

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 25, 2013 / 130044

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 99.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-0317-494**

Certificate Holder:
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC
P.O. BOX 645040
CINCINNATI, OHIO 45264-5040

Property Owner:
DIAS LUIZ & PAMELA
4633 TRADEWINDS CIR
PENSACOLA , FLORIDA 32514

Legal Description: 06-1S2-910
LT 11 BLK G HARBOUR SQUARE 2ND ADDN PB 9 P 90 OR 4971 P 1811

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
2011	99.0000	06/01/11	\$966.00	\$0.00	\$48.30	\$1,014.30

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	58.0000	06/01/12	\$948.83	\$6.25	\$47.44	\$1,002.52

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 (2012)
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

\$2,016.82
\$0.00
\$822.37
\$150.00
\$75.00
\$3,064.19
\$3,064.19
\$41,802.50
\$6.25

*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda McPherson

Date of Sale: October 7, 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,

**CATALINA TAX CO LLC US BANK % CATALINA TAX
CO LLC
P.O. BOX 645040
CINCINNATI, Ohio, 45264-5040**

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
99.0000	01-0317-494	06/01/2011	06-1S2-910 LT 11 BLK G HARBOUR SQUARE 2ND ADDN PB 9 P 90 OR 4971 P 1811

2012 TAX ROLL

DIAS LUIZ & PAMELA
4633 TRADEWINDS CIR
PENSACOLA , Florida 32514

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.

towercap (Donna Ernwein)
Applicant's Signature

04/25/2013
Date



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List | Amendment 1 Calculations

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[Printer Friendly Version](#)

General Information		2012 Certified Roll Assessment	
Reference:	061S291010011007	Improvements:	\$60,805
Account:	010317494	Land:	\$22,800
Owners:	DIAS LUIZ & PAMELA		
Mail:	4633 TRADEWINDS CIR PENSACOLA, FL 32514	Total:	\$83,605
Situs:	4633 TRADEWINDS CIR 32514	<u>Save Our Homes:</u>	\$83,605
Use Code:	SINGLE FAMILY RESID	Disclaimer	
Taxing Authority:	COUNTY MSTU	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)	
08/2002	4971 1811 \$72,000 QC	View Instr	
07/1994	3615 837 \$67,000 WD	View Instr	
06/1990	2873 993 \$64,000 WD	View Instr	
05/1988	2554 583 \$59,000 WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description	
		HOMESTEAD EXEMPTION	
		Extra Features	
		None	

Parcel Information

Section Map Id:
06-1S-29-2

Approx. Acreage:
0.3000

Zoned: R-2

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

Buildings	
Building 1 - Address: 4633 TRADEWINDS CIR, Year Built: 1977, Effective Year: 1977	
Structural Elements	
FOUNDATION-SLAB ON GRADE	
EXTERIOR WALL-BRICK-FACE	
NO. PLUMBING FIXTURES-6.00	
DWELLING UNITS-1.00	
ROOF FRAMING-GABLE	
ROOF COVER-COMPOSITION SHG	
INTERIOR WALL-DRYWALL-PLASTER	

FLOOR COVER-CARPET
NO. STORIES-1.00
DECOR/MILLWORK-ABOVE AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 2239 Total SF

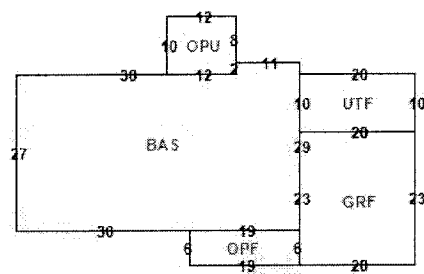
BASE AREA - 1345

GARAGE FIN - 460

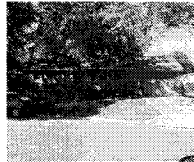
OPEN PORCH FIN - 114

OPEN PORCH UNF - 120

UTILITY FIN - 200



Images



1/28/02



3/6/12

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:06/07/2013 (tc:11539)

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.: 10271

May 14, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-14-1993, through 05-14-2013, and said search reveals the following:

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

Luiz Dias and Pamela Dias, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

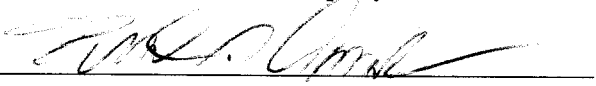
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 14, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10271

May 14, 2013

Lot 11, Block G, Harbor Square Second Addition, as per plat thereof, recorded in Plat Book 9, Page 90, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10271

May 14, 2013

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

1. That certain mortgage executed by Luiz Dias and Pamela Dias, husband and wife in favor of Whitney National Bank dated 06/10/2004 and recorded 06/23/2004 in Official Records Book 5438, page 990 of the public records of Escambia County, Florida, in the original amount of \$58,000.00.
2. That certain mortgage executed by Luiz Dias and Pamela Dias, husband and wife in favor of Whitney National Bank dated 05/27/2011 and recorded 06/07/2011 in Official Records Book 6728, page 1105 of the public records of Escambia County, Florida, in the original amount of \$80,000.00.
3. Taxes for the year 2010-2011 delinquent. The assessed value is \$83,605.00. Tax ID 01-0317-494.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2013

TAX ACCOUNT NO.: 01-0317-494

CERTIFICATE NO.: 2011-99

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

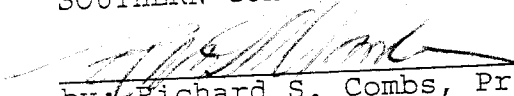
- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2013 tax year.

Luiz Dias
Pamela Dias
4633 Tradewinds Circle
Pensacola, FL 32514

Whitney National Bank
101 West Garden St.
Pensacola, FL 32502
and
P.O. Box 61260
New Orleans, LA 70161-9967
and
228 St. Charles Ave., Home Equity Dept.
New Orleans, LA 70130

Certified and delivered to Escambia County Tax Collector,
this 22nd day of May, 2013.

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.

OR BK 4971 PG1811
Escambia County, Florida
INSTRUMENT 2002-005450
DEED REC STAMPS PD @ ESC CO \$ 504.00
09/12/02 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Lisa English C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street
Pensacola, Florida 32501
850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

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Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 27th day of August 2002, by Jack D. Countryman and Beverley A. Countryman, husband and wife, whose post office address is 3995 Rommitch Lane, Pensacola, Florida 32504 first party,

to Luiz Dias and Pamela Dias, husband and wife, whose post office address is 4633 Tradewinds Circle, Pensacola, Florida 32514, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

LOT 11, BLOCK G, HARBOUR SQUARE SECOND ADDITION, BEING A PORTION OF THE SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9 AT PAGE 90 OF THE PUBLIC RECORDS OF SAID COUNTY.

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

To Have and to Hold The same together with all and singular the appurtenances

thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (as to Grantor)

B. P. SIBLEY
Printed Name

[Signature]
Witness Signature (as to Grantor)

RANDY ARMSTRONG
Printed Name

[Signature]
Witness Signature (as to Co-Grantor)

B. P. SIBLEY
Printed Name

[Signature]
Witness Signature (as to Co-Grantor)

RANDY ARMSTRONG
Printed Name

[Signature]
Grantor Signature, Jack D. Countryman

JACK D. COUNTRYMAN
Printed Name

3995 Rommitch Lane, Pensacola, Florida 32504
Post Office Address

[Signature]
Co-Grantor Signature Beverly A. Countryman

Beverly A. COUNTRYMAN
Printed Name

3995 Rommitch Lane, Pensacola, Florida 32504
Post Office Address

State of Florida)
County of Escambia)

On Sept 4th, 2002 before me, LORA BROWN, personally appeared Jack D. and Beverly A. Countryman, husband and wife personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

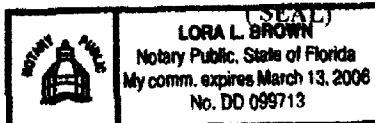
Signature Lora d. Brown

Affiant Known ☒ Produced ID

Type of ID Florida Drivers License

RCD Sep 12, 2002 04:05 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-005450



5250
203.00
116.00
391.50

OR BK 5438 PG 0990
Escambia County, Florida
INSTRUMENT 2004-254784

RTG DOC STAMPS PD & ESC CO \$ 203.00
06/23/04 ERNIE LEE MAGAHA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 116.00
06/23/04 ERNIE LEE MAGAHA, CLERK

WHEN RECORDED MAIL TO:

Whitney National Bank
P O BOX 61260
New Orleans, LA 70161-9967

This Mortgage prepared by:

Name: Janet Y. Monnerjahn
Company: Whitney National Bank
Address: 400 Labarre Road, Jefferson, LA 70121



WHITNEY

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$58,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated June 10, 2004, is made and executed between Pamela Dias, whose address is 4633 Tradewinds Circle, Pensacola, FL 32514 and Luiz Dias Jr a/k/a Luiz Dias, whose address is 4633 Tradewinds Circle, Pensacola, FL 32514; husband and wife (referred to below as "Grantor") and Whitney National Bank, whose address is 101 West Garden Street, Pensacola, FL 32502 (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:

Lot 11, Block G, Harbour Square Second Addition, being a portion of the Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 9, at Page 90 of the Public Records of said county.

The Real Property or its address is commonly known as 4633 Tradewinds Circle, Pensacola, FL 32514.

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

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

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$58,000.00, 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

WHEN RECORDED MAIL TO:

Whitney National Bank
Home Equity Department
228 St. Charles Avenue, Mezzanine
New Orleans, LA 70130

This Mortgage prepared by:

Name: G Mignonne Gratia-Johnston
Company: Whitney National Bank
Address: 228 St Charles Avenue, Mezzanine, New Orleans, LA 70130



#####%0000000P%0745%05272011

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$80,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated May 27, 2011, is made and executed between Luiz Dias Jr, whose address is 4633 Tradewinds Circle, Pensacola, FL 32574 and Pamela Dias, whose address is 4633 Tradewinds Circle, Pensacola, FL 32574; husband and wife (referred to below as "Grantor") and Whitney National Bank, whose address is 101 West Garden Street, Pensacola, FL 32502 (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:

Lot 11, Block G, HARBOUR SQUARE SECOND ADDITION, according to the map or plat thereof recorded in Plat Book 9, Page 90, Public Records of Escambia County, Florida

The Real Property or its address is commonly known as 4633 Tradewinds Circle, Pensacola, FL 32574.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. If the Lender is required to give notice of the right to cancel under Truth in Lending in connection with any additional loans, extensions of credit and other liabilities or obligations of Grantor to Lender, then this Mortgage shall not secure additional loans or obligations unless and until such notice is given.

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 \$80,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. 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 (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 good 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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

November 4, 2013

Luis Dias
4633 Tradewinds Circle
Pensacola, FL 32514

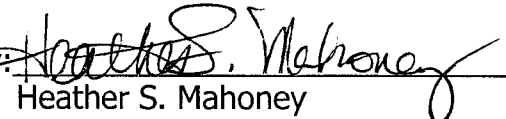
Re: 00099 of 2011

Dear Mr. Dias,

The records of this office show that an application for tax deed was made on the property represented by the certificate referenced above. Please find enclosed a check for \$70.00. This amount represents a refund of the unused Online Auction fees.

Should you have any questions, please feel free to contact us at 850-595-3793.

Sincerely,
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: 
Heather S. Mahoney

HMS/enc

Escambia County Receipt of Transaction

Receipt # 2013077801

Cashiered by: morf

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:

LUIZ DIAS
4633 TRADEWINDS CIRCLE
PENSACOLA, FL 32514

On Behalf Of:

OFFICIAL RECORDS TAX DEED ON LINE FEE

On: 10/25/13 2:55 pm
Transaction # 100616687

CaseNumber 2013 NC 000074

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(REFUND) REFUNDS >\$5 OR BY WRITTEN REC	910.00	70.00	0.00	840.00	70.00	770.00
Total:	910.00	70.00	0.00	840.00	70.00	770.00
 Grand Total:	 910.00	 70.00	 0.00	 840.00	 70.00	 770.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	2013 NC 000074	70.00	0.00	0.00	0.00	70.00
Payments Total:		70.00	0.00	0.00	0.00	70.00

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
GENERAL TRUST ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

2000052069

PAY

*SEVENTY AND 00/100

LUIZ DIAS

TO THE
ORDER
OF

LUIZ DIAS
4633 TRADEWINDS CIRCLE
PENSACOLA, FL 32514

DATE

AMOUNT

10/31/2013

\$70.00

PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈ 2000052069 ⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

2000052069

10/31/2013 2013 NC 000074

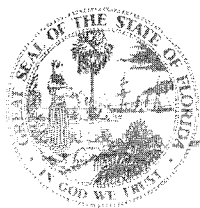
Case # 2013 NC 000074 Refund from receipt# 0

70.00

2000052069

10/31/2013 LUIZ DIAS

\$70.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 24, 2013

CATALINA TAX CO LLC US BANK
P O BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2011 TD 00099	\$471.00	\$21.20	\$492.20

TOTAL \$492.20

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My Linda Johnson
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 24, 2013

Luiz Dias
4633 Tradewinds Cir
Pensacola FL 32514

Dear Mr. Dias,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you on July 16, 2013. A refund of unused fees/interest is enclosed. If you have any questions, please feel free to give me a call.

CERT NO

REFUND

00099/2011

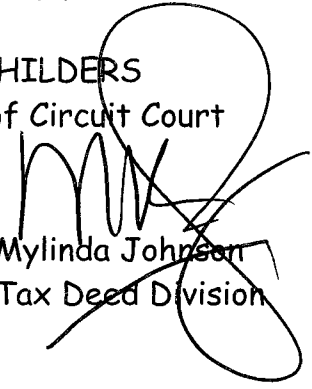
\$530.63

TOTAL \$530.63

Very truly yours,

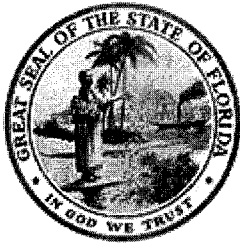
PAM CHILDERS
Clerk of Circuit Court

By:


Mylinda Johnson
Tax Deed Division

Search Property
 Property Sheet
 Lien Holder's
 Redeem
 Forms
 Courtview
 Benchmark

Redeemed From Sale



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 010317494 Certificate Number: 000099 of 2011

Redemption	☒	Application Date	04/25/2013	Interest Rate	18%
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
		Auction Date	10/07/2013	Redemption Date	07/16/2013
Months	6				3
Tax Collector	\$3,064.19				\$3,064.19
Tax Collector Interest	\$275.78				\$137.89
Tax Collector Fee	\$6.25				\$6.25
Total Tax Collector	\$3,346.22				\$3,208.33
Clerk Fee	\$130.00				\$130.00
Sheriff Fee	\$120.00				\$120.00
Legal Advertisement	\$221.00				\$221.00
App. Fee Interest	\$42.39				\$21.20
Total Clerk	\$513.39				\$492.20
Postage	\$30.55				\$0.00
Researcher Copies	\$5.00				\$5.00
Total Redemption Amount	\$3,895.16				\$3,705.53
		Repayment Overpayment Refund Amount			\$189.63

ACTUAL SHERIFF \$120.00 COM FEE \$18.50
7/1/13 Luiz Dias came in for quote. hsm

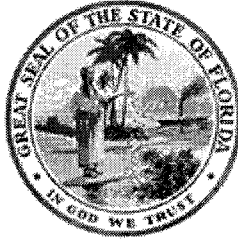
Notes

Submit

Reset

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 CLERK OF THE CIRCUIT COURT
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 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**

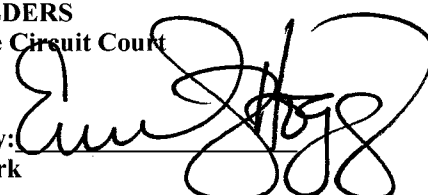
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 010317494 Certificate Number: 000099 of 2011**

Payor: Luiz Dias 4633 Tradewinds Circle Pensacola FL 32514 Date 07/16/2013

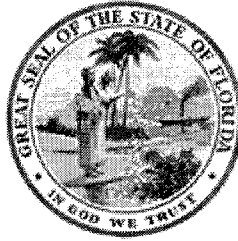
Clerk's Check #	1	Clerk's Total	\$513.39
Tax Collector Check #	1	Tax Collector's Total	\$3,346.22
		Postage	\$30.55
		Researcher Copies	\$5.00
		Total Received	\$3,895.16

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
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 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 # 2011 TD 000099

Redeemed Date 07/16/2013

Name Luiz Dias 4633 Tradewinds Circle Pensacola FL 32514

Clerk's Total = TAXDEED	\$513.39
Due Tax Collector = TAXDEED	\$3,346.22
Postage = TD2	\$30.55
ResearcherCopies = TD6	\$5.00

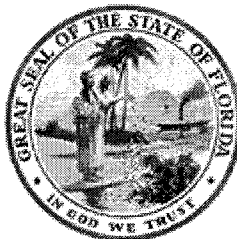
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
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 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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 AUDITOR

Case # 2011 TD 000099
Redeemed Date 07/16/2013

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• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets