

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**

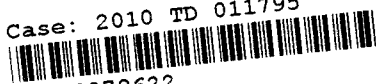
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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 011795



00079278622

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120825

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 11795**, 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: 15-0822-000**

Certificate Holder:

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

Property Owner:

HAYNES HUGH
1123 NORTH H ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

LTS 13 14 BLK 72 WEST KING TRACT OR 4199 P 909 CA 115

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	11795	06/01/10	\$598.63	\$0.00	\$107.75	\$706.38

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	10736.0000	06/01/12	\$562.53	\$6.25	\$28.13	\$596.91
2011	11341.0000	06/01/11	\$600.89	\$6.25	\$110.79	\$717.93
2009	11052	06/01/09	\$302.96	\$6.25	\$163.60	\$472.81

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

\$2,494.03
\$0.00
\$150.00
\$75.00
\$2,719.03
\$2,719.03
\$25,136.00
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Candice Lewis

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.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
11795	15-0822-000	06/01/2010	00-0S0-090 LTS 13 14 BLK 72 WEST KING TRACT OR 4199 P 909 CA 115

2011 TAX ROLL

HAYNES HUGH
1123 NORTH H ST
PENSACOLA , Florida 32501

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

magnoliatc2tda (Brian Cirillo)

Applicant's Signature

08/29/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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MENTAL HEALTH
MIS
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**COUNTY OF ESCAMBIA
OFFICE OF THE
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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 011795



00053983933

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.: 9939

November 28, 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 11-28-1992, through 11-28-2012, and said search reveals the following:

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

Hugh Haynes

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: 

November 28, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9939

November 28, 2012

Lots 13 and 14, Block 72, West King Tract, City of Pensacola, Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9939

November 28, 2012

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

1. That certain mortgage executed by Hugh Haynes in favor of City of Pensacola dated 06/03/2004 and recorded 06/18/2004 in Official Records Book 5435, page 960 of the public records of Escambia County, Florida, in the original amount of \$18,000.00.
2. That certain mortgage executed by Hugh Haynes in favor of City of Pensacola dated 06/03/2004 and recorded 06/18/2004 in Official Records Book 5435, page 962 of the public records of Escambia County, Florida, in the original amount of \$37,000.00.
3. Taxes for the year 2008-2011 delinquent. The assessed value is \$47,792.00. Tax ID 15-0822-000.

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: rcsqt@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.: 15-0822-000

CERTIFICATE NO.: 2010-11795

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 2010 tax year.

Hugh Haynes
1123 North H St.
Pensacola, FL 32501

City of Pensacola
Attn: Housing Dept.
P.O. Box 12910
Pensacola, FL 32521-0031

Certified and delivered to Escambia County Tax Collector,
this 29th day of November, 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.

941.50
70

OR BK 4199 PG0909
Escambia County, Florida
INSTRUMENT 97-439061

DEED DOC STAMPS PD # ESC CO \$ 0.70
12/08/97 ERNIE LEE MAGANA, CLERK
By: *Sally M. Mudd*

PERSONAL REPRESENTATIVE'S DEED
(testate-single personal representative)

THIS INDENTURE, made this 18th day of June, 1997, by and between HUGH HAYNES, whose post office address is 1123 North "H" Street, Pensacola, FL 32501, the duly qualified and acting personal representative of the Estate of Ben Haynes, Sr., deceased, by and through its personal representative, HUGH HAYNES, whose post office address is 1123 North "H" Street, Pensacola, FL 32501, party of the second part.

WITNESSETH: That WHEREAS, Ben Haynes, Sr. died testate a resident of Escambia County, Florida on January 13, 1958, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and recorded by the Circuit Court for Escambia County, Florida, Probate Division, in Case No: 95-1341-CP-03, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Escambia County, Florida, described as follows:

The real property consisting of a vacant lot and described as Lots 13 & 14 in Block 72 of the West King Tract in the City of Pensacola, Escambia County, Florida.

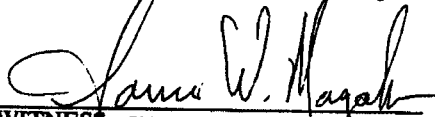
PARCEL ID NO: 9060130072

TOGETHER with all and singular the tenements, hereditament and appurtenances belonging to or in any way appertaining to that real property, subject to all restriction, reservations and easements of record, if any, and ad valorem taxes for the current year.


Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned as personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:


WITNESS JAMES W MAGAHA

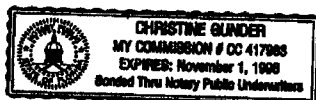

WITNESS CHRISTINE GUNDER

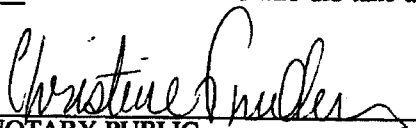

PERSONAL REPRESENTATIVE of the
Estate of Ben Haynes, Sr.,
deceased.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me on this 19th day of June, 1997, by HUGH HAYNES, as personal representative of the Estate of Ben Haynes, Sr., deceased, and who produced FL IDENTIFICATION # H 520-320-19- as identification and who did take an oath. 266-0




NOTARY PUBLIC
Commission Expires: 11/1/98

RCD Dec 08, 1997 08:22 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-439061

Prepared by:
M. Thomas Lane
Housing Manager
City of Pensacola
Post Office Box 12910
Pensacola, FL 32521-0031

OR BK 5435 PG0960
Escambia County, Florida
INSTRUMENT 2004-252996

HTG DOC STAMPS PD & ESC CO \$ 63.00
06/18/04 ERNIE LEE NAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 36.00
06/18/04 ERNIE LEE NAGANA, CLERK

CITY OF PENSACOLA
HOUSING DEPARTMENT
HOME HOUSING RECONSTRUCTION PROGRAM

MORTGAGE

LOAN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Hugh Haynes, 1123 North "H" St. Pensacola, FL 32501, hereinafter called Mortgagor, in consideration of the principal sum specified in the Promissory Note(s) hereafter described, received from the City of Pensacola, a municipal corporation organized under the laws of Florida, Post Office Box 12910, Pensacola, Florida 32521, as administrator of the HOME Investment Trust Fund hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 3rd day of June 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, (the "Property") described as follows:

Lots 13 and 14, Block 72, West King Tract in the City of Pensacola, Escambia County, Florida

as security for payment of the certain Promissory Note(s) (the "Note(s)"), dated this 3rd day of June 2004, for the sum of Eighteen Thousand Dollars (\$18,000.00) [comprised of \$18,000.00 in HOME Investment Partnership Act (HOME) Program funds as provided by the U.S. Department of Housing and Urban Development and \$0.00 in Escambia/Pensacola State Housing Initiative Partnership (SHIP) Program funds provided by the State of Florida], payable in 240 installments with interest at the fixed, simple rate of Zero% per year, signed by Hugh Haynes.

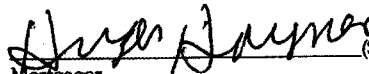
AND Mortgagor agrees:

1. This Mortgage shall not be subordinated under any circumstances.
2. This Mortgage shall also secure all extensions or renewals of the Note(s), such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Mortgagor, and also, the payment of any and all notes, liabilities, and obligations of the Mortgagor to the 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 the Mortgagee, or be acquired hereafter, it being the intent and purpose of the Mortgagor to secure, by this Mortgage, all notes, claims, demands, liabilities and obligations which the Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Mortgagor. Provided that the total of the amount secured hereby shall not exceed at any one time the sum of Eighteen Thousand Dollars (\$18,000.00) in the aggregate; 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 this Mortgage, or on or before 20 years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration.
3. To make all payments required by the Note(s) and this Mortgage promptly when due.
4. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
5. To keep all buildings and improvements now or hereafter on the property insured against loss or damage by fire, flood or such other risks and matters, as Mortgagee may from time to time require in amounts required by Mortgagee, not exceeding in the aggregate 100 percent of the full insurable value of the Property and shall pay the premiums for such insurance as the same become due and payable. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. All policies of insurance (the "Policies") shall be issued by an insurer acceptable to Mortgagee and shall contain the standard New York Mortgagee non-contribution provision naming Mortgagee as the person to which all payments made by such insurance company shall be paid. Mortgagor will provide the Mortgagee a copy of the policy(ies) and Certificate(s) of Insurance from the insurance company listing Mortgagee as an additional named insured or mortgagee. Not later than 30 days prior to the expiration date of the Policies, Mortgagor will deliver to Mortgagee evidence satisfactory to Mortgagee of the renewal of each of the Policies. If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Mortgagee. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward the payment of the indebtedness secured by this Mortgage in such priority and proportions as Mortgagee in its discretion shall deem proper, or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee shall receive and retain such insurance money, the lien of this Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Mortgagee and actually applied by Mortgagee in reduction of the indebtedness secured thereby.

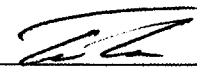
6. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the Property. Upon failure of Mortgagor to keep the buildings and improvements on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured hereby. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this Mortgage.
7. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the Note(s) or this Mortgage including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall also be secured by this Mortgage.
8. That if any of the installments of principal or interest due by the terms of the Note(s) are not paid when due, or if any agreement in this Mortgage, other than the agreement to make the payments, is breached, the entire unpaid principal balance of the Note(s) plus interest, costs, and expenses, including reasonable attorneys' fees and costs of abstracts of title incurred in collecting or attempting to collect the indebtedness secured hereby, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this Mortgage in the manner provided by law, and have the Property sold to satisfy or apply on the indebtedness hereby secured.
9. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage(s) and shall not increase the amount due on such prior mortgage(s) without the prior written consent of Mortgagee. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this Mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

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

Signed, sealed and delivered in the
presence of:


Mortgagor (SEAL)

Hugh Haynes
1123 North "H" St., Pensacola, FL 32501


Tom Lane


James Wilson

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-252996

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of June 2004, by Hugh Haynes (X) who is personally known to me, or who has produced _____ as identification and who () did (X) did not take an oath.


Notary Public

M. THOMAS LANE
Notary Public-State of FL
Comm. Exp. Sept. 27, 2005
Comm. No. DD 039648

Prepared by:
M. Thomas Lane
Housing Department
City of Pensacola
Post Office Box 12910
Pensacola, FL 32521-0031

OR BK 5435 PGO962
Escambia County, Florida
INSTRUMENT 2004-252997

NTG DOC STAMPS PD & ESC CO \$ 129.50
06/18/04 ERNIE LEE NAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 74.00
06/18/04 ERNIE LEE NAGANA, CLERK

CITY OF PENSACOLA
HOUSING DEPARTMENT
HOME HOUSING RECONSTRUCTION PROGRAM

MORTGAGE

GRANT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Hugh Haynes, 1123 North "H" St., Pensacola, FL 32501, hereinafter called Mortgagor, in consideration of the principal Grant sum specified in the Promissory Note(s) hereafter described, received from The City of Pensacola, a municipal corporation organized under the laws of Florida, Post Office Box 12910, Pensacola, Florida 32521, as administrator of the HOME Investment Trust Fund, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 3rd day of June 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, (the "Property") described as follows:

Lots 13 and 14, Block 72, West King Tract in the City of Pensacola, Escambia County, Florida

as security for payment of the certain promissory note(s) (the "Note(s)"), dated this 3rd day of June 2004, for the sum of \$ 37,000.00 [comprised of \$37,000.00 in HOME Investment Partnership Act (HOME) Program funds as provided by the U.S. Department of Housing and Urban Development and \$0.00 in Escambia/Pensacola State Housing Initiative Partnership (SHIP) Program funds provided by the State of Florida], payable if the property is sold or if ownership of the property is transferred within twenty (20) years from the date of the grant, with interest at the rate of zero percent (0%) per year, signed by Hugh Haynes.

AND Mortgagor agrees:

1. To complete the reconstruction of the residence located on the property described above, which is the sole purpose of the Grant made by Mortgagee to Mortgagor.
2. The Mortgage shall not be subordinated under any circumstances.
3. This Mortgage shall also secure all extensions or renewals of the Note(s), and such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Mortgagor.
4. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
5. To keep all buildings and improvements now or hereafter on the property insured against loss or damage by fire, flood or such other risks and matters, as Mortgagee may from time to time require in amounts required by Mortgagee, not exceeding in the aggregate 100 percent of the full insurable value of the property and shall pay the premiums for such insurance as the same become due and payable. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall be payable upon demand by Mortgagee and shall be secured by this Mortgage. Mortgagor will provide the Mortgagee a copy of the policy(ies) and Certificate(s) of Insurance from the insurance company listing Mortgagee as an additional named insured or mortgagee. Not later than 30 days prior to the expiration date of the Policies, Mortgagor will deliver to Mortgagee evidence satisfactory to Mortgagee of the renewal of each of the Policies. If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Mortgagee. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward the payment of the indebtedness secured by this Mortgage in such priority and proportions as Mortgagee in its discretion shall deem proper, or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee shall receive and retain such insurance money, the lien of this Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Mortgagee and actually applied by Mortgagee in reduction of the indebtedness secured thereby.
6. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the property. Upon failure of Mortgagor to keep the buildings and improvements on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured hereby. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this Mortgage.
7. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the Note(s) or this Mortgage including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law, shall also be secured by this Mortgage.
8. That if any agreement in this Mortgage is breached, the entire unpaid principal balance of the Note(s) plus costs and expenses, including reasonable attorney's fees and costs of abstracts of title incurred in collecting or attempting to collect the indebtedness secured hereby, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this Mortgage in the manner provided by law, and have the property sold to satisfy or apply on the indebtedness hereby secured.

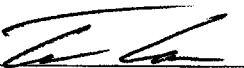
RCD Jun 18, 2004 11:37 am
Escambia County, Florida

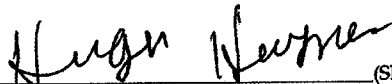
9. If this is a junior mortgage, Mortgagor shall pay all installments or principal and interest and perform each and every covenant and obligation of the prior mortgage(s) and shall not increase the amount due on such prior mortgage(s) without the prior written consent of Mortgagee. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this Mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

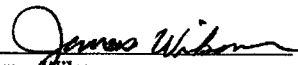
IN WITNESS WHEREOF, Mortgagor has hereunto set Mortgagor's hand and seal the day and year first above written.

Signed, sealed and delivered in the
presence of:

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-252997


Tom Lane


Mortgagor
Hugh Haynes
1123 North "H" St., Pensacola, FL 32501


James Wilson

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day, June 3, 2004, by Hugh Haynes (X) who is personally known to me, or who has produced _____ as identification and who () did () not take an oath.


Notary Public

M. THOMAS LANE
Notary Public-State of FL
Comm. Exp. Sept. 27, 2005
Comm. No. DD 039648

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 011795



00087163633

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 # 11795 of 2010

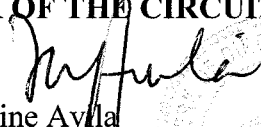
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 2, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

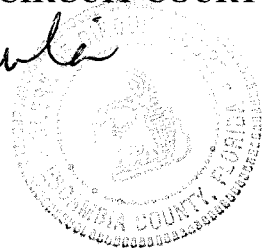
HUGH HAYNES 1123 NORTH H ST PENSACOLA FL 32501	CITY OF PENSACOLA ATTN: HOUSING DEPT P O BOX 12910 PENSACOLA FL 32521
--	--

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



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
Deputy Clerk



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.

NOTICE OF APPLICATION FOR TAX DEED

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LTS 13 14 BLK 72 WEST KING TRACT OR 4199 P 909 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150822000 (13-356)

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

HUGH HAYNES

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.

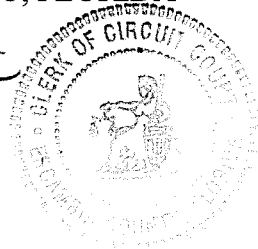
Dated this 2nd day of May 2013.

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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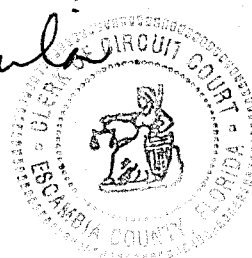
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

1123 NORTH H ST

By:

Maryline Avila
Deputy Clerk



WARNING

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Personal Services:

HUGH HAYNES
1123 NORTH H ST
PENSACOLA FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk

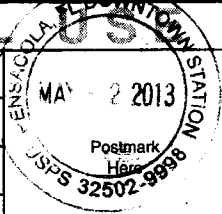


U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL US

Postage	\$ 0.46
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+

HUGH HAYNES [13-356]
1123 NORTH H ST
PENSACOLA FL 32501

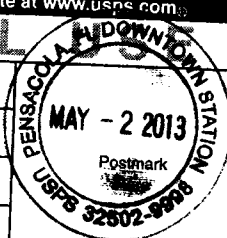
PS Form 3800, A

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 US

Postage	\$ 0.46
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+

CITY OF PENSACOLA [13-356]
ATTN: HOUSING DEPT
P O BOX 12910
PENSACOLA FL 32521

PS Form 3800, A

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

IN THE MATTER OF UNCLAIMED FUNDS
IN THE REGISTRY OF THE COURT OF
ESCAMBIA COUNTY, FLORIDA

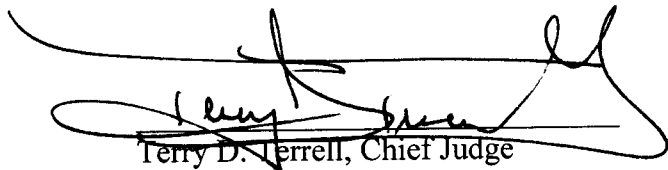
ORDER OF DIRECTION REGARDING UNCLAIMED FUNDS

Pam Childers, the Clerk of the Circuit Court for Escambia County, Florida, stipulates that certain Court Registry funds itemized in Attachment A, attached hereto, shall be remitted to the Florida Department of Financial Services, Bureau of Unclaimed Property, Reporting Section. The right to withdraw said funds has been adjudicated or is not in dispute, and the money remained so deposited in the Court Registry of Escambia County, Florida, for more than one year and unclaimed by the person entitled thereto. It is therefore,

ORDERED that the all cases as itemized in Attachment A involving Court Registry funds in the amount of \$105,983.17, be remitted in compliance with Section 717.113, Florida Statutes, and it is hereby,

ORDERED that a copy of this Order be filed in the action in which the money was originally deposited, and this Order shall be noted in the progress docket in the action of each case listed in Attachment A.

DONE AND ORDERED this 24th day of April, 2015, in Pensacola, Escambia County, Florida.


Terry D. Terrell, Chief Judge

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HUGH HAYNES [13-356]
1123 NORTH H ST
PENSACOLA FL 32501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7009 2250 0003 8864 6899

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021608NON

Agency Number: 13-007754

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 11795, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: HUGH HAYNES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 5/1/2013 at 2:12 PM and served same on HUGH HAYNES , in ESCAMBIA COUNTY, FLORIDA, at 10:30 AM on 5/8/2013 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: NICOLE HAYNES, GRANDDAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V Bell 932

V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150822000 (13-356)

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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.

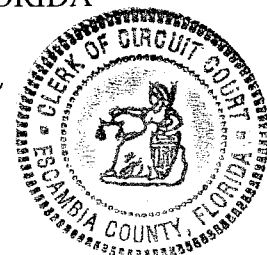
Personal Services:

HUGH HAYNES
1123 NORTH H ST
PENSACOLA FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

M. Avila
Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021609NON

Agency Number: 13-007755

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 11795, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: HUGH HAYNES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/1/2013 at 2:12 PM and served same at 10:30 AM on 5/8/2013 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

V. Bell

V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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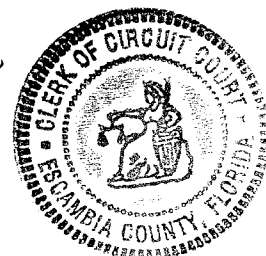
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

1123 NORTH H ST

By:

Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY
CLERK OF CIRCUIT COURT

2013 MAY -1 P 2:12

RECEIVED

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 011795

Redeemed Date 05/30/2013

Name BEATRICE HAYNES 1123 NORTH H ST PENSACOLA, FL 32501

<input type="checkbox"/> Clerk's Total = TAXDEED	\$461.15
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$3,133.13
<input type="checkbox"/> Postage = TD2	\$12.22
<input type="checkbox"/> ResearcherCopies = TD6	\$6.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459415 Date: 10/04/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459415 Date: 10/04/2012	60.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
12/12/2012	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

THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

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TRACT OR 4199 P 909 CA 115

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RANGE 00 W

TAX ACCOUNT NUMBER
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Maryline Avila
Deputy Clerk

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

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael P. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a
NOTICE in the matter of SALE

DATE: 06/03/2013 - TAX CERT #: 11795

in the CIRCUIT Court
was published in said newspaper in the issues of
MAY 2, 9, 16, 23, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 23RD
day of MAY A.D., 2013

Heather Pardee
HEATHER PARDEE NOTARY PUBLIC

Heather Pardee
Notary Public
State of Florida

My Commission Expires 06/24/2016
My Commission No. EE 210456

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459415	Receipt Date	10/04/2012

Case Number	2010 TD 011795
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

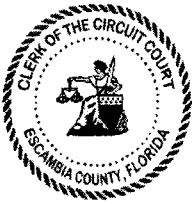
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966560

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 16:32:19

Comments



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



Print Date:
10/4/2012 4:31:20 PM


Transaction #: **966560**
Receipt #: **201259355**
Cashier Date: **10/4/2012 4:31:19 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: 10/04/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments
 CLERK \$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
<div> (MISC FEE) MISCELLANEOUS FEES</div> <div>TAX CERT#11795 OF 2010</div>		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



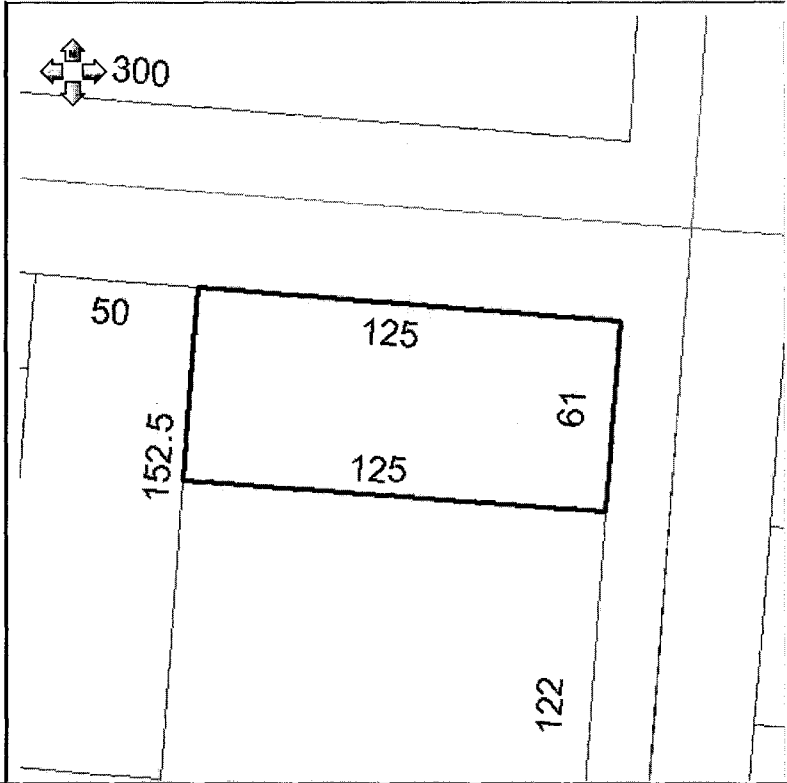
Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Amendment 1 Calculations](#)[Back](#)**Navigate Mode**☒ **Account**☐ **Reference**[Printer Friendly Version](#)

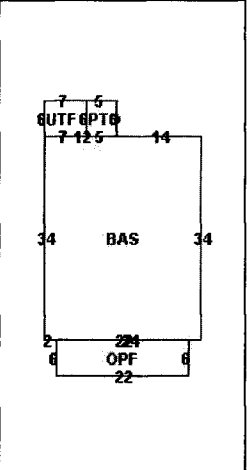
General Information	2012 Certified Roll Assessment
Reference: 000S009060130072	Improvements: \$38,794
Account: 150822000	Land: \$8,998
Owners: HAYNES HUGH	
Mail: 1123 NORTH H ST PENSACOLA, FL 32501	Total: \$47,792
Situs: 1123 N H ST 32501	Save Our Homes: \$47,792
Use Code: SINGLE FAMILY RESID	Disclaimer
Taxing Authority: PENSACOLA CITY LIMITS	Amendment 1 Calculations
Tax Inquiry: Open Tax Inquiry Window	
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	
Sales Data	2012 Certified Roll Exemptions
Sale Date Book Page Value Type Official Records (New Window)	HOMESTEAD EXEMPTION, WIDOWER
06/1997 4199 909 \$100 CJ View Instr	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	
	Legal Description
	LTS 13 14 BLK 72 WEST KING TRACT OR 4199 P 909 CA 115
	Extra Features
	None

Parcel Information[Restore Map](#)[Get Map Image](#)[Launch Interactive Map](#)**Section Map Id:**
CA115**Approx. Acreage:**
0.1800**Zoned:**
R-1A



Buildings

Building 1 - Address: 1123 N H ST, Year Built: 2004, Effective Year: 2004	
Structural Elements	
FOUNDATION-SLAB ON GRADE	
EXTERIOR WALL-VINYL SIDING	
NO. PLUMBING FIXTURES-3.00	
DWELLING UNITS-1.00	
ROOF FRAMING-GABL/HIP COMBO	
ROOF COVER-COMPOSITION SHG	
INTERIOR WALL-DRYWALL-PLASTER	
FLOOR COVER-CARPET	
NO. STORIES-1.00	
FLOOR COVER-VINYL/CORK	
DECOR/MILLWORK-AVERAGE	
HEAT/AIR-CENTRAL H/AC	
STRUCTURAL FRAME-WOOD FRAME	
Areas - 1088 Total SF	
BASE AREA - 884	
OPEN PORCH FIN - 132	
PATIO - 30	
UTILITY FIN - 42	



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 10/11/2012 (tc.2302)