

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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CIRCUIT CIVIL
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COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

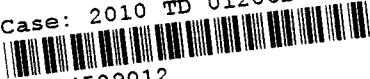
COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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 012062

00094529012
Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120840

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 12062**, 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: 15-3140-000**

Certificate Holder:

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

Property Owner:

HARRISON BRUCE & HARRISON WESLEY
118 SOUTH E ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

LTS 11 TO 19 BLK 92 MAXENT TRACT OR 3997 P 975 CA 103

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	12062	06/01/10	\$2,407.86	\$0.00	\$365.69	\$2,773.55

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	11007.0000	06/01/12	\$2,218.06	\$6.25	\$110.90	\$2,335.21
2011	11605.0000	06/01/11	\$2,214.47	\$6.25	\$179.93	\$2,400.65

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

\$7,509.41
\$0.00
\$150.00
\$75.00
\$7,734.41
\$7,734.41
\$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
12062	15-3140-000	06/01/2010	00-0S0-090 LTS 11 TO 19 BLK 92 MAXENT TRACT OR 3997 P 975 CA 103

2011 TAX ROLL

HARRISON BRUCE & HARRISON WESLEY
118 SOUTH E 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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**COUNTY OF ESCAMBIA
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the original documents

Case: 2010 TD 012062



00055213820

Dkt: TD82 Pg#:

12

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.: 9954

November 29, 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 11-29-1992, through 11-29-2012, and said search reveals the following:

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

Bruce Harrison and Wesley Harrison

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 29, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9954

November 29, 2012

Lots 11 through 19, both inclusive, Block 92, Maxent Tract, City of Pensacola, according to the map of said City copyrightred by Thos. C. Watson in 1906.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9954

November 29, 2012

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

1. That certain mortgage executed by Bruce Harrison and Wesley Harrison in favor of Regions Bank formerly AmSouth Bank dated 12/26/2000 and recorded 12/27/2000 in Official Records Book 4642, page 406 of the public records of Escambia County, Florida, in the original amount of \$36,500.00.
2. That certain mortgage executed by Bruce Harrison and Wesley Harrison in favor of Regions Bank dated 11/14/2007 and recorded 12/05/2007 in Official Records Book 6257, page 1060 of the public records of Escambia County, Florida, in the original amount of \$76,623.95.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$92,217.00. Tax ID 15-3140-000.

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: 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: 6-3-2013

TAX ACCOUNT NO.: 15-3140-000

CERTIFICATE NO.: 2010-12062

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

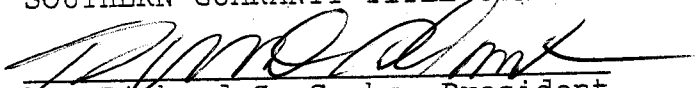
 X Homestead for tax year.

Bruce Harrison
Wesley Harrison
118 South E St.
Pensacola, FL 32501

Regions Bank
P.O. Box 5014
Montgomery, AL 36103
and
P.O. Box 1984
Birmingham, AL 35201

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.

D S PD \$420.00
Mort \$0.00 ASUM \$0.00
JUNE 24, 1996
Ernie Lee Nagaha,
Clerk of the Circuit Court
BY *[Signature]* D.C.

STATE OF FLORIDA

WARRANTY DEED

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That CHARLES L. CETTI, a married man, (SS# 262-64-6092) and ARTICE L. McGRAW, a married man, (SS# 266-68-0571), for and in consideration of TEN DOLLARS, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto BRUCE HARRISON and WESLEY HARRISON, as tenants by the entireties with the right of survivorship, their successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots Eleven (11) through Nineteen (19), both inclusive, Block Ninety-two (92) in the Maxent Tract, City of Pensacola, according to the map of said City, copyrighted by Thos. C. Watson, 1906.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

Parcel Identification No.: 000S009080011092

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

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantees, their successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 19th day of June, 1996.

Signed, sealed and delivered
in the presence of:

Dianne C. Yates
Witness Signature
(Print Name) DIANNE C. YATES

Charles L. Cetti (SEAL)
CHARLES L. CETTI

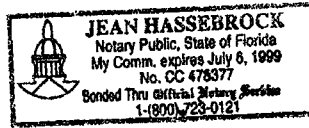
Jean Hasselbach
Witness Signature
(Print Name) JEAN HASSELBACH

Artice L. McGraw (SEAL)
ARTICE L. MCGRAW

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
19th day of June, 1996, by CHARLES L. CETTI, who is personally
known to me and who did take an oath.

Jean Hassebrock
Notary Public - State of Florida



STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
19th day of June, 1996, by ARTICE L. MCGRAW, who is personally
known to me and who did take an oath.

Jean Hassebrock
Notary Public - State of Florida



Instrument 00304763
Filed and recorded in the
Official Records
JUNE 24, 1996
at 09:29 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

THIS INSTRUMENT PREPARED BY:
Artice L. McGraw, Esquire
817 North Palafox Street
Pensacola, Florida 32501

121.75
13.00

MTS DOC STAMPS PD & ETC CO \$ 127.75
12/27/00 EMILIE LEE MORRIS, CLERK
By: *[Signature]*

INTENSIVE TAX PD & ETC CO \$ 73.00
12/27/00 EMILIE LEE MORRIS, CLERK
By: *[Signature]*

WHEN RECORDED MAIL TO:

AmSouth Bank
3300 North Pace
Pensacola, FL 30505

This Mortgage prepared by:

Name: BUSINESS LOAN CENTER
Company: AmSouth Bank
Address: 3300 North Pace, Pensacola, FL 30505

MORTGAGE

THIS MORTGAGE IS DATED DECEMBER 26, 2000, between WESLEY HARRISON and BRUCE HARRISON, whose address is 118 SOUTH EAST ST, PENSACOLA, FL 32501 (referred to below as "Grantor"); and AmSouth Bank, whose address is 3300 North Pace, Pensacola, FL 30505 (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, located in ESCAMBIA County, State of Florida (the "Real Property"):

LOTS ELEVEN (11) THROUGH NINETEEN (19), BOTH INCLUSIVE, BLOCK NINETY-TWO (92) IN THE MAXENT TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY, COPYRIGHTED BY THOS. C. WATSON, 1906.

The Real Property or its address is commonly known as 118 SOUTH E STREET, PENSACOLA, FL 32501.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all 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.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Grantor. The word "Grantor" means WESLEY HARRISON and BRUCE HARRISON. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation each and all of the guarantors, sureties, and accommodation parties in connection with the Indebtedness.

Improvements. The word "Improvements" means and includes without limitation 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 and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means AmSouth Bank, its successors and assigns. The Lender is the mortgagee under this Mortgage.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents.

Note. The word "Note" means the promissory note or credit agreement dated December 26, 2000, in the original principal amount of \$36,500.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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 property, interests and rights described above in the "Grant of Mortgage" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, 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.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ALL OBLIGATIONS OF GRANTOR UNDER THIS MORTGAGE AND THE RELATED DOCUMENTS. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due, and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Hazardous Substances. The terms "hazardous waste," "hazardous substance," "disposal," "release," and "threatened release," as used in this Mortgage, shall have the same meanings as set forth in 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 to any of the foregoing. The terms "hazardous waste" and "hazardous substance" shall also include, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos. Grantor represents and warrants to Lender that: (a) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of

12-26-2000
Loan No

MORTGAGE
(Continued)

Page 5

interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Note. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES TO GRANTOR AND OTHER PARTIES. Any notice under this Mortgage, including without limitation any notice of default and any notice of sale, may be given manually or by mail or courier service. Notice given by registered or certified mail is deemed given when deposited in the United States mail, properly directed to the intended recipient's address shown near the beginning of this Mortgage and with postage fully prepaid. Notice otherwise given is deemed given when actually received by the recipient or when delivered to the address to which properly sent. Any party may change its address for notices under this Mortgage by giving written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. If more than one person constitutes Grantor, notice given to either or any of them is deemed given to both or all of them.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Applicable Law. This Mortgage has been delivered to Lender and accepted by Lender in the State of Florida. This Mortgage shall be governed by and construed in accordance with the laws of the State of Florida.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

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.

Multiple Parties. All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Mortgage.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the 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.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

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

WITNESSES:

x Sean P. Magerkorth
x Sean P. Magerkorth

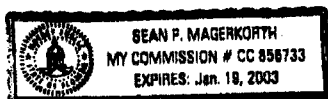
GRANTOR:

x Wesley Harrison
WESLEY HARRISON
x Bruce Harrison
BRUCE HARRISON

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)
) ss
COUNTY OF Escambia)

The foregoing instrument was acknowledged before me this 26th day of Dec, 2000
by WESLEY HARRISON and BRUCE HARRISON, who is personally known to me or who has produced _____ as identification
and who did / did not take an oath.



Sean P. Magerkorth
(Signature of Person Taking Acknowledgment)
SEAN P. MAGERKORTH
(Name of Acknowledger Typed, Printed or Stamped)
Notary
(Title or Rank)

RECORDATION REQUESTED BY:

REGIONS BANK
PENSACOLA MAIN N BAYLEN ST
70 N BAYLEN ST
C0002
PENSACOLA, FL 32501

WHEN RECORDED MAIL TO:

Regions Bank Loan Servicing
PO Box 5014
Montgomery, AL 36103

SEND TAX NOTICES TO:

Regions Bank Loan Servicing
P. O. Box 4897
Montgomery, AL 36103-4897

This Mortgage prepared by:

Name: TINA GRAVES
Company: Regions Financial Corporation
Address: PO Box 1984, Birmingham, AL 35201

20072741034260

DOC485049273100000000700004220600000000

MORTGAGE

THIS MORTGAGE dated November 14, 2007, is made and executed between **BRUCE HARRISON, An Unmarried Man; WESLEY HARRISON, An Unmarried Man** (referred to below as "Grantor") and **REGIONS BANK**, whose address is 70 N BAYLEN ST, C0002, PENSACOLA, FL 32501 (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:**

LOTS 11 THROUGH 19, BOTH INCLUSIVE, BLOCK 92, MAXENT TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY, COPYRIGHTED BY THOS. C. WATSON 1986, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The Real Property or its address is commonly known as **118 S E ST, PENSACOLA, FL 325014521.**

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 ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$76,623.95, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Borrower shall pay to Lender all indebtedness secured by this Mortgage as it becomes due, and Borrower and Grantor shall strictly perform all Borrower's and Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and

Loan No: 000000007000042206

**MORTGAGE
(Continued)**

Page 6

each Grantor signing below is responsible for all obligations in this Mortgage.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any person or circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other person or circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

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 capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means BRUCE HARRISON and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

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.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Mortgage.

Grantor. The word "Grantor" means BRUCE HARRISON and WESLEY HARRISON.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

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 Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note 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 REGIONS BANK, its successors and assigns.

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

Note. The word "Note" means the promissory note dated November 14, 2007, in the original principal amount of \$76,623.95 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 Note is November 14, 2013.

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.

WAIVER OF FUTURE ADVANCES UNDER PRIOR MORTGAGE. Grantor hereby agrees that the principal indebtedness secured by any mortgages or security agreements which are senior to the lien of this Mortgage shall not exceed the amount which upon the date of the execution of this Mortgage has actually been advanced and is secured by each such prior mortgage and security agreement. As principal indebtedness of such prior mortgages or security agreements is reduced, the maximum amount that may be secured thereby shall also be reduced to the then outstanding principal balance(s). Grantor hereby waives the right to receive any additional or future advances under

**MORTGAGE
(Continued)**

Loan No: 000000007000042206

Page 7

any such prior mortgages or security agreements. This paragraph shall constitute the notice required by Florida Statutes Section 697.04(b).

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

GRANTOR:

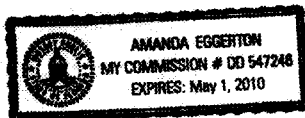
x Bruce Harrison
BRUCE HARRISON

x Wesley Harrison
WESLEY HARRISON

WITNESSES:
x Richard Castillo
x Richard Castillo

INDIVIDUAL ACKNOWLEDGMENTSTATE OF FLORIDA)
) SS
)COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14 day of NOVEMBER, 20 07
by BRUCE HARRISON and WESLEY HARRISON, who are personally known to me or who have produced DRIVERS LICENSE
as identification and did / did not take an oath.



Amanda Eggerton
(Signature of Person Taking Acknowledgment)
Amanda Eggerton
(Name of Acknowledger Typed, Printed or Stamped)
Financial Sales Specialist
(Title or Rank)
DD 547246
(Serial Number, if any)

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018329

PAY

*EIGHTEEN THOUSAND THIRTY NINE AND 20/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

03/18/2013

18,039.20

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER

NEAT SENT
COUPON-AGES

⑈9000018329⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018329

Date	Case Number	Description	Amount
03/18/2013	2010 TD 005153	PAYMENT TAX DEEDS	3,642.66
03/18/2013	2010 TD 003854	PAYMENT TAX DEEDS	1,329.39
03/18/2013	2010 TD 003918	PAYMENT TAX DEEDS	2,189.17
03/18/2013	2010 TD 010701	PAYMENT TAX DEEDS	2,325.21
03/18/2013	2010 TD 012062	PAYMENT TAX DEEDS	8,552.77

9000018329

Check: 9000018329 03/18/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 18,039.20

*Blank M.
3-18-13*

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018337

PAY

*TWO THOUSAND TWO HUNDRED FIFTEEN AND 55/100

USAMERIBANK

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

DATE

AMOUNT

03/18/2013

2,215.55

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018337⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018337

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
03/18/2013	2010 TD 010701	PAYMENT TAX DEEDS	443.11
03/18/2013	2010 TD 003918	PAYMENT TAX DEEDS	443.11
03/18/2013	2010 TD 005153	PAYMENT TAX DEEDS	443.11
03/18/2013	2010 TD 012062	PAYMENT TAX DEEDS	443.11
03/18/2013	2010 TD 003854	PAYMENT TAX DEEDS	443.11

9000018337

Check: 9000018337 03/18/2013 USAMERIBANK

Check Amount: 2,215.55

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018316

PAY

*SEVEN HUNDRED SEVEN AND 09/100

BRUCE HARRISON

TO THE ORDER OF
BRUCE HARRISON
118 SOUTH E STREET
PENSACOLA, FL 32501

DATE

AMOUNT

03/18/2013

707.09

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018316⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018316

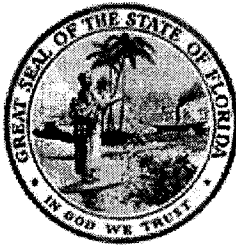
<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
03/18/2013	2010 TD 012062	PAYMENT TAX DEEDS	707.09

9000018316

Check: 9000018316 03/18/2013 BRUCE HARRISON

Check Amount:


707.09



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 153140000 Certificate Number: 012062 of 2010

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/03/2013"/>	Redemption Date <input type="text" value="03/15/2013"/> 
Months	10	7
Tax Collector	<input type="text" value="\$7,734.41"/>	<input type="text" value="\$7,734.41"/>
Tax Collector Interest	<input type="text" value="\$1,160.16"/>	<input type="text" value="\$812.11"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$8,900.82"/>	<input type="text" value="\$8,552.77"/>
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	<input type="text" value="\$60.15"/>	<input type="text" value="\$42.11"/>
Total Clerk	<input type="text" value="\$461.15"/>	<input type="text" value="\$443.11"/>
Postage	<input type="text" value="\$24.44"/>	<input type="text" value="\$24.44"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	<input type="text" value="\$9,393.41"/>	<input type="text" value="\$9,027.32"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$366.09 + 120 + 221 = 707.09"/>

Notes: ACTUAL SHERIFF \$ 120.00 COM FEE \$18.50
 2/21/2013 Josh from True Title called for redemption quote..mva
 3/11/2013 Bruce Harrison called for redemption quote..439-

Submit

Reset

Print Preview

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1493311	Receipt Date	03/15/2013

Case Number	2010 TD 012062
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From BRUCE HARRISON

On Behalf Of USAMERIBANK

Total Received	9,393.41
Net Received	9,393.41
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	9,393.41	183011958	

Receipt Applications	Amount
Holding	9,361.97
Service Charge	31.44

Deputy Clerk: mavila Transaction Date 03/15/2013 09:36:41

Comments



Coastal Bank and Trust

OFFICIAL CHECK

ORIGINAL DOCUMENT ORIGINAL DOCUMENT

a division of **SYNOVUS BANK**
P.O. BOX 12966 • PENSACOLA, FL 32591-2966

183011958

PAY NINE THOUSAND THREE HUNDRED NINETY THREE DOLLARS AND FORTY ONE CENTS

DATE March 15, 2013

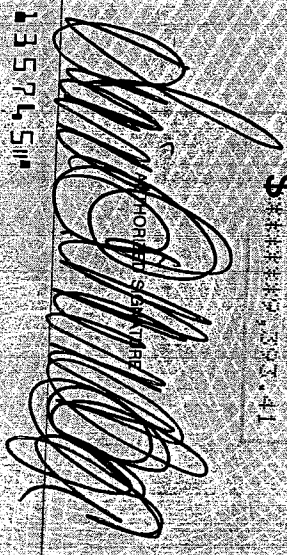
04-60
611

TO THE ORDER OF
Clark of the Circuit Court

REMITTER Bruce Harrison
FOR Property Tax

PAYABLE THROUGH SYNOVUS BANK COLUMBUS, GEORGIA

\$*****393.41

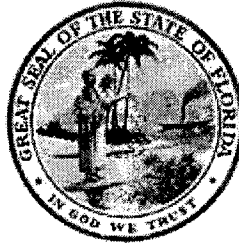

ENDORSED SIGNATURE

⑈183011958⑈ ⑆06100606⑆

30135745⑈

0 DELUXE SENTINEL

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 153140000 Certificate Number: 012062 of 2010**

Payor: BRUCE HARRISON 118 SOUTH E ST PENSACOLA FL 32501 Date 03/15/2013

Clerk's Check #	183011958	Clerk's Total	\$461.15
Tax Collector Check #	1	Tax Collector's Total	\$8,900.82
		Postage	\$24.44
		Researcher Copies	\$7.00
		Total Received	\$9,393.41

PAM CHILDERS
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>**

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2010 TD 012062

Redeemed Date 03/15/2013

Name BRUCE HARRISON 118 SOUTH E ST PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$461.15
Due Tax Collector = TAXDEED	\$8,900.82
Postage = TD2	\$24.44
ResearcherCopies = TD6	\$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459463 Date: 10/05/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459463 Date: 10/05/2012	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	
03/15/2013	TAXDEED	TAXDEED Clerk's Total	461.15	461.15	
03/15/2013	TD2	POSTAGE TAX DEEDS	24.44	24.44	
03/15/2013	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	
03/15/2013	TAXDEED	TAXDEED Due Tax Collector	8,900.82	8,900.82	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$91.44	\$60.00	\$0.00	\$31.44
2	Holding	\$9,702.97	\$341.00	\$0.00	\$9,361.97
	TOTAL	\$9,794.41	\$401.00	\$0.00	\$9,393.41

13-370

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 153140000 Certificate Number: 012062 of 2010

Redemption
Application Date
Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/03/2013"/>	Redemption Date <input type="text" value="06/03/2013"/>
Months	10	10
Tax Collector	<input type="text" value="\$7,734.41"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$1,160.16	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$8,900.82	\$0.00
Clerk Fee	<input type="text" value="\$60"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	\$60.15	\$0.00
Total Clerk	\$461.15	\$0.00
Postage	<input type="text" value="\$24.44"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,393.41	\$0.00
	Repayment Overpayment Refund Amount	<input type="text" value="\$9,393.41"/>

ACTUAL SHERIFF \$ 120.00
COM FEE \$18.50

2/21/2013 Josh from True Title called for redemption quote..mva
☐

3/11/2013 Bruce Harrison called for redemption quote..439-
☐

Amount needed to redeem property. Make CASHIER'S CHECK payable to the CLERK OF COURT.

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120840

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 12062**, 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: 15-3140-000**

Certificate Holder:

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

Property Owner:

HARRISON BRUCE & HARRISON WESLEY
118 SOUTH E ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

LTS 11 TO 19 BLK 92 MAXENT TRACT OR 3997 P 975 CA 103

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	12062	06/01/10	\$2,407.86	\$0.00	\$365.69	\$2,773.55

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	11007.0000	06/01/12	\$2,218.06	\$6.25	\$110.90	\$2,335.21
2011	11605.0000	06/01/11	\$2,214.47	\$6.25	\$179.93	\$2,400.65

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

\$7,509.41
\$0.00
\$150.00
\$75.00
\$7,734.41
\$7,734.41
\$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.



Chris Jones

Escambia County Property Appraiser

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

[Back](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

General Information Reference: 000S009080011092 Account: 153140000 Owners: HARRISON BRUCE & HARRISON WESLEY Mail: 118 SOUTH E ST PENSACOLA, FL 32501 Situs: 118 S E ST 32502 Use Code: OPEN STORAGE Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector					2012 Certified Roll Assessment Improvements: \$23,817 Land: \$68,400 Total: \$92,217 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																					
Sales Data					2012 Certified Roll Exemptions None																					
<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/1996</td> <td>3997</td> <td>975</td> <td>\$60,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1908</td> <td>1130</td> <td>623</td> <td>\$15,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1907</td> <td>1119</td> <td>858</td> <td>\$27,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/1996	3997	975	\$60,000	WD	View Instr	01/1908	1130	623	\$15,000	WD	View Instr	01/1907	1119	858	\$27,500	WD	View Instr	Legal Description LTS 11 TO 19 BLK 92 MAXENT TRACT OR 3997 P 975 CA 103	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																					
06/1996	3997	975	\$60,000	WD	View Instr																					
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					Extra Features CONCRETE PAVING CONCRETE WALKS																					
Parcel Information																										
<div> <div> Section Map Id: CA103 Approx. Acreage: 0.8200 Zoned: C-3 </div> <div> Restore Map Get Map Image Launch Interactive Map </div> </div>																										



Buildings

Building 1 - Address:118 S E ST, Year Built: 1940, Effective Year: 1960

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-CORRUGATED
METL
NO. PLUMBING FIXTURES-6.00
ROOF FRAMING-RIGID
FRAME/BAR
ROOF COVER-CORRUGATED METL
INTERIOR WALL-UNFINISHED
STORY HEIGHT-13.00
NO. STORIES-1.00
FLOOR COVER-CONCRETE-FINISH
DECOR/MILLWORK-BELOW
AVERAGE
HEAT/AIR-NONE
STRUCTURAL FRAME-RIGID
FRAME

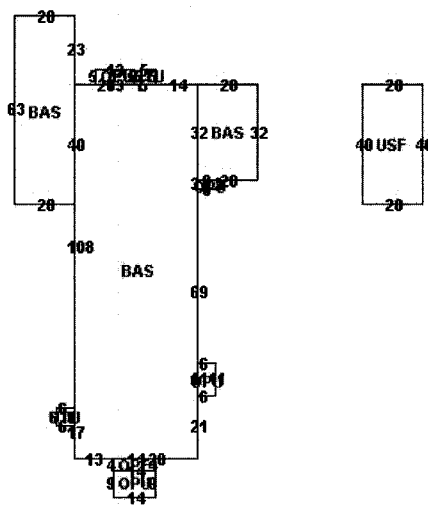
Areas - 8223 Total SF

BASE AREA - 7025

OPEN PORCH FIN - 56

OPEN PORCH UNF - 281

UPPER STORY FIN - 800

UTILITY UNF - 61

Images



6/6/08

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 (ic.2780)

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459463	Receipt Date	10/05/2012

Case Number	2010 TD 012062
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

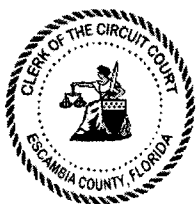
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966669

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/05/2012 08:33:37

Comments



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



Print Date:
10/5/2012 8:32:41 AM


Transaction #: 966669
Receipt #: 201259396
Cashier Date: 10/5/2012 8:32:41 AM (MAVILA)

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

1 Payments
 <u>CLERK</u> \$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES TAX CERT#12062 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00