

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 28, 2013 / 130538

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 7774.0000**, 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: 10-3562-635**

**Certificate Holder:**

US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**

ADAMS ERIK  
1037 BONITA DR  
PENSACOLA, FLORIDA 32507

**Legal Description:** 14-3S3-210

UNIT O-2 COQUINA VILLAGE COMMERCIAL CONDOMINIUM ALSO 5.8824% INT IN COMMON ELEMENTS OR 5353  
P 1055 OR 6324 P 799 OR 6369 P 1326

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	7774.0000	06/01/11	\$1,412.51	\$0.00	\$252.49	\$1,665.00

**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
2013	6602.0000	06/01/13	\$1,220.05	\$6.25	\$61.00	\$1,287.30
2012	7177.0000	06/01/12	\$1,292.56	\$6.25	\$98.02	\$1,396.83

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

\$4,349.13
\$0.00
\$150.00
\$75.00
\$4,574.13
\$4,574.13
\$6.25

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Date of Sale: 4/7/14

\* 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,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7774.0000	10-3562-635	06/01/2011	14-3S3-210 UNIT O-2 COQUINA VILLAGE COMMERCIAL CONDOMINIUM ALSO 5.8824% INT IN COMMON ELEMENTS OR 5353 P 1055 OR 6324 P 799 OR 6369 P 1326

### 2012 TAX ROLL

ADAMS ERIK  
1037 BONITA DR  
PENSACOLA , Florida 32507

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

glfunl (Jacob Prince)  
Applicant's Signature

07/28/2013  
Date

# **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.: 10762

September 18, 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 09-18-1993, through 09-18-2013, and said search reveals the following:

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

Erik Adams

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

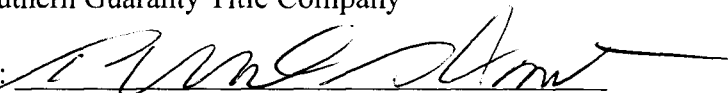
4. Taxes:

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: 

September 18, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10762

September 18, 2013

**143S321032027001 - Full Legal Description**

UNIT O-2 COQUINA VILLAGE COMMERCIAL CONDOMINIUM ALSO 5.8824% INT IN COMMON ELEMENTS  
OR 5353 P 1055 OR 6324 P 799 OR 6369 P 1326

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10762

September 18, 2013

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

1. Judgment filed by Flagstar Bank recorded in O.R. Book 6394, page 1115.
2. Apparent Judgment filed by Citibank (USA) N.A. recorded in O.R. Book 6407, page 1265.
3. Judgment filed by The Windemere Owners Association, Inc. recorded in O.R. Book 6498, page 842.
4. Apparent Judgment filed by Norman and Harriet Winger recorded in O.R. Book 6620, page 1477.
5. Restitution Lien filed by Dept. of Justice recorded in O.R. Book 6746, page 988.
6. Judgment filed by Regions Financial Corp. recorded in O.R. Book 6573, page 623.
7. Judgment filed by Regions Bank recorded in O.R. Book 6554, page 1312.
8. Taxes for the year 2010-2012 delinquent. The assessed value is \$70,440.00. Tax ID 10-3562-635.

PLEASE NOTE THE FOLLOWING:

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

# 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: 04-07-2014

TAX ACCOUNT NO.: 10-3562-635

CERTIFICATE NO.: 2011-7774

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.

Erik Adams  
317 Mizzen Lane  
Pensacola, FL 32507

and  
14110 Perdido Key Dr. #O-2  
Pensacola, FL 32507

Dept. of Justice  
U.S. Attorneys Office  
Financial Litigation Unit  
63 S. Royal St., Ste 600  
Mobile, AL 36602

Flagstar Bank  
5151 Corporate Dr.  
Troy, MI 48098

Citibank (USA), N.A.  
701 E. 60th St. North  
Sioux Falls, SD 57117

The Windemere Owners  
Association, Inc.  
14511 Perdido Key Dr.  
Pensacola, FL 32507

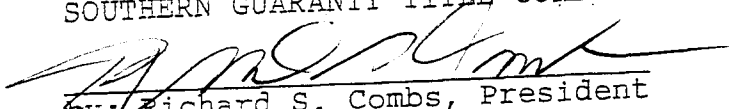
Norman & Harriet Winger  
28250 Canal Rd. #204  
Orange Beach, AL 36561

Regions Financial Corp.  
2050 Parkway Office Circle  
Hoover, AL 35244

Regions Bank  
P.O. Box 10063  
Birmingham, AL 35382-834

Certified and delivered to Escambia County Tax Collector,  
this 19th day of September, 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.

**This document prepared by (and after  
recording return to):**

Name: Erik Adams  
Address: P.O. Box 4940  
City, State, Pensacola, Florida  
Zip: 32507

\_\_\_\_\_  
Above This Line Reserved For Official  
Use Only

**RECORDED AS RECEIVED**

**QUITCLAIM DEED**  
(Trust to Individual)

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Quinn Irrevocable Trust**, hereinafter referred to as "Grantor", does hereby convey and quitclaim unto **Erik Adams**, a Trust organized under the laws of the state of **Florida**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Walton, State of Florida, to wit:

CONDOMINIUM UNIT O-2, OF COQUINA VILLAGE COMMERCIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2091, PAGE 600, AND AMENDED IN OFFICIAL RECORDS BOOK 2180, PAGE 393, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF COQUINA VILLAGE COMMERCIAL CONDOMINIUM, A CONDOMINIUM, AS AMENDED.

CONDOMINIUM UNIT N2A, OF COQUINA VILLAGE COMMERCIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2091, PAGE 600, AND AMENDED IN OFFICIAL RECORDS BOOK 2180, PAGE 393, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF COQUINA VILLAGE COMMERCIAL CONDOMINIUM, A CONDOMINIUM, AS AMENDED.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

RECORDED AS RECEIVED

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2008 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

WITNESS Grantor(s) hand(s) this the 26th day of August, 2008.

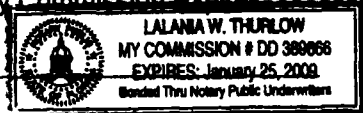
Curtis W. Brotherton  
Grantor, Quinn Irrevocable Trust, Trustee  
Curtis W. Brotherton

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned authority in and for said county and state, on this 26th day of August, 2008, within my jurisdiction, the within named Robert A. Brandon, who acknowledged that (he/she/they) executed the above and foregoing instrument. Drivers License

Lalania W. Thurlow  
Notary Public  
Printed Name: Lalania W. Thurlow

My Commission Expires:



Robert A. Brandon  
Grantor, Quinn Irrevocable Trust, Trustee  
Robert A. Brandon

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned authority in and for said county and state, on this 26th day of August, 2008, within my jurisdiction, the within named Curtis W. Brotherton, who acknowledged that (he/she/they) executed the above and foregoing instrument.

Lisa A. Durant  
Notary Public  
Printed Name: Lisa A. Durant

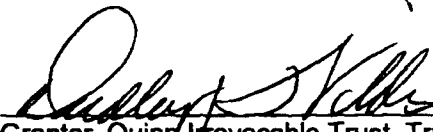
My Commission Expires:

12/10/08

LISA A. DURANT  
Notary Public - State of FL  
Comm. Exp. 12/10/08  
Comm. No. DD 372043

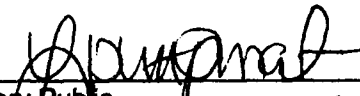


RECORDED AS RECEIVED

  
Grantor, Quinn Irrevocable Trust, Trustee  
Dudley J. Wildes

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned authority in and for said county and state, on this 26th day of August, 2008, within my jurisdiction, the within named Dudley J. Wildes, Trustee who acknowledged that (he/she/they) executed the above and foregoing instrument.

  
Notary Public  
Printed Name: LISA A. Durant

My Commission Expires:

12/10/08

LISA A. DURANT  
Notary Public - State of FL  
Comm. Exp. 12/10/08  
Comm. No. DD 372043

**Grantor(s) Name, Address:**

Quinn Irrevocable Trust  
4 Bow String Circle  
Pensacola, Florida  
32507

**Grantee(s) Name, Address:**

Erik Adams  
P.O. Box 4940  
Pensacola, Florida  
32507

**SEND TAX STATEMENTS TO GRANTEE**

Recorded in Public Records 10/22/2008 at 09:41 AM OR Book 6389 Page 51,  
Instrument #2008079215, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 2008CA000626

FLAGSTAR BANK

Plaintiff,

VS.

ERIK ADAMS

Defendant

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2008 OCT 14 P 3:15

CIVIL DIVISION  
FILED & RECORDED

**DEFAULT FINAL JUDGMENT**

THIS CAUSE coming in this date to be heard on complaint of Plaintiff, service of  
process properly made, motion for default properly made, motion for final judgment  
properly made, and filed herein, and an affidavit in proof of claim sued upon and  
mentioned in its complaint being filed herein, now therefore, IT IS HEREBY ORDERED  
AND ADJUDGED:

That Plaintiff, FLAGSTAR BANK, recover from Defendant, ERIK ADAMS the  
sum of \$338,731.62 on principal, \$875.00 for attorney's fees, costs in the sum of  
\$325.00, and pre-judgment interest of \$37,557.45, for a total of \$377,489.07 with  
interest accruing at the rate of 11% for which let execution issue.

DONE AND ORDERED in Chambers, Escambia County Courthouse, this 13  
day of October, 2008

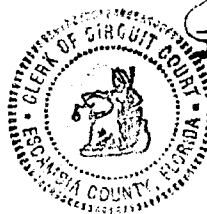
  
CIRCUIT COURT JUDGE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been  
forwarded this 16 day of October, 2008, to: THOMAS L. AVRUTIS,  
ESQUIRE, ATTORNEY FOR PLAINTIFF, P.O. BOX 4137, SARASOTA, FL 34230 AND  
TO: ERIK ADAMS, 10466 HEATHERWOOD DR, PENSACOLA, FL 32506

For info on payoff and  
satisfaction call (941) 955-7300  
and use ref. #12358/T&J

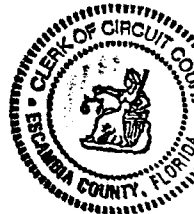
Plaintiff's address:  
5151 Corporate Drive  
Troy, MI 48098

Defendant's S.S./FEI [REDACTED]

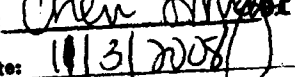


  
Judicial Assistant

Deputy Clerk



Certified to be a true copy of the  
original on file in this office.  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk Circuit Court and County Court  
Escambia County, Florida

By:   
Date: 10/31/2008

Case: 2008 CA 000626

00067917141

Dkt: CA1036 Pg#: /

IN THE CIRCUIT COURT FOR THE  
1ST JUDICIAL CIRCUIT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2008-CA-02896

CITIBANK (USA), N.A.  
Plaintiff,

vs.

ERIK ADAMS  
Defendant.

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2008 DEC 15 P 3:50

CLERK'S DIVISION  
FILED & RECORDED

**DEFAULT FINAL JUDGMENT**

This cause, having come before the court and the court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CITIBANK (USA), N.A., recover from the Defendant(s), ERIK ADAMS, the sum of \$322112.72 on principal, \$0.00 for interest, and \$331.00 for costs making a total of \$322443.72 that shall bear interest at the rate of 11% per year, for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, Zakheim & Associates, P.A., within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida, this 15<sup>th</sup> day of December, 2008.

  
JUDGE

**Plaintiff's Address:**

CITIBANK (USA), N.A., 701 EAST 60TH STREET NORTH, SIOUX FALLS SD 57117  
Account No: 2907944017

**Copies furnished to:**

- ✓ Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324
- ✓ ERIK ADAMS, 7555 HWY 98 WEST, PENSACOLA FL 32506, \*\*\*-\*\*-4473

12-17-08 NW

Case: 2008 CA 002896

00024505626

Dkt: CA1036 Pg#:

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

Recorded in Public Records 08/18/2009 at 11:35 AM OR Book 6496 Page 1762,  
Instrument #2009056512, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, STATE OF FLORIDA

THE WINDEMERE OWNERS'  
ASSOCIATION, INC.,

Plaintiff,

Vs.

CASE NO. 2008 CC 6447

ERIK ADAMS,

Defendant.

**DEFAULT FINAL JUDGMENT**

**THIS MATTER** having been heard upon the Plaintiff's Motion for Default Final Judgment and Award of Attorney's Fees and Costs against Defendant Erik Adams, and the Court having considered the pleadings and Affidavits presented, the Court finds that 5.7 hours expended by attorney J. D. Smith, 1.3 hours expended by attorney Suzanne Blankenship and .4 hours expended by attorney G. Stephen Lowrey is a reasonable number of hours expended by Plaintiff's attorneys and 1.6 hours is a reasonable number of hours expended by the Paralegal, and that \$250.00 is a reasonable hourly rate for the services of Plaintiff's attorneys J. D. Smith and Suzanne Blankenship and \$195.00 is a reasonable hourly rate for the services of Attorney G. Stephen Lowery, and that \$85.00 is a reasonable hourly rate for the Paralegal and that \$1,964.00 is a reasonable attorney's fee. It is hereby

**ORDERED and ADJUDGED** that:

1. Plaintiff's Motion for Default Final Judgment is GRANTED.
2. Defendant, Erik Adams owes Plaintiff \$12,338.56 for unpaid monthly assessments from September 1, 2007 through April 30, 2009; \$1,335.67 for a special

Case: 2008 CC 006447

00044926183

Dkt: CC1036 Pg: 2

assessment due on October 1, 2007; \$276.35 for a special assessment due on September 1, 2008; \$697.39 for late fees, together with \$3,036.70 prejudgment interest through August 12, 2009, plus \$1,964.00 attorneys' fees and \$405.71 for costs, for a total of \$20,054.38 which amount the court finds reasonable and just and which shall bear interest at the statutory rate of 8% percent per year, for which let execution issue.

**DONE AND ORDERED** at Pensacola, Escambia County, Florida, on this 13<sup>th</sup> day of August, 2009.

  
PATRICIA A. KINSEY  
County Court Judge

Conformed copies:

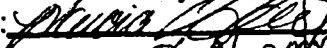
Attorney for Plaintiff  
J. D. Smith, Esq.  
Courthouse Pickup Box

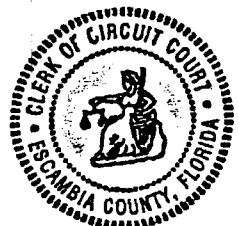
Judgment Debtors:  
Erik Adams  
1037 Bonita Drive  
Pensacola, Florida 32507

Judgment Creditor:

The Windemere Owners' Association, Inc.  
14511 Perdido Key Drive  
Pensacola, Florida 32507.

Certified to be a true copy of  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County Florida

By:  D.C.  
Date: 8-21-2009



IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA

NORMAN WINGER and  
HARRIET WINGER,

Plaintiff,

v.

Case No: 08 CA 2828

ERIK ADAMS, et al.

Defendant

FINAL JUDGMENT

This action was heard after entry of default against Defendant and

IT IS ADJUDGED that Plaintiffs, Norman Winger and Harriet Winger, 28250 Canal Rd.  
Unit 204 Orange Beach, AL 36561, recover from Defendants Erik Adams, Quinn Holding  
Company, Inc., Pensacola Guarantee Mortgage, Inc., Celestial Properties, LLC., Kloe, LLC., 1037  
Bonita Drive, Pensacola, FL 32507, the sum of \$401,600.00 with costs in the sum of \$3,171.45, that  
shall bear interest at the rate of 6% a year, for which let execution issue.

ORDERED at Escambia County, Florida, on July 29, 2010.

  
Honorable Terry D. Terrell

Conformed copies to  
✓ Joseph A. Zarzaur, Jr.  
✓ Erik Adams  
✓ James L. Chase, Esq.  
✓ Frank E. Stevenson

8-2-10  
NW

2010 JUL 30 P 2:49  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
ENRIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
FILED & RECORDED

Case: 2008 CA 002828

00035100966

Dkt: CA1036 Pg#: 1

DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR  
RESTITUTION IMPOSED PURSUANT TO  
THE ANTI-TERRORISM AND EFFECTIVE  
DEATH PENALTY ACT OF 1996

United States Attorney's Office for  
the Southern District of Alabama

**NOTICE** is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay a restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

**Name of Defendant:** Erik Adams  
**Social Security Number:** Call (251) 441-5845 for verification of SSN

**Residence:** 1037 Bonita Drive  
Pensacola, FL 32507

**Court Imposing Judgment:** United States District Court  
**Court Number:** 10-00064-001

**Date of Judgment:** June 29, 2011  
**Date of Entry of Judgment:** July 12, 2011

**Amount of Judgment:** \$6,894,595.53

**Rate of Interest:** 0%

If payment becomes past due, penalties totaling up to 25 percent of the principal amount past due may arise. 18 U.S.C. § 3612(g). **IMPORTANT RELEASE INFORMATION--With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to 18 U.S.C. § 3613(b) by operation of law on June 29, 2036.**

**PLACE OF FILING:** Ernie Lee Magaha, Clerk of Circuit Court  
190 Governmental Center  
Room 23001  
Pensacola, FL 32502

This notice was prepared and signed at Mobile, Alabama, on July 21, 2011.

Signature   
Gary Alan Moore

**Title:** Assistant United States Attorney  
Financial Litigation Unit  
63 South Royal Street, Suite 600  
Mobile, AL 36602  
Telephone: 251.441.5845  
Facsimile: 251.441.5044

Recorded in Public Records 03/11/2010 at 10:23 AM OR Book 6568 Page 724,  
Instrument #2010015444, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY,  
STATE OF FLORIDA, CIVIL DIVISION

REGIONS FINANCIAL CORPORATION  
2050 PARKWAY OFFICE CIR  
HOOVER AL 35244  
Plaintiff,

vs.

ERIK ADAMS  
Defendant(s)

CASE NO: 2009-CA-000979 K

**FINAL JUDGMENT AGAINST DEFENDANT(S)**

THIS ACTION came on for consideration upon the Plaintiff's Complaint filed herein and default having been entered against the Defendant(s) and Plaintiff having filed an Affidavit in Proof of Claim and Affidavit of Non-Military Service as to the Defendant(s) and the Court having examined the record and being otherwise fully advised in the premises, it is

**ORDERED AND ADJUDGED:**

That judgment be, and the same is hereby entered in favor of the Plaintiff, REGIONS FINANCIAL CORPORATION and against the Defendant(s) ERIK ADAMS in the following sums:

(a) Principal balance due	\$421,945.75
(b) Interest accrued to date	\$33,663.17
(c) Court costs	\$380.00
(d) Less payments	\$0.00
(e) Attorney's fees	\$1,500.00

in the total sum of \$457,488.92, for which let execution issue and which sum shall hereafter draw interest at the rate of 6% per annum.

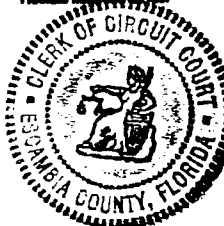
Defendant(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's attorney within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. A copy of the Fact Information Sheet is attached to this Final Judgment.

Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form and return it to the plaintiff's attorney, or the plaintiff, if the plaintiff is not represented by an attorney.

DONE AND ORDERED at Escambia County, Florida this 27<sup>th</sup> day of February, 2010.

  
CIRCUIT COURT JUDGE

cc: KASS, SHULER, SOLOMON, SPECTOR, FOYLE & SINGER, P.A., P.O. Box 800, Tampa, FL 33601, (813) 229-0900,  
Telecopier (813) 229-3323 Gilbert M. Singer-282987  
ERIK ADAMS, 1037 Bonita Dr, Pensacola FL 32507  
J0900684/firsta01  
P300A



Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Mary Ellen D.C.  
Date: 13/25/10

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2010 MAR -4 P 3:13  
CIVIL DIVISION  
FILED & RECORDED

Case: 2009 CA 000979

00092056163

Dkt: CA1036 Pg8: 1



Recorded in Public Records 05/20/2010 at 03:10 PM OR Book 6593 Page 1873,  
Instrument #2010032087, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY,  
STATE OF FLORIDA, CIVIL DIVISION

REGIONS FINANCIAL CORPORATION  
Plaintiff,

vs.

CASE NO: 2009-CA-000979 K

ERIK ADAMS  
Defendant(s)

ORDER ON MOTION TO SET ASIDE FINAL JUDGMENT AND DISMISSING CASE

THIS CAUSE having come before the Court for consideration upon the Ex Parte Motion to Set Aside Final Judgment and Dismissing Case and the Court being fully advised in the premises it is,

ORDERED AND ADJUDGED:

1. That the Motion to Set Aside Final Judgment and Dismissing Case be and the same is hereby granted.
2. That the Final Judgment entered herein is set aside and declared null and void.
3. That this case is dismissed without prejudice.

DONE AND ORDERED at Escambia County, Florida on April 22, 2010.

  
CIRCUIT COURT JUDGE

  
COPIES FURNISHED TO:

Gilbert M. Singer, Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A., P.O. Box 800, Tampa, FL 33601, Attorneys for Plaintiff

ERIK ADAMS, 1037 Bonita Dr, Pensacola FL 32507

J0900684-JMG, P805A

[REDACTED]  
[REDACTED]  
[REDACTED]

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL  
ERNIE LEE MAGAHA  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: Mama Mamas D.C.



CIRCUIT CIVIL DIVISION  
FILED & RECORDED

2010 APR 22 P 3:43

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

Case: 2009 CA 000979

00092493585

Dkt: CA1071 Pg#:

Recorded in Public Records 12/18/2009 at 09:19 AM OR Book 6541 Page 1991,  
Instrument #2009086509, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

REGIONS BANK,  
Plaintiff,

vs.

ERIK ADAMS,  
Defendant.

IN THE CIRCUIT COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

Case No. 2009 CA 003025

**FINAL JUDGMENT**

THIS CAUSE came before this Court after entry of default against Defendant on Plaintiff's Complaint, and the Court having reviewed the pleadings and affidavits in the file, and being otherwise fully advised, finds that the attorney fees sought by Plaintiff are reasonable based on the affidavits in the file which are incorporated herein by reference, and it is therefore

ADJUDGED that Plaintiff, REGIONS BANK, (current address Post Office Box 10063, Birmingham, AL 35282-834) have and recover from Defendant, ERIK ADAMS, whose address and social security number are:

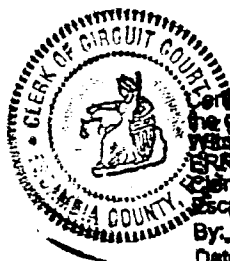
Erik Adams, 1037 Bonita Drive, Pensacola FL 32507  
social security [REDACTED]

the sum of:	Principal	\$421,945.75
	Interest	\$ 54,572.61
	Costs	\$ 445.00
	Attorney fees	\$ 1,000.00
	<b>TOTAL</b>	<b>\$477,963.36</b>

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2009 DEC 2 P 2:58  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

that shall bear interest after November 8, 2009 at the legal rate, currently 8% per year, for all of which let multiple writs of execution issue.

DONE AND ORDERED in Chambers, Escambia County, Florida, this 20 day of ~~November~~, 2009.



Certified to be a true copy  
the original on file in this office  
witness my hand and official seal  
ERNEE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: [Signature] D.C.  
Date: 1-20-10

[Signature]  
Nicholas P. Geeker  
Circuit Judge

Case: 2009 CA 003025

00045505208

Dkt: CA1036 Pg#:


ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2009 DEC 10 P 2:37  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

BK: 6541 PG: 1992 Last Page

REGIONS BANK  
vs. ERIK ADAMS  
case #2009 CA 003025  
FINAL JUDGMENT  
page 2

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been served by U.S. Mail on this 16 day of November, 2009, to: Robert J. Watson, Jr., Post Office Box 3146, Orlando, FL 32802-3146, Attorney for Plaintiff, and Erik Adams, 1037 Bonita Drive, Pensacola, FL 32507, for Defendant.

*Lucinda*  
Judicial Assistant  
*Deputy Clerk*  


For information on balance due, payoff amount, and satisfaction of judgment, contact:

David B. Jones  
Post Office Box 3146  
Orlando, FL 32802-3146  
telephone 407-425-5500  
fax 407-423-0554  
e-mail [djones@rushmarshall.com](mailto:djones@rushmarshall.com)

## TAX COLLECTOR'S CERTIFICATION

JUL 28, 2013 130538

This is to certify that the holder listed below of Tax Sale Certificate Number 2011/ 7774.000, Issued the 01st day of June, 2011, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

10-3562-635

**Cert** US BANK, AS C/F FL DUNDEE LIEN  
**Holder** LOCKBOX # 005191  
 PO BOX 645191  
 CINCINNATI OH 45264

**Property** ADAMS ERIK  
**Owner** 317 MIZZEN LN  
 PENSACOLA FL 32507

UNIT O-2 COQUINA VILLAGE  
 COMMERCIAL CONDOMINIUM  
 ALSO 5.8824% INT IN  
 COMMON ELEMENTS  
 OR 5353 P 1055

OR 6324 P 799  
 OR 6369 P 1326

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2011/ 7774.000	06/01/2011	1,412.51	0.00	252.49	1,665.00

## Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

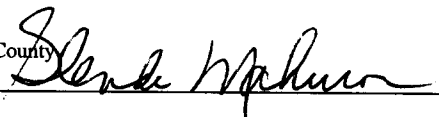
Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 7177.000	06/01/2012	1,292.56	6.25	98.02	1,396.83
2013/ 6602.000	06/01/2013	1,220.05	6.25	61.00	1,287.30

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 4,349.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
4. Ownership and Encumbrance Report Fee 150.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 4,574.13
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

\* Done this the 21st day of October, 2013

Date of Sale: April 4, 2014 TAX COLLECTOR OF Escambia County Tax Collector County

By



\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07774 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ERIK ADAMS 317 MIZZEN LN PENSACOLA, FL 32507	ERIK ADAMS 14110 PERDIDO KEY DR #O-2 PENSACOLA FL 32507
DEPT OF JUSTICE US ATTORNEYS OFFICE FINANCIAL LITIGATION UNIT 63 S ROYAL ST STE 600 MOBILE AL 36602	FLAGSTAR BANK 5151 CORPORATE DR TROY MI 48098
CITIBANK (USA) NA 701 E 60TH ST NORTH SIOUX FALLS SD 57117	THE WINDEMERE OWNERS ASSOCIATION INC 14511 PERDIDO KEY DR PENSACOLA FL 32507
NORMAN & HARRIET WINGER 28250 CANAL RD #204 ORANGE BEACH AL 36561	REGIONS FINANCIAL CORP 2050 PARKWAY OFFICE CIRCLE HOOVER AL 35244
REGIONS BANK PO BOX 10063 BIRMINGHAM AL 35382-834	ERIK ADAMS 1037 BONITA DR PENSACOLA FL 32507

WITNESS my official seal this 6th day of March 2014.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 07774, issued the 1st day of June, A.D., 2011 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT O-2 COQUINA VILLAGE COMMERCIAL CONDOMINIUM ALSO 5.8824% INT IN COMMON ELEMENTS OR 5353 P 1055 OR 6324 P 799 OR 6369 P 1326

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103562635 (14-239)

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

**ERIK ADAMS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 7th day of April 2014.

Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

14110 PERDIDO KEY DR O2 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**ERIK ADAMS**  
317 MIZZEN LN  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



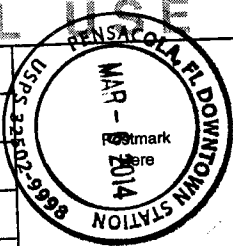
7008 1830 0000 0238 3744

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

ERIK ADAMS [14-239]  
 1037 BONITA DR  
 PENSACOLA FL 32507

ctions

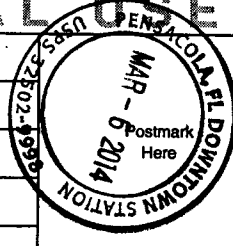
7008 1830 0000 0238 3751

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

REGIONS BANK [14-239]  
 PO BOX 10063  
 BIRMINGHAM AL 35382-834

ions

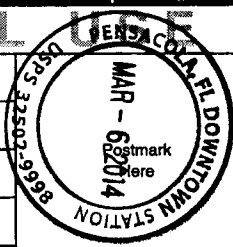
7008 1830 0000 0238 3768

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

REGIONS FINANCIAL CORP [14-239]  
 2050 PARKWAY OFFICE CIRCLE  
 HOOVER AL 35244

ctions

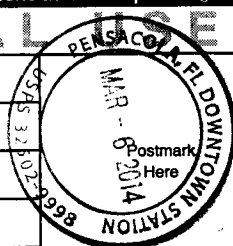
7008 1830 0000 0238 3775

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

NORMAN & HARRIET WINGER  
 [14-239]  
 28250 CANAL RD #204  
 ORANGE BEACH AL 36561

uctions

11/7/14

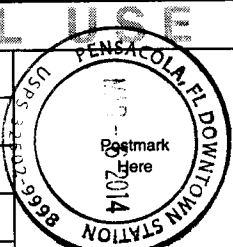
7008 1830 0000 0238 3764

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

THE WINDEMERE OWNERS  
 ASSOCIATION INC [14-239]  
 14511 PERDIDO KEY DR  
 PENSACOLA FL 32507

ctions

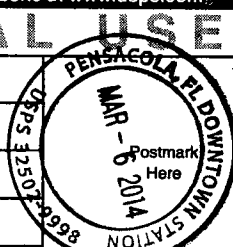
7008 1830 0000 0238 3744

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

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To

Street, Apt.  
or PO Box  
City, State

PS Form

CITIBANK (USA) NA [14-239]  
 701 E 60TH ST NORTH  
 SIOUX FALLS SD 57117

uctions

## Instructions

BL

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14- 239

**Document Number:** ECSO14CIV010765NON

**Agency Number:** 14-005685

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07774, 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ERIK ADAMS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:11 PM and served same at 7:20 AM on 3/10/2014 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



HUNNICUTT, D SENIOR DEPUTY

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

**WARNING**

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **US BANK AS C/F FL DUNDEE LIEN** holder of **Tax Certificate No. 07774**, issued the **1st day of June, A.D., 2011** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**UNIT O-2 COQUINA VILLAGE COMMERCIAL CONDOMINIUM ALSO 5.8824% INT IN COMMON ELEMENTS OR 5353 P 1055 OR 6324 P 799 OR 6369 P 1326**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103562635 (14-239)**

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

**ERIK ADAMS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of April, which is the **7th day of April 2014**.

Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Post Property:**

**14110 PERDIDO KEY DR O2 32507**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

11/77M

SENDER: COMPLETE		IN ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
1. Article Addressed to:		3. Service Type	
DEPT OF JUSTICE US ATTORNEYS OFFICE FINANCIAL LITIGATION UNIT [14-239] 63 S ROYAL ST STE 600 MOBILE AL 36602		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number 7008 1830 0000 0238 3812  
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
1. Article Addressed to:		3. Service Type	
REGIONS BANK [14-239] PO BOX 10063 BIRMINGHAM AL 35382-834		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number 7008 1830 0000 0238 3751  
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

## SENDER

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

1. Article Addressed to:

CITIBANK (USA) NA [14-239]  
701 E 60TH ST NORTH  
SIOUX FALLS SD 57117

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 3799

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

JIM DONEGAN

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

MAR 10 2014

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER

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

1. Article Addressed to:

THE WINDEMERE OWNERS  
ASSOCIATION INC [14-239]  
14511 PERDIDO KEY DR  
PENSACOLA FL 32507

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 2624

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

LEE JACOBI

3/14/14

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER

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

1. Article Addressed to:

FLAGSTAR BANK [14-239]  
5151 CORPORATE DR  
TROY MI 48098

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 3805

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

## COMPLETE THIS

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Adam Kauthen

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

**CERTIFIED MAIL**

14-239 1652E

CLERK **PAM CHILDS**  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333



7008 1830 0000 0238 3744

neopost  
03/06/2014  
**US POSTAGE**  
\$06.48<sup>0</sup>  
FIRST-CLASS MAIL  
ZIP 32502  
041L11221084

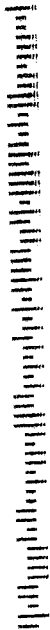
CLERK OF CIRCUIT COURT  
ESCHER COUNTY, FL

MAY 12 2014

MAIL ROOM

ERIK ADAMS [14-239]  
1037 BONITA DR  
PENSACOLA FL 32507

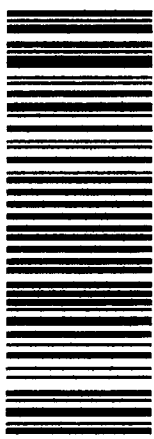
RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD



14-239

**CERTIFIED MAIL**

CLERK **PAM CHILDS**  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333



7008 1830 0000 0238 3829

neopost  
03/06/2014  
**US POSTAGE**  
\$06.48<sup>0</sup>  
FIRST-CLASS MAIL  
ZIP 32502  
041L11221084

*[Handwritten signature]*

2014 MAR 11 A 10:18  
MAIL ROOM  
& RECORDED  
PAM CHILDS  
CIRCUIT COURT  
ESCHER COUNTY, FL

ERIK ADAMS [14-239]  
14110 PERDIDO  
PENSACOLA  
NIXIE

322 DE 1009 0003/09/14

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

BC: 32591033333 \*2087-04990-06-36

32591033333

11/7774

CLERK C. TROLLER  
**PAM CHILDERS**  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL**<sup>TM</sup>



7008 1830 0000 0238 3775

neopost  
03/06/2014  
**US POSTAGE**  
FIRST-CLASS MAIL  
**\$06.48<sup>0</sup>**  
ZIP 32502  
04111221084

NORMAN & HARRIET WINGER  
[14-239]  
28250 CANAL RD #204  
ORANGE BEACH AL 36561

Name \_\_\_\_\_  
1st Notice \_\_\_\_\_  
2nd Notice \_\_\_\_\_  
Return \_\_\_\_\_

NIXIE 322 DC 1009 0003/19/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

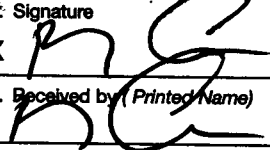

BC: 32591033333 \*2087-04995-06-36

32591033333

11/ 7774



11/7774

SEND TO ADDRESSEE		DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X </p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p>		<p>B. Received by (Printed Name) </p>	<p>C. Date of Delivery</p>
<p>FPC PENSACOLA FEDERAL PRISON CAMP ERIK ADAMS INMATE # 10920-003 [14-239] PO BOX 3949 PENSACOLA, FL 32516</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D. </p>	
<p>PS Form 3811, February 2004</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7008 1830 0000 0244 3837</p>	
		<p>Domestic Return Receipt</p>	

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14-239

Document Number: ECSO14CIV010726NON

Agency Number: 14-005637

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 07774 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE ERIK ADAMS

**Defendant:**

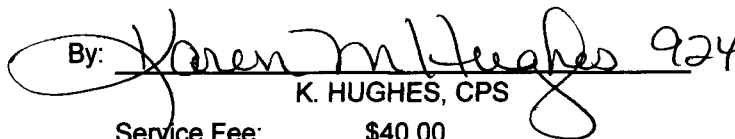
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/6/2014 at 4:08 PM and served same on ERIK ADAMS , at 4:50 PM on 3/18/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

 924

K. HUGHES, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 07774, issued the 1st day of June, A.D., 2011 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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TAX ACCOUNT NUMBER 103562635 (14-239)

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**ERIK ADAMS**

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Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**ERIK ADAMS**  
317 MIZZEN LN  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED

FILE

P 4:08