

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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**

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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 005164



00061037966

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.: 9210

May 9, 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 05-09-1992, through 05-09-2012, and said search reveals the following:

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

Charles O. Virgin, Jr., a married man

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: 

May 9, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9210

May 9, 2012

**Lot 34, Block 7, Bel-Air Subdivision, as per plat thereof, recorded in Plat Book 2, Page 27,
of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9210

May 9, 2012

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

1. That certain mortgage executed by Charles O. Virgin, Jr., a married man in favor of Bank of America, N.A. dated 04/10/2003 and recorded 04/24/2003 in Official Records Book 5120, page 1029 of the public records of Escambia County, Florida, in the original amount of \$15,000.00.
2. Taxes for the year 2008-2010 delinquent. The assessed value is \$55,219.00. Tax ID 08-0960-340.

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: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2012

TAX ACCOUNT NO.: 08-0960-340

CERTIFICATE NO.: 2010-5164

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

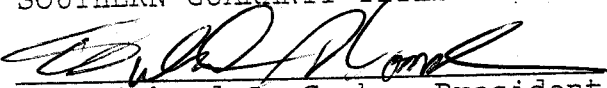
X Homestead for 2011 tax year.

Charles O. Virgin, Jr.
Jacqueline Virgin
1131 Hawthorne Dr.
Pensacola, FL 32507

Bank of America, N.A.
Bank of America Plaza
P.O. Box 31590
Tampa, FL 33631

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 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.

6.00
6.25/5
6.25

OFFICE
BOOK

PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.

QUIT CLAIM DEED

State of Florida.

ESCAMBIA

County

This instrument was prepared By:
CHARLES S. COE, ATTORNEY
308 South Jefferson Street
Pensacola, Florida 32501

KNOW ALL MEN BY THESE PRESENTS, That EVIE G. VIRGIN, a divorced woman,

for and in consideration of That certain Final Judgment Dissolving Marriage
dated November 18, 1974, in the Escambia County Circuit
Court and other good and valuable considerations -----

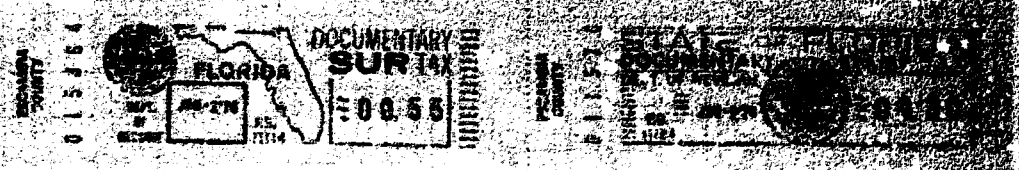
the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto CHARLES O.

VIRGIN, JR., a divorced man, ✓ 1131 Hawthorne Rd.
Warrington, Fla.

his heirs, executors, administrators and assigns, forever, the following described property, situate
in the County of Escambia State of Florida

Lot 34, Block 7, Bel-Air, a subdivision of a
part of Section 50, Township 2 South, Range
30 West, Escambia County, Florida, per plat
recorded in Plat Book 2 at Page 27 of the
records of said County;

Subject to the outstanding mortgage in favor
of Stockton, Whatley, Davin & Company of
Pensacola, Florida, which by public recordation
of this deed, Grantee assumes as his own obli-
gation.



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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st
day of November A. D. 1974

Evie G. Virgin (SEAL)
EVIE G. VIRGIN (SEAL)

Signed, sealed and delivered in the presence of
Charles S. Coe
Sherrie M. Vance

42.00
52.50
30.00
124.50

OR BK 5120 PG1029
Escambia County, Florida
INSTRUMENT 2003-086779

PAY TO THE ORDER OF

WHEN RECORDED MAIL TO:

Bank of America Consumer Collateral Tracking,
FL9-700-04-10
9000 Southside Blvd, Bldg 700 *PO Box 44279*
Jacksonville, FL 32256

WITHOUT REDEMPTION
Bank of America, N.A.

BY

John E. Mack
JOHN E. MACK
SR. VICE PRESIDENT

INTANGIBLE TAX PD & ESC CO \$ 30.00
04/24/03 ERNIE LEE MORGAN, CLERK
By: *B. Hughes*

This Mortgage prepared by:

Name: JIM H NGUYEN
Company: Bank of America, N.A.
Address: 830 CENTRAL AVE., ST PETERSBURG, FL 33701-0000

MTG DOC STAMPS PD & ESC CO \$ 52.50
04/24/03 ERNIE LEE MORGAN, CLERK
By: *B. Hughes*

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$30,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated April 10, 2003, is made and executed between CHARLES O VIRGIN JR AND JACQUELINE VIRGIN, MARRIED TO EACH OTHER (referred to below as "Grantor") and Bank of America, N.A., whose address is Bank of America Plaza, P.O. Box 31590, Tampa, FL 33631 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 1131 HAWTHORN DR, PENSACOLA, FL 32507-1917.

REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit under which, upon request by Borrower, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Borrower. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in this Mortgage and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$15,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

Loan No: 68211032458999

**MORTGAGE
(Continued)**

Page 7

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waive Jury. All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage:

Borrower. The word "Borrower" means CHARLES O VIRGIN JR, and all other persons and entities signing the Credit Agreement.

Credit Agreement. The words "Credit Agreement" mean the credit agreement dated April 10, 2003, with credit limit of \$15,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Credit Agreement is April 10, 2028.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means CHARLES O VIRGIN JR and JACQUELINE VIRGIN.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Credit Agreement or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means Bank of America, N.A., its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Loan No: 68211032458999

MORTGAGE
(Continued)

Page 8

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

THIS MORTGAGE IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MORTGAGE IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

x Charles O. Virgin Jr. (Seal)
CHARLES O. VIRGIN JR. Individually

x Jacqueline Virgin (Seal)
JACQUELINE VIRGIN, Individually

WITNESSES:
x [Signature]
x Monica Sward

INDIVIDUAL ACKNOWLEDGMENT

STATE OF FL

COUNTY OF Escambia

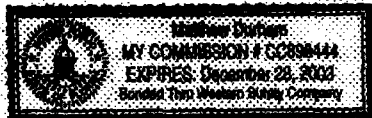
The foregoing instrument was acknowledged before me this 10 day of Apr. 1, 2003
by CHARLES O. VIRGIN JR. and JACQUELINE VIRGIN, who are personally known to me or who have produced Id. Pl.
as identification and did / did not take an oath.

[Signature]
(Signature of Person Taking Acknowledgment)

Matthew Durham
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)



DR BK 5120 P61037
Escambia County, Florida
INSTRUMENT 2003-086779

Customer Name: CHARLES VIRGIN JR
Application #: 007521441390

Exhibit A (Legal Description)

THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COUNTY OF
ESCAMBIA STATE OF FLORIDA TO-WIT:

LOT 34, BLOCK 7, BEL-AIR, A SUBDIVISION OF A PART OF SECTION 50, TOWNSHIP 2
SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, PER PLAT RECORDED IN
PLAT BOOK 2 AT PAGE 27 OF THE RECORDS OF SAID COUNTY.

Being that parcel of land conveyed to Charles O. Virgin, Jr., a Divorced Man, from Evie G.
Virgin, a Divorced Woman, by that deed dated 11/21/1974 and recorded 12/30/1975 in Deed Book
963, at Page 34 of the ESCAMBIA County, FL Public Registry.

Tax Map Reference: 50-2S-30-5020-034-007

POV
FV

RCD Apr 24, 2003 02:35 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-086779

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

9000015802

PAY *FIFTY SIX THOUSAND SIX HUNDRED NINETY EIGHT AND 57/100

JANET HOLLEY TAX COLLECTOR

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

DATE 05/01/2012 AMOUNT 56,698.57

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015802⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015802

Date	Case Number	Description	Amount
05/01/2012	2010 TD 005164	PAYMENT TAX DEEDS	2,837.94
05/01/2012	2010 TD 006665	PAYMENT TAX DEEDS	44,935.62
05/01/2012	2010 TD 006003	PAYMENT TAX DEEDS	4,205.63
05/01/2012	2010 TD 012173	PAYMENT TAX DEEDS	4,719.38

9000015802

Check: 9000015802 05/01/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 56,698.57

*Ernie M.
5-1-12*

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
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

5/1/2012

PPF HOLDINGS III LTD
C/O US BANK AS CUSTODIAN
PO BOX 645051
CINCINNATI, OH 45264

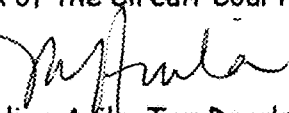
Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following properties represented by the numbered certificates below. These properties were redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
12173/2010	15-4133-000	9/04/2012	401.00	0	401.00
05164/2010	08-0960-340	8/06/2012	401.00	0	401.00
06003/2010	09-1280-000	8/06/2012	401.00	0	401.00
06665/2010	09-4537-170	8/06/2012	401.00	0	401.00

TOTAL \$1,604.00

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Maryline Avila, Tax Deeds Division

Enclosure

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

9000015807

63-27
631

PAY

*ONE THOUSAND SIX HUNDRED FOUR AND 00/100

PPF HOLDINGS III LTD

TO THE PPF HOLDINGS III LTD
ORDER C/O US BANK AS CUSTODIAN
OF P O BOX 645051
CINCINNATI, OH 45264

DATE

05/01/2012

AMOUNT

1,604.00

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015807⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015807

Date	Case Number	Description	Amount
05/01/2012	2010 TD 012173	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 005164	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 006003	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 006665	PAYMENT TAX DEEDS	401.00

9000015807

Check: 9000015807 05/01/2012 PPF HOLDINGS III LTD

Check Amount: 1,604.00

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
VOID AFTER 6 MONTHS

9000015797

63-27
631

PAY

*SIX HUNDRED THIRTY FOUR AND 96/100

CHARLES O VIRGIN

DATE

AMOUNT

TO THE ORDER OF CHARLES O VIRGIN
1131 HAWTHORNE DRIVE
PENSACOLA, FL 32507

05/01/2012

634.96

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015797⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015797

Date	Case Number	Description	Amount
05/01/2012	2010 TD 005164	PAYMENT TAX DEEDS	634.96

9000015797

Check: 9000015797 05/01/2012 CHARLES O VIRGIN

Check Amount: 634.96

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1405197	Receipt Date	04/26/2012

Case Number	2010 TD 005164
Description	PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From CHARLES O VIRGIN

On Behalf Of PPF HOLDINGS III LTD

Total Received	9.00
Net Received	9.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	9.00	4360831	

Receipt Applications	Amount
Holding	9.00

Deputy Clerk: mavila Transaction Date 04/26/2012 08:32:26

Comments

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

Receipt Type	Case	Outstanding Amount	9.00
Receipt Number	1405091	Receipt Date	04/25/2012
Case Number	2010 TD 005164		
Description	PPF HOLDINGS III LTD VS		
Action	TAX DEED REDEMPTION		
Judge			
Received From	CHARLES O VIRGIN		
On Behalf Of	PPF HOLDINGS III LTD		

Total Received	3,523.90
Net Received	3,523.90
Change	0.00

Receipt Payments	Amount	Reference Description
Check	3,523.90	4360831

Receipt Applications	Amount
Holding	3,523.90

Disbursement Accounts	Amount
DEPOSITS - TAX DEEDS	3,523.90

Deputy Clerk: mavila Transaction Date 04/25/2012 15:32:29

Comments

NOTICE OF APPLIC

NOTICE IS HEREBY GIVEN, That AJM CAI
the 30th day of May, A.D., 2008 has filed same
issued thereon. Said certificate embraces the foll
of Florida, to wit:

LT 4 DUVON HTS S/D PB 9 P 93 OR 5903 P

SECTION 48, TO

TAX ACCOUNT N

The assessment of the said property under the sai

ANGE

Unless said certificate shall be redeemed accord

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1405090	Receipt Date	04/25/2012

Case Number	2010 TD 005164
Description	PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From PPF HOLDINGS III LTD

On Behalf Of PPF HOLDINGS III LTD

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#931675

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/25/2012 15:29:45

Comments



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

Tax Deed - Redemption Calculator

Account: 080960340 Certificate Number: 005164 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2012"/>	Redemption Date <input type="text" value="04/25/2012"/>
Months	4	0
Tax Collector	<input type="text" value="\$2,831.69"/>	<input type="text" value="\$2,831.69"/>
Tax Collector Interest	\$169.90	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,007.84	\$2,837.94
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	\$24.06	\$0.00
Total Clerk	\$425.06	\$401.00
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,532.90	\$3,238.94
	Repayment Overpayment Refund Amount	\$293.96 + 120 + 221 = 634.96

ACTUAL SHERIFF \$80.00 COM FEE \$

Notes

Submit

Reset

Print Preview



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



Print Date:
4/25/2012 3:15:52 PM


Transaction #: 931675
Receipt #: 201225216
Cashier Date: 4/25/2012 3:15:52 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: 04/25/2012 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# 2010 TD 05164		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

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: 080960340 Certificate Number: 005164 of 2010

Payor: CHARLES O VIRGIN 1131 HAWTHORNE DR PENSACOLA, FL 32507 Date 04/25/2012

Clerk's Check #	4360831	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$3,007.84
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,532.90

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
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**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 005164
 Redeemed Date 04/25/2012**

Name CHARLES O VIRGIN 1131 HAWTHORNE DR PENSACOLA, FL 32507

<input type="checkbox"/> Clerk's Total = TAXDEED	\$425.06
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$3,007.84
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION	60.00	60.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES	341.00	341.00	

FINANCIAL SUMMARY

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

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5164** , 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: 08-0960-340**

Certificate Holder:
PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, OHIO 45264-5051

Property Owner:
VIRGIN CHARLES O
1131 HAWTHORNE DR
PENSACOLA, FLORIDA 32507

Legal Description: 50-2S3-050
LT 34 BLK 7 BEL AIR S/D PB 2 P 27 OR 963 P 34 CA 218

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	5164	06/01/10	\$545.92	\$0.00	\$60.17	\$606.09

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
2011	4952.0000	06/01/11	\$563.26	\$6.25	\$76.16	\$645.67
2009	4882	06/01/09	\$540.69	\$6.25	\$283.86	\$830.80

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 (2011)
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

\$2,082.56
\$0.00
\$524.13
\$150.00
\$75.00
\$2,831.69
\$2,831.69
\$27,609.50
\$6.25

*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lane

Date of Sale: August 6, 2012

* 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,

**PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, Ohio, 45264-5051**

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
5164	08-0960-340	06/01/2010	50-2S3-050 LT 34 BLK 7 BEL AIR S/D PB 2 P 27 OR 963 P 34 CA 218

2011 TAX ROLL

VIRGIN CHARLES O
1131 HAWTHORNE DR
PENSACOLA , Florida 32507

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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date



Chris Jones

Escambia County Property Appraiser

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

[Back](#)



Navigate Mode

Account

☐ **Reference**



[Print Friendly Version](#)

General Information	
Reference:	502S305020034007
Account:	080960340
Owners:	VIRGIN CHARLES O
Mail:	1131 HAWTHORNE DR PENSACOLA, FL 32507
Situs:	1131 HAWTHORN DR 32507
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	

2011 Certified Roll Assessment	
Improvements:	\$50,454
Land:	\$6,387
Total:	\$56,841
Save Our Homes:	\$55,219

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1975	963	34	\$100	QC	View Instr
01/1973	689	563	\$16,900	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LT 34 BLK 7 BEL AIR S/D PB 2 P 27 OR 963 P 34 CA 218	
Extra Features	
FRAME BUILDING	

Parcel Information

[Reserve Map](#)

[Get Map Images](#)

[Launch Interactive Map](#)

Section Map Id:
CA218

Approx. Acreage:
0.2300

Zoned:
R-2

Buildings

Building 1 - Address: 1131 HAWTHORN DR, Year Built: 1973, Effective Year: 1973

Structural Elements

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

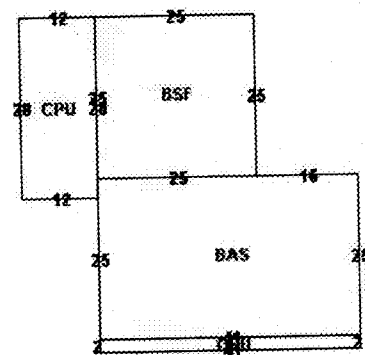
Areas - 2068 Total SF

BASE AREA - 1025

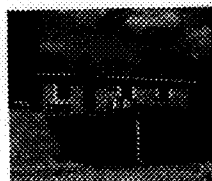
BASE SEMI FIN - 625

CARPORT UNF - 336

OPEN PORCH UNF - 82



Images



4/14/03

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.

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

Receipt Type Case Outstanding Amount 9.00
Receipt Number 1405091 Receipt Date 04/25/2012

Case Number 2010 TD 005164

Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From CHARLES O VIRGIN

On Behalf Of PPF HOLDINGS III LTD

Total Received	3,523.90
Net Received	3,523.90
Change	0.00

	Amount	Reference	Description
Receipt Payments Check	3,523.90	4360831	

	Amount
Receipt Applications Holding	3,523.90

Deputy Clerk: mavila Transaction Date 04/25/2012 15:32:29

Comments