fixtures, machinery, equipment, appliances, and personal property subject to or covered by any prior security agreements, conditional sales contract, chattel mortgage or similar

liens or claims, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Real Property and a part of the Premises as between the parties hereto and all persons claiming by, through or under them.

C. APPURTENANCES. All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, and passages, sewer rights, water rights and powers, minerals, flowers, shrubs, trees and other emblements now or hereafter located on the Real Property or under or above the same or any part or parcel thereof and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions and remainders, whatsoever, in any way belonging, relating or appertaining to the Real Property or Improvements or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to Mortgagee, its successors and assigns in fee simple forever.

1.02 PERMITTED ENCUMBRANCES. Mortgagor, for himself, his heirs, successors, assigns and legal representatives, covenants with Mortgagee, its successors and assigns, that: (i) Mortgagor is indefeasibly seized of the Premises in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagor, his heirs and assigns at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Premises and every part thereof; that the Premises and every part thereof is free from all encumbrances of every kind and character except for taxes assessed for the year of closing and those matters, if any, described in the title insurance commitment issued in connection herewith (the "Permitted Encumbrances"); that the Mortgagor will make such further assurances to perfect the fee simple title to the Premises in Mortgagee, its successors and assigns, as may reasonably be required; that the Mortgagor does hereby fully warrant the title to the Premises and every part thereof and will defend the same against the lawful claims of all persons whomsoever except for the Permitted Encumbrances; (ii) Mortgagor shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of the Note and all other documents or instruments evidencing or securing the Secured Indebtedness, as those terms are hereinafter defined; (iii) the Premises and its use fully complies with all applicable building and zoning codes and other land use regulations, any applicable environmental laws or regulations, and any other applicable laws or regulations; (iv) no part of the Real Property has been artificially filled; and (v) Mortgagor has lawful access to the Premises from a public road.

1.03 SECURED INDEBTEDNESS. This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note (the "Note") of date even herewith for the sum of **ONE HUNDRED NINE THOUSAND ONE HUNDRED and 00/100 Dollars (\$109,100.00)** made by the Mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor, and also, the payment of any and all notes, liabilities, and obligations of the Mortgagor to Mortgagee, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or arise hereafter, or be now owned or held by Mortgagee, or be acquired hereafter, it being the intent and purpose of the Mortgage to secure, by the Mortgage, all notes, claims, demands, liabilities and obligations which Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Mortgagor. Provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of **TWO HUNDRED EIGHTEEN THOUSAND TWO HUNDRED and 00/100 Dollars (\$218,200.00)**; and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of

covenant herein or in the obligations secured hereby shall at any time hereafter be held to be a waiver of any of the other terms hereof or of the Secured Indebtedness secured hereby, or future waiver of the same covenant. The use of any gender shall include all other genders. The singular shall include the plural. Mortgagor will execute and deliver promptly to Mortgagee on demand at any time or times hereafter, any and all further instruments reasonably required by Mortgagee to carry out the provisions of this Mortgage.

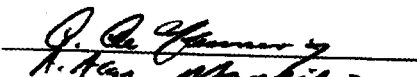
4.05 ENTIRE AGREEMENT, WAIVER OF JURY TRIAL. It is understood and agreed that: ANY CONTEMPORANEOUS OR PRIOR REPRESENTATIONS, STATEMENTS, UNDERSTANDINGS AND AGREEMENTS, ORAL OR WRITTEN, BETWEEN MORTGAGOR AND MORTGAGEE ARE MERGED INTO THIS MORTGAGE, WHICH ALONE FULLY AND COMPLETELY EXPRESSES THEIR AGREEMENT, AND THAT THE SAME IS ENTERED INTO AFTER FULL INVESTIGATION, NEITHER PARTY RELYING ON ANY STATEMENT OR REPRESENTATION MADE BY THE OTHER WHICH IS NOT EMBODIED IN THIS MORTGAGE. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PARAGRAPH IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO MORTGAGOR.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$94,796.49, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE LENDER UNDER THE TERMS OF THIS MORTGAGE.

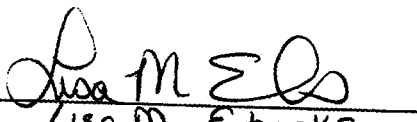
Mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

MORTGAGOR:


[Type/Print Name of Witness]


WILLIAM H. DEAN


[Type/Print Name of Witness]

OR BK 5418 P60228
Escambia County, Florida
INSTRUMENT 2004-244502

EXHIBIT "A"

RCD May 25, 2004 04:15 pm
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-244502

Parcel 1:

The North $\frac{1}{2}$ of Lots 11 to 15 inclusive, in Block 37, Englewood Heights, Section 18, Township 2 South, Range 30 West, according to the map by L.E. Thornton, Civil Engineer, in October 1909 and recorded in Deed Book 59 at Page 107, of the public records of Escambia County, Florida.

Parcel 2:

Commencing at a point 10 feet East and 35 feet South of the Northeast corner of Lot 5, thence West 90 feet, thence South 35 feet, thence East 90 feet, thence North 35 feet to point of beginning, same being part of Lots 3, 4, 5, and 6, of Block 36, Englewood Heights, being Pensacola Realty Company's Subdivision of West 1297 feet of Section 18, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision made by L.E. Thornton, C.E. in October 1909 and recorded in Deed Book 59 at Page 107, of the public records of said county.

This instrument prepared by:
Jean B. Bowles
Bank of Pensacola
P. O. Box 12966
Pensacola FL 32591-2966

State of Florida
COUNTY OF ESCAMBIA

**ADDITIONAL ADVANCE
MORTGAGE MODIFICATION AGREEMENT**

THIS MORTGAGE MODIFICATION AGREEMENT is made and entered into on this 17th day of August, 2007, by and between William H. Dean (herein referred to as "Mortgagor") and Bank of Pensacola, (hereinafter referred to as "Bank"),

WITNESSETH:

WHEREAS, William H. Dean, (hereinafter referred to as "Borrower"), executed a promissory note to Bank in the original amount One Hundred Nine Thousand One Hundred and 00/100 (\$109,100.00) (hereinafter referred to as the "Note"); and

WHEREAS, to secure the Note, Mortgagor executed a Mortgage (hereinafter referred to as the "Mortgage") to Bank which was dated May 21, 2004 and recorded in Official Records Book 5418, Page 0219, in the Public Records of Escambia County, Florida; and

WHEREAS, Borrower desires to borrow an additional Thirty One Thousand and 00/100 Dollars (\$31,000.00) from Bank, and Borrower has agreed to execute and deliver to Bank as evidence of such additional loan (mark one):

- ☐ A Note Modification Agreement that amends the Note,
☐ An additional promissory note in the principal amount of the additional loan,
☒ A new Note, in the principal sum of \$131,113.32, in amendment of and in replacement and substitution for the original Note.

Of even date herewith; and

WHEREAS, Bank is willing to lend such additional sum to Borrower on condition, among other, that Mortgagor execute and deliver this Mortgage Modification Agreement.

NOW, THEREFORE, in consideration of the additional loan made by Bank to Borrower and other valuable consideration, receipt of which is hereby acknowledged, Mortgagor and Bank agree that the Mortgage secures the payment as and when due of the principal sum of One Hundred Thirteen Thousand One Hundred Thirteen & 32/100 Dollars (\$131,113.32), as evidenced by the Note or Notes described above, together with any note or notes hereafter delivered in extension or renewal of, or in substitution for, any of the foregoing, and all interest now or hereafter owed or accruing on all of the foregoing.

Mortgagor and Bank agree that all other terms of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Mortgage Modification Agreement and caused their seals to be affixed hereto on the day and year first above written.

Brenda Thompson
(Signature of Witness)

Brenda Thompson
(Type or Print Name of Witness)

Melissa Kane
(Signature of Witness)

Melissa Kane
(Type or Print Name of Witness)

William H. Dean (Seal)
Mortgagor: William H. Dean

(Seal)
Mortgagor:

(Seal)
Mortgagor:

BY: [Signature]
Norm F. McMahon
Sr. Vice President

PAM CHILDERS
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 004283



00003839372

Dkt: TD81 Pg#:

5

Original Documents Follow

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

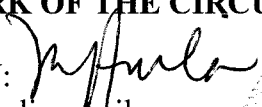
CERTIFICATE # 04283 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 2, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

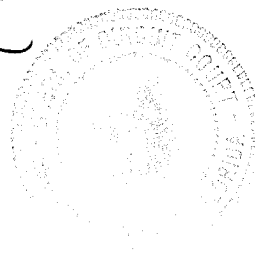
WILLIAM H DEAN 2 HARMONY AVE PENSACOLA, FL 32505	WILLIAM H DEAN 2507 NORTH E ST PENSACOLA, FL 32501
COASTAL BANK & TRUST FKA BANK OF PENSACOLA 125 W ROMANA ST, 4TH FLOOR PENSACOLA, FL 32502	

WITNESS my official seal this 2nd day of May 2013.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
Deputy Clerk

SEAL



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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N1/2 OF LTS 11 TO 15 BLK 37 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3383 P 164

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062825000 (13-384)

The assessment of the said property under the said certificate issued was in the name of

WILLIAM H DEAN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of June, which is the 3rd day of June 2013.

Dated this 2nd day of May 2013.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:



Maryline Avila
Deputy Clerk



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**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Post Property:

2507 N E ST

By: 

**Maryline Avila
Deputy Clerk**



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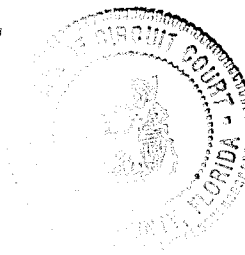
Personal Services:

WILLIAM H DEAN
2 HARMONY AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:


Maryline Avila
Deputy Clerk



7009 2250 0003 8664 6196

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.46	Postmark Here
Certified Fee	3.10	
Return Receipt Fee (Endorsement Required)	2.55	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.11	

Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
COASTAL BANK & TRUST [13-384]
FKA BANK OF PENSACOLA
125 W ROMANA ST, 4TH FLOOR
PENSACOLA, FL 32502

PS Form 3800, A

7009 2250 0003 8664 6202

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.46	Postmark Here
Certified Fee	3.10	
Return Receipt Fee (Endorsement Required)	2.55	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.11	

Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
WILLIAM H DEAN [13-384]
2507 NORTH E ST
PENSACOLA, FL 32501

PS Form 3800

7009 2250 0003 8664 6196

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
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Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP
WILLIAM H DEAN [13-384]
2 HARMONY AVE
PENSACOLA, FL 32505

PS Form 3800

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>DAVE MENDOZA</u> C. Date of Delivery <u>5-3-13</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>WILLIAM H DEAN [13-384] 2507 NORTH E ST PENSACOLA, FL 32501</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7009 2250 0003 8664 6202</p> <p>PS Form 3811, February 2004</p>		<p>Domestic Return Receipt</p> <p>102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>DAVE MENDOZA</u> C. Date of Delivery <u>5/3/13</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
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<p>2. Article Number (Transfer from service label)</p> <p>7009 2250 0003 8664 6219</p> <p>PS Form 3811, February 2004</p>		<p>Domestic Return Receipt</p> <p>102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>William H Dean</u> C. Date of Delivery <u>5/17</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>WILLIAM H DEAN [13-384] 2 HARMONY AVE PENSACOLA, FL 32505</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021540NON

Agency Number: 13-007798

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04283, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: WILLIAM H DEAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/1/2013 at 2:20 PM and served same at 7:12 AM on 5/7/2013 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: T. Hollingsworth
T. HOLLINGSWORTH, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDCURRAN

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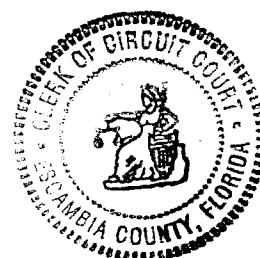
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

2507 N E ST

By:

Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021537NON

Agency Number: 13-007797

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04283, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: WILLIAM H DEAN

Defendant:

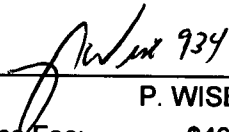
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 5/1/2013 at 2:20 PM and served same on WILLIAM H DEAN , at 8:55 AM on 5/7/2013 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 934

P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDCURRAN

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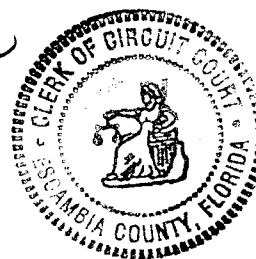
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2 HARMONY AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk





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: 182S306000012037 Account: 062825000 Owners: DEAN WILLIAM H Mail: 2 HARMONY AVE PENSACOLA, FL 32505 Situs: 2507 N E ST 32501 Use Code: REPAIR SERVICE 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: \$22,199 Land: \$24,885 Total: \$47,084 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>04/1993</td> <td>3383</td> <td>164</td> <td>\$25,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1970</td> <td>471</td> <td>940</td> <td>\$11,000</td> <td>WD</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)	04/1993	3383	164	\$25,000	WD	View Instr	01/1970	471	940	\$11,000	WD	View Instr	2012 Certified Roll Exemptions None Legal Description N1/2 OF LTS 11 TO 15 BLK 37 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3383 P 164 Extra Features 6' CHAINLINK FENCE CONCRETE WALKS
Sale Date	Book	Page	Value	Type	Official Records (New Window)															
04/1993	3383	164	\$25,000	WD	View Instr															
01/1970	471	940	\$11,000	WD	View Instr															

Parcel Information

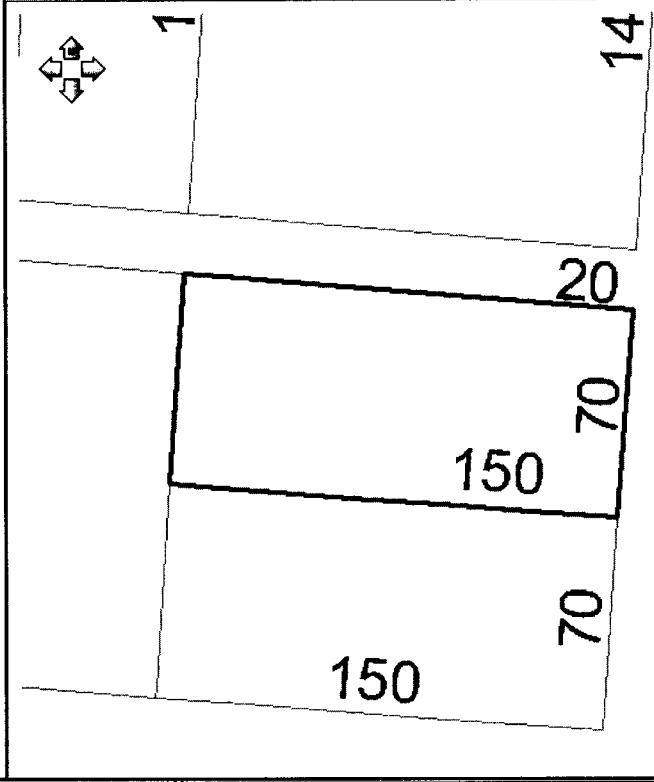
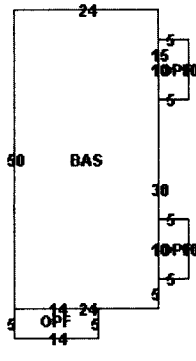
[Restore Map](#)

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

Section Map Id:
18-2S-30

Approx. Acreage:
0.2400

Zoned:
C-1

	
Buildings	
Building 1 - Address: 2507 N E ST, Year Built: 1961, Effective Year: 1990	
Structural Elements FOUNDATION -SLAB ON GRADE EXTERIOR WALL -STUCCO OV BLOCK NO. PLUMBING FIXTURES -2.00 ROOF FRAMING -GABLE ROOF COVER -COMPOSITION SHG INTERIOR WALL -DRYWALL-PLASTER STORY HEIGHT -8.00 NO. STORIES -1.00 FLOOR COVER -VINYL ASBESTOS DECOR/MILLWORK -AVERAGE HEAT/AIR -CENTRAL H/AC STRUCTURAL FRAME -MASONRY PIL/STL	
Areas - 1370 Total SF BASE AREA - 1200 OPEN PORCH FIN - 170	
Images	



6/29/12



7/17/07

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.

Last Updated: 10/11/2012 (tr:4267)

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459536	Receipt Date	10/05/2012

Case Number 2010 TD 004283

Description GERMAN AMERICAN CAPITAL CORP VS

Action TAX DEED APPLICATION

Judge

Received From GERMAN AMERICAN CAPITAL CORP

On Behalf Of GERMAN AMERICAN CAPITAL CORP

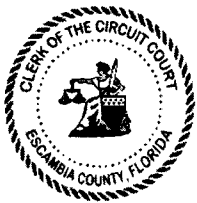
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966764

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/05/2012 09:37:54

Comments



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



Print Date:
10/5/2012 9:36:43 AM


Transaction #: **966764**
Receipt #: **201259439**
Cashier Date: **10/5/2012 9:36:43 AM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 10/05/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

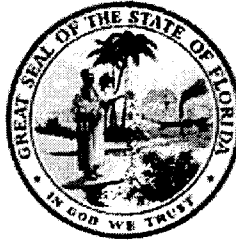
1 Payments
 CLERK \$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
<div> (MISCFEE) MISCELLANEOUS FEES</div> <div>TAX CERT#04283 OF 2010</div>		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

PAM CHILDERS
 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 004283

Redeemed Date 05/29/2013

Name COASTAL BANK & TRUST 125 W ROMANA ST 4TH FLOOR PENSACOLA, FL 32502

<input type="checkbox"/> Clerk's Total = TAXDEED	\$455.14
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$5,098.19
<input type="checkbox"/> Postage = TD2	\$18.33
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459536 Date: 10/05/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459536 Date: 10/05/2012	60.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
01/03/2013	TD82	O & E REPORT	0.00	0.00	
04/29/2013	TD81	CERTIFICATE OF MAILING	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

(Warrington) Pensacola, Escambia County, Florida

oaw-4w-5-2-9-16-23-2013

er. W. H. P. Davis

Heather Ponder

Heather Pardee
Notary Public
State of Florida
My Commission Expires 06/24/2016
My Commission No.EE 210456