FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Jun 19, 2014 / 140500

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5967.0000** , issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 09-3428-000

Certificate Holder:
US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
KELLY JOHNNY A & DEBRA LYNN
701 N 78TH AVE
PENSACOLA , FLORIDA 32506

Legal Description:
LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

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
2012	5967.0000	06/01/12	$303.08	$0.00	$48.94	$352.02

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
2014	5034.0000	06/01/14	$334.84	$6.25	$16.74	$357.83
2013	5424.0000	06/01/13	$326.74	$6.25	$16.34	$349.33

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,059.18
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$250.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$1,384.18
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	$1,384.18
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.	$19,576.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: February 2, 2015

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

DR-512
R.05/88

Application Number: 140500

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC**
LOCK BOX #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:

Certificate No.	Parcel ID Number	Date	Legal Description
5967.0000	09-3428-000	06/01/2012	LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

2013 TAX ROLL
KELLY JOHNNY A & DEBRA LYNN
701 N 78TH AVE
PENSACOLA , Florida 32506

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.

moonstone (Andrea Manganelli) — 06/19/2014

Applicant's Signature — Date

15-151

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.: 11717

November 6, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 11-06-1994, through 11-06-2014, and said search reveals the following:

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

   Johnny Allen Kelly and Debra Lynn Kelly, divorced

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: _____

November 6, 2014

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 11717 November 6, 2014

Lot 15, Royal Pines Subdivision, as per plat thereof, recorded in Plat Book 4, Page 98, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 11717 November 6, 2014

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

1. Judgment filed by Steve Roberts Bail Bonds Inc. recorded in O.R. Book 6602, page 711.

2. Judgment filed by LVNV Funding, LLC recorded in O.R. Book 6435, page 1524.

3. Taxes for the year 2011-2013 delinquent. The assessed value is $39,740.00. Tax ID 09-3428-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-2-2015

TAX ACCOUNT NO.: 09-3428-000

CERTIFICATE NO.: 2012-5967

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 2014 tax year.

Johnny Allen Kelly
Debra Lynn Kelly
701 N. 78th Ave.
Pensacola, FL 32506

Steve Roberts Bail Bonds Inc.
1757 St. Mary Ave.
Pensacola, FL 32501

LVNV Funding, LLC
15 South Main St.
Greenville, SC 29601

Certified and delivered to Escambia County Tax Collector, this 6th day of November, 2014.

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.

18.50
196.00
306.50

OR Bk3819 Pg0709
INSTRUMENT 00228516

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That CARL J. COPPENGER and WANDA J. COPPENGER, TRUSTEES of the COPPENGER FAMILY TRUST Dated MARCH 01, 1994 @ 3595 Blueridge Dr. Pensacola, Fl. 32504 (904) 438-2543

for and in consideration of TEN ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ✓ DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ~~JOHNNY ALLEN KELLY and~~ DEBRA LYNN KELLY, Husband and Wife ✓ 701 N. 78th Ave Pensacola, Fl 32506

THEIR heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of ESCAMBIA State of FLORIDA

to-wit: LOT 15, ROYAL PINES S/D, ESCAMBIA COUNTY, FLORIDA
ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 OF PAGE 98 OF THE PUBLIC RECORDS OF SAID COUNTY.

D S PD $198.00
Mort $0.00 ASUM $0.00
AUGUST 18, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: [signature] D.C.

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

And WE covenant that WE ARE well seized of an indefeasable estate in fee simple in the said property, and ha VE a good right to convey the same; that it is free of lien or encumbrance, and that WE, OUR heirs, executors and administrators, the said grantee S, THEIR heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever *warrant* and *defend*.

IN WITNESS WHEREOF, We have hereunto set OUR hand S and seal S this 7TH day of AUGUST A. D. 1995.

Signed, sealed and delivered in the presence of

Carol C. Whittington
Hunter C. Whittington

Carol L. Whittington
Hunter C. Whittington

Carl J. Coppenger (SEAL)
CARL J. COPPENGER, TRUSTEE (SEAL)
Wanda J. Coppenger (SEAL)
WANDA J. COPPENGER, TRUSTEE (SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Carl J. Coppenger and Wanda J. Coppenger, and Wanda J Coppenger his wife, known to me, and known to me to be the individual S described by said name in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of August 1995

Prepared by:
CARL J. COPPENGER
3595 Blueridge Dr.
Pensacola, FL 32504
(904) 438-2543

Notary Public
My commission expires

"OFFICIAL SEAL"
JoAnn Viviano
My Commission Expires 2/16/97
Commission #CC 315309

Recorded in Public Records 06/14/2010 at 11:13 AM OR Book 6602 Page 711, Instrument #2010037769, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

Recorded in Public Records 05/25/2010 at 01:31 PM OR Book 6595 Page 534, Instrument #2010033079, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA CO., FL.

2010 MAY 24 P 2:53

COUNTY CIVIL DIVISION
FILED & RECORDED

STEVE ROBERTS BAIL BONDS INC
1757 ST MARY AVENUE
PENSACOLA FL 32501

Plaintiff,

VS.

JOHNNY ALLEN KELLY
701 NORTH 78TH AVENUE
PENSACOLA FL 32506

Defendant.

Case No. 2008 SC 001426
Division: V

FINAL JUDGMENT AGAINST JOHNNY ALLEN KELLY

****

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of $539.00, that shall bear interest at the rate of 6% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this 24 day of May, 2010.

County Judge

Copies to:

STEVE ROBERTS BAIL BONDS INC

JOHNNY ALLEN KELLY

"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: D.C

Case: 2008 SC 001426
[redacted]
00043245855
Dkt: CC1033 Pg#: 1

Recorded in Public Records 03/12/2009 at 09:56 AM OR Book 6435 Page 1524, Instrument #2009016510, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

Recorded in Public Records 02/05/2009 at 10:46 AM OR Book 6422 Page 410, Instrument #2009007352, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE County COURT IN AND FOR
ESCAMBIACOUNTY, FLORIDA
CASE NO: 07-CC-6343

LVNV FUNDING, LLC.

Plaintiff,

vs.

DEFAULT FINAL JUDGMENT

Johnny Kelly
Defendant(s).

_____ /

THIS CAUSE having coming on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is , 15 SOuth Main Street, Greenville SC 29601 shall recover from Defendant(s) Johnny Kelly the principal sum of $12,289.35 intgrest in the sum of $3,536.98 court costs in the amount of $255.00, and in addition attorney's fees in the amount of $ 750, that shall bear interest at the rate of 8% per annum for all of the above let execution issue.

DONE AND ORDERED in, ESCAMBIA County, Florida on this the 30 day of January, 2009

Patricia A. Kinsey
County COURT JUDGE

Copies furnished to:
Borack & Associates, P.A.
2300 Maitland Center Parkway, Suite 200
Maitland, FL 32751

Johnny Kelly
701 N 78TH AVE
PENSACOLA FL 32506-4423

07R05653
5121075042154182
159799838

"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: _____ D.C.

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY, FLORIDA •

Case: 2007 CC 006343
[redacted]
00039766903
Dkt: CC1033 Pg#: 1