

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

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

CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

## **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

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Case: 2010 TD 005451



00042162797

Dkt: TD83 Pg#:

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**Original Documents Follow**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5451** , 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: 08-4320-000**

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

**Property Owner:**  
CAHILL SCOTT A  
1141 LAKEWOOD RD  
PENSACOLA , FLORIDA 32507

**Legal Description:** 59-2S3-026

W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025 CA 195

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	5451	06/01/10	\$1,549.21	\$0.00	\$170.74	\$1,719.95

**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
2009	5182	06/01/09	\$1,597.31	\$6.25	\$838.59	\$2,442.15

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

	\$4,162.10
	\$0.00
	\$1,292.51
	\$150.00
	\$75.00
	\$5,679.61
	\$5,679.61
	\$6.25

\*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Candice Leuss

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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
5451	08-4320-000	06/01/2010	59-2S3-026 W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025 CA 195

### 2011 TAX ROLL

CAHILL SCOTT A  
1141 LAKEWOOD RD  
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

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
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CIRCUIT CRIMINAL  
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DOMESTIC RELATIONS  
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JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
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## IMAGING COVER PAGE

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Case: 2010 TD 005451



00035488298

Dkt: TD82 Pg#:

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**Original Documents Follow**

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# **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.: 9221

May 14, 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 05-14-1992, through 05-14-2012, and said search reveals the following:

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

Scott A. Cahill

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 14, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9221

May 14, 2012

**592S302600002001 - Full Legal Description**

W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P  
1025 CA 195

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9221

May 14, 2012

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

1. That certain mortgage executed by Scott A. Cahill in favor of Wayne Wheatley and/or Scott Wheatley dated 03/25/2008 and recorded 04/01/2008 in Official Records Book 6307, page 1027 of the public records of Escambia County, Florida, in the original amount of \$61,000.00.
2. Foreclosure Judgment filed by Wayne Wheatley recorded in O.R. Book 6841, page 74.
3. Taxes for the year 2008-2009 delinquent. The assessed value is \$75,692.00. Tax ID 08-4320-000.

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: 8-6-2012

TAX ACCOUNT NO.: 08-4320-000

CERTIFICATE NO.: 2010-5451

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

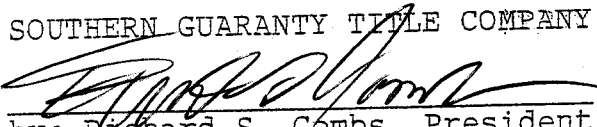
      X   Homestead for        tax year.

Scott A. Cahill  
1141 Lakewood Rd.  
Pensacola, FL 32507

Wayne Wheatley  
Scott Wheatley  
P.O. Box 1144  
Gulf Breeze, FL 32562

Certified and delivered to Escambia County Tax Collector,  
this 17th 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.



Prepared by and return to:  
Deborah Garcia  
Attorney at Law  
Deval LLC  
PO Box 589  
Saint Augustine, FL 32085-0589  
091-374490  
Parcel ID: 08-4320-000

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 25th day of March, 2008 between Alphonso Jackson, the Secretary of Housing and Urban Development whose post office address is 2100 Coral Way, Ste 504, Miami, FL 33145, grantor, and Scott A. Cahill, a single man whose post office address is 1141 Lakewood Road, Pensacola, FL 32507, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

Commonly known as: 1141 Lakewood Road, Pensacola, FL 32507

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2007 and thereafter.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 25, 2008**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

ALPHONSO Jackson

Yvette Reyes  
Witness Signature

Yvette Reyes  
Print witness name

Kristyli B  
Witness Signature

Kristopher Kerney  
Print witness name

The Secretary of Housing and Urban Development  
By: National Home Management Solutions, LC as  
Managing & Marketing (M&M) Contractor for the  
U.S. Department of Housing and Urban Development

By: ANA TRAY  
NATIONAL HOME MANAGEMENT  
SOLUTIONS, LLC AS PRIME  
CONTRACTOR FOR CONTRACT  
#C ATL01761 FOR THE U.S.  
DEPARTMENT OF HOUSING  
& URBAN DEVELOPMENT

Printed name of Authorized Agent  
National Home Management Solutions, LC  
2100 Coral Way, Ste 504  
Miami, Florida 33145

State of Florida  
County of Dade

Before me personally appeared ANA TRAY, who is personally well known to me and known to me to be duly authorized to sign by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005) on behalf of the Secretary of Housing & Urban Development, and the person who executed the foregoing instrument bearing date March 25, 2008 by virtue of the above cited authority, and acknowledged before me that he/she executed same for and on behalf of Alphonso Jackson, the Secretary of Housing and Urban Development, Washington, DC, for the purpose therein expressed.

Witness my hand official seal this 19<sup>th</sup> day of March, 2008.

Seal



Notary Signature

Cristina Merino

Prepared by and return to:  
Emerald Coast Title, Inc.  
811 N. Spring Street  
Pensacola, FL 32501  
850-434-3223  
File Number: 08-5576

[Space Above This Line For Recording Data]

## MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$61,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

**This Indenture**, Made this **March 25, 2008** by and between **Scott Cahill**, single man whose address is **1141 Lakewood Drive, Pensacola, FL 32507**, hereinafter called the Mortgagor, and **Wayne Wheatley and/or Scott Wheatley** whose address is **Dept. AT 952626, Atlanta, GA 31192-2626**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$61,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

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

**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

Initials: DoubleTime

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

WAYNE WHEATLEY,

Plaintiff,

CASE NO.: 2011 CA 000624

DIVISION: A

vs.

SCOTT A. CAHILL, TOGETHER WITH  
ANY UNKNOWN HEIRS, SPOUSE,  
DEVISEES, GRANTEEES, CREDITORS,  
AND/OR ALL OTHER PARTIES CLAIMING  
BY, THROUGH, UNDER OR AGAINST  
SCOTT A. CAHILL, and THE CURRENT  
TENANT(S) OF THE REAL PROPERTY  
LOCATED AT 1141 LAKEWOOD ROAD,  
PENSACOLA, FL 32507, n/k/a STEVE WARE,

Defendants.

ERNEST LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2012 MAR -2 PM 3:34  
Clerk of Circuit Court  
Escambia County, FL

**FINAL JUDGMENT OF FORECLOSURE**

THIS CAUSE having come on for final hearing upon the pleading and proofs; and  
it appearing to the Court that an Answer was filed on behalf of the Defendant, SCOTT  
A. CAHILL, by his court appointed attorney; that a Default was filed against the  
Defendant, CURRENT TENANT OF THE REAL PROPERTY LOCATED AT 1141  
LAKEWOOD ROAD, PENSACOLA, FL 325072, n/k/a STEVE WARE, for his failure to  
file and serve an answer or defenses herein within the time required by law, or at any  
other time, after due and legal service of process on the above-named Defendant, and  
after giving notice to the Defendants of said final hearing, and the Court being fully  
advised in the premises and having considered the cause finds that the Plaintiff has  
sustained the allegations of the complaint against the Defendants and is entitled to the  
relief prayed for therein, and that the Court has jurisdiction to grant same, it is,  
therefore,

ORDERED AND ADJUDGED as follows:

Case: 2011 CA 000624

00020847113

Dkt: CA1036 Pg#: 7

1. That this Court has jurisdiction of the parties hereto and has jurisdiction to render this judgment.

2. That the default entered in this cause against the Defendant, THE CURRENT TENANT(S), IF ANY, OF THE REAL PROPERTY LOCATED AT 1141 LAKEWOOD ROAD, PENSACOLA, FL 32507, n/k/a STEVE WARE, be, and the same is hereby, ratified, approved and confirmed.

3. That the equities of this cause are with the Plaintiff and against the Defendants.

4. That there is due to the Plaintiff the sum of \$58,391.97 as unpaid principal of the indebtedness agreed to be paid in and by the mortgage hereby foreclosed and the note secured thereby, \$11,064.00 as interest on that principal to the date of this order, leaving a net indebtedness due the Plaintiff in the sum of \$69,455.97 as of the date of this final judgment; that the following sums are also due and owing to the Plaintiff each and all of which are secured by the lien of the mortgage herein sought to be foreclosed, namely: \$1,288.94 ad valorem taxes; \$934.00 suit filing fee, \$80.00 for service of process, \$100.00 for title search; \$259.68 publication fees; \$140.15 skip trace fee, and in addition thereto there is due and owing to the Plaintiff the further sum of \$2,000.00 for attorney's fees for the services of Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P. A., Plaintiff's Attorneys in this suit which the Court hereby finds are reasonable fees; \$375.00 Ad Litem fees to George Loomis, Esquire, which the Court finds are reasonable fees; and that the total of the sums hereinabove mentioned due and owing to the Plaintiff, which sums are secured by the lien of the mortgage

herein sought to be foreclosed, is \$74,633.74, that shall bear interest at the Clerk of Court's 2012 interest rate of 4.75% a year.

5. That the Plaintiff has a lien upon the property covered by the mortgage in this suit for the payment of the total sum specified in the preceding paragraph, and for the payment of the costs of this suit, superior and prior in dignity to any right, title, interest, lien or claim of the Defendant, or any of them or any person or entity claim by or through them; and that if said total sum and costs are not paid within five (5) days from the entry of this Judgment, said property described in the complaint and in the mortgage herein sought to be foreclosed, situate, lying and being in Escambia County, Florida, to-wit:

See Attached Legal.

to be sold by the Clerk of this Court at public sale at 11:00 a.m. on the 27 day of April, 2012, to the highest and best bidder or bidders for cash, except as described in paragraph 6, at [WWW.ESCAMBIA.REALFORECLOSE.COM](http://WWW.ESCAMBIA.REALFORECLOSE.COM) in accordance with Section 45.031, Florida Statutes. Said property shall not be sold by the Clerk if Plaintiff's representative is not present at the public sale.

6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale, except as indicated otherwise. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and cost accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

7. On filing the certificate of title the clerk shall, except as otherwise indicated, distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court. If the high bidder at the sale is any party other than Plaintiff, then that high bidder shall as a condition of being high bidder pay to the Clerk of the Court all sums bid, plus the registry fee and all documentary stamps tax necessary for the issuance of the Certificate of Title. Should all said sums not be paid by that high bidder on or before four (4) hours from the date and hour of the sale, then the property shall be sold to the second highest bidder without the necessity of conducting another sale or further order of this court.

8. On filing the Certificate of Title, Defendant and all persons claiming under or against them since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property, and the sale shall stand confirmed.

9. Defendant, SCOTT A. CAHILL, together with any unknown heirs, spouse, devisees, grantees, creditors, and/or all other parties claiming by, through, under or against Scott A. Cahill, is hereby ordered to remove himself, or agents and any and all personal property owned by them from the above described property no later than three (3) days from the date of the Certificate of Title. Upon the failure of said Defendant to comply herewith and upon the filing of an affidavit by the purchaser of the property

involved herein, named on the Certificate of Title, affirmatively showing that possession of the premises has not been delivered to said purchaser within the time stated herein the Clerk of the Court shall, without further order, issue a Writ of Possession, commanding the Sheriff of said County, to remove said Defendant, or agents and personal belongings from the above described property and then put the purchaser named on the Certificate of Title in immediate possession.

10. Jurisdiction over this action is retained to enter such further orders as are proper, including, without limitation, Writs of Assistance, Possession and Deficiency Judgments; and Defendant, SCOTT A. CAHILL, together with any unknown heirs, spouse, devisees, grantees, creditors, and/or all other parties claiming by, through, under or against Scott A. Cahill, is hereby enjoined and restrained from damaging, molesting, vandalizing or otherwise harming the improvements located on the real property described in this Final Summary Judgment, or removing from said property anything affixed to the property in such fashion that it has become part of the realty, and the Court cautions said Defendant that any violation of this provision by them or anyone on their behalf, and at their instance, could subject them to contempt powers of this Court.

NOTICE PURSUANT TO FLORIDA STATUTES § 45.031

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.



IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR ESCAMBIA COUNTY, TELEPHONE NUMBER **850-595-4130**, 190 GOVERNMENTAL CENTER, PENSACOLA, FLORIDA, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC., 850-432-2336, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida,  
this 2nd day of April, 2012.

  
J. SCOTT DUNCAN  
CIRCUIT COURT JUDGE

4-04-12

Conformed copies to:  
✓ William E. Farrington, II, Esquire  
✓ George Loomis, Esquire

EXHIBIT "A"

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a Point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

**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

9000015934

63-27  
631

PAY \*ONE HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED EIGHTY FIVE AND 65/100  
JANET HOLLEY TAX COLLECTOR

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

DATE 06/05/2012 AMOUNT 121,885.65

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000015934⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000015934

Date	Case Number	Description	Amount
06/05/2012	2010 TD 000049	PAYMENT TAX DEEDS	53,186.71
06/05/2012	2010 TD 001617	PAYMENT TAX DEEDS	2,263.60
06/05/2012	2010 TD 006335	PAYMENT TAX DEEDS	742.06
06/05/2012	2009 TD 007594	PAYMENT TAX DEEDS	2,154.36
06/05/2012	2010 TD 012023	PAYMENT TAX DEEDS	2,131.42
06/05/2012	2010 TD 012281	PAYMENT TAX DEEDS	3,765.66
06/05/2012	2010 TD 002651	PAYMENT TAX DEEDS	1,485.01
06/05/2012	2010 TD 001791	PAYMENT TAX DEEDS	2,368.03
06/05/2012	2010 TD 007139	PAYMENT TAX DEEDS	691.97
06/05/2012	2010 TD 001209	PAYMENT TAX DEEDS	4,542.66

There are additional check details for this check that total:

46,533.97

9000015934

Check: 9000015934 06/05/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 121,885.65

2010 TD 00681 2,875.11  
2010 TD 00526 5,182.46  
2010 TD 00199 13,524.92  
2010 TD 00222 3,171.62  
2010 TD 11344 981.71  
2010 TD 00370 3,658.33  
2010 TD 00188 7,449.42  
2010 TD 00451 5,771.05  
2008 TD 00740 5,936.15

*Gloria M.*  
to 5-12

**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

9000015951

PAY

\*SIX HUNDRED FOURTEEN AND 63/100

WAYNE WHEATLEY

TO THE WAYNE WHEATLEY  
ORDER P O BOX 1144  
OF GULF BREEZE, FL 32562

DATE

AMOUNT

06/05/2012

614.63

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015951⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000015951

Date Case Number  
06/05/2012 2010 TD 005451

Description  
PAYMENT TAX DEEDS

Amount  
614.63

9000015951

Check: 9000015951 06/05/2012 WAYNE WHEATLEY

Check Amount:

614.63

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

63-27  
631

9000015945

VOID AFTER 6 MONTHS

PAY

\*FOUR THOUSAND TWO HUNDRED ONE AND 36/100

PPF HOLDINGS III LTD

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

DATE

AMOUNT

06/05/2012

4,201.36

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015945⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000015945

Date	Case Number	Description	Amount
06/05/2012	2010 TD 002651	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 001617	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 001791	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 000049	PAYMENT TAX DEEDS	520.15
06/05/2012	2010 TD 001209	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 003370	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 003681	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 005451	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 005222	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 012023	PAYMENT TAX DEEDS	407.02

9000015945

Check: 9000015945 06/05/2012 PPF HOLDINGS III LTD

Check Amount: 4,201.36

☐ Search Property
 ☐ Property Sheet
 ☒ Lien Holder's
 ☐ Redeem
 ☐ Forms
 ☐ Courtview



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

**Tax Deed - Redemption Calculator**

Account: 084320000 Certificate Number: 005451 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="05/30/2012"/>
Months	4	1
Tax Collector	<input type="text" value="\$5,679.61"/>	<input type="text" value="\$5,679.61"/>
Tax Collector Interest	\$340.78	\$85.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,026.64	\$5,771.05
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	\$6.02
Total Clerk	\$425.06	\$407.02
Postage	<input type="text" value="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Total Redemption Amount	\$6,479.70	\$6,206.07
	Repayment Overpayment Refund Amount	\$273.63 + 120 + 221 = 614.63

Notes    
 5-29-12 WAYNE WHEATLEY CALLED FOR QUOTE. HSM

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1417363	Receipt Date	05/30/2012

Case Number	2010 TD 005451
Description	PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From WAYNE WHEATLEY

On Behalf Of PPF HOLDINGS III LTD

Total Received	6,479.70
Net Received	6,479.70
Change	0.00

Receipt Payments	Amount	Reference Description
Check	6,479.70	11910376

Receipt Applications	Amount
Holding	6,451.70
Service Charge	28.00

Deputy Clerk: nlk Transaction Date 05/30/2012 09:52:13

Comments

**Hancock Bank**  
WEST GARDEN  
CASHIER'S CHECK  
116-0376

PAY TO THE ORDER OF CLERK OF THE COURTS \$ \$6,479.70

MAY 30 2012

\*\*Six Thousand Four Hundred Seventy Nine Dollars and 70/100\*\*

WAYNE WHEATLEY  
REMITTER  
RE: 1141 Lakewood Road  
BY [Signature]  
AUTHORIZED SIGNATURE

ADDRESS

⑈11910376⑈ ⑆063112786⑆ 2056601191⑈



**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: 084320000 Certificate Number: 005451 of 2010**

**Payor: WAYNE WHEATLEY PO BOX 1144 GULF BREEZE, FL. 32562      Date 05/30/2012**

Clerk's Check #	11910376	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$6,026.64
		Postage	\$18.00
		Researcher Copies	\$10.00
		Total Received	\$6,479.70

**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 005451**

**Redeemed Date 05/30/2012**

**Name WAYNE WHEATLEY PO BOX 1144 GULF BREEZE, FL. 32562**

Clerk's Total = TAXDEED	\$425.06
Due Tax Collector = TAXDEED	\$6,026.64
Postage = TD2	\$18.00
ResearcherCopies = TD6	\$10.00

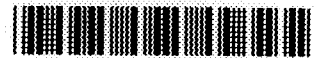
**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406329 Date: 04/30/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406329 Date: 04/30/2012	341.00	0.00	
05/03/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/22/2012	TD82	O & E REPORT	0.00	0.00	
05/30/2012	TAXDEED	TAXDEED Clerk's Total	425.06	425.06	
05/30/2012	TD6	TITLE RESEARCHER COPY CHARGES	10.00	10.00	
05/30/2012	TD2	POSTAGE TAX DEEDS	18.00	18.00	
05/30/2012	TAXDEED	TAXDEED Due Tax Collector	6,026.64	6,026.64	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$88.00	\$60.00	\$0.00	\$28.00
2	Holding	\$6,792.70	\$341.00	\$0.00	\$6,451.70
	<b>TOTAL</b>	<b>\$6,880.70</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$6,479.70</b>




**Print Date:**  
4/30/2012 8:21:11 AM

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


Transaction #: 932397  
Receipt #: 201225977  
Cashier Date: 4/30/2012 8:21:11 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 04/30/2012 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#05451 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1406329	Receipt Date	04/30/2012

Case Number	2010 TD 005451
Description	PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION

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#932397

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 08:21:52

Comments



# 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	
<b>Reference:</b>	5925302600002001
<b>Account:</b>	084320000
<b>Owners:</b>	CAHILL SCOTT A
<b>Mail:</b>	1141 LAKEWOOD RD PENSACOLA, FL 32507
<b>Situs:</b>	1141 LAKEWOOD RD 32507
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
<b>Improvements:</b>	\$64,235
<b>Land:</b>	\$11,457
<b>Total:</b>	\$75,692
<b>Save Our Homes:</b>	\$0

[Disclaimer](#)[Amendment 1 Calculations](#)

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
03/25/2008	6307	1025	\$52,400	WD		<a href="#">View Instr</a>
12/2004	5596	297	\$100	WD		<a href="#">View Instr</a>
12/2004	5545	339	\$100	CT		<a href="#">View Instr</a>
06/2003	5179	71	\$100	QC		<a href="#">View Instr</a>
06/2003	5179	69	\$100	QC		<a href="#">View Instr</a>
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court						

2011 Certified Roll Exemptions	
None	

Legal Description	
W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025...	

Extra Features	
UTILITY BLDG	

### Parcel Information

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

**Section Map Id:**  
CA195

**Approx. Acreage:**  
0.2700

**Zoned:**   
R-2

### Buildings

Building 1 - Address: 1141 LAKEWOOD RD, Year Built: 1953, Effective Year: 1953

#### Structural Elements

**FOUNDATION-SLAB**

**ON GRADE**

**EXTERIOR WALL-**

**SIDING-SHT.AVG.**

**NO. PLUMBING**

**FIXTURES-3.00**

**DWELLING UNITS-**

**1.00**

**EXTERIOR WALL-**

**CONCRETE BLOCK**

**ROOF FRAMING-**

**GABLE**

**ROOF COVER-**

**COMPOSITION SHG**

**INTERIOR WALL-**

**DRYWALL-PLASTER**

**NO. STORIES-2.00**

**FLOOR COVER-**

**HARDWOOD/PARQET**

**DECOR/MILLWORK-**

**AVERAGE**

**HEAT/AIR-CENTRAL**

**H/AC**

**STRUCTURAL FRAME-**

**MASONRY PIL/STL**

**Areas - 3420 Total SF**

**BASE AREA - 1330**

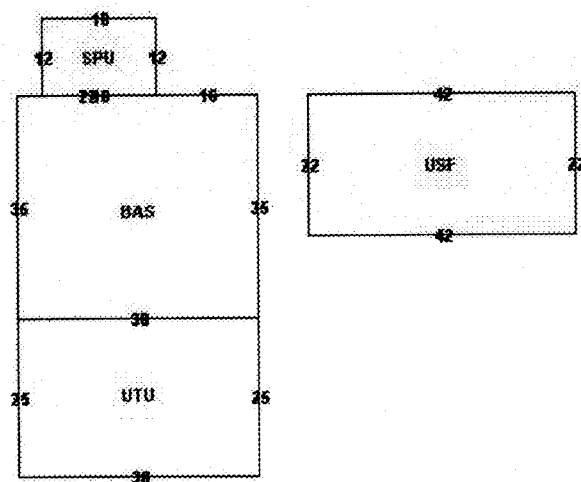
**SCRN PORCH UNF -**

**216**

**UPPER STORY FIN -**

**924**

**UTILITY UNF - 950**



### Images



4/23/03

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.

FILED 04/23/2013 (10:40:55)