

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

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Case: 2006 TD 000027



00071108739

Dkt: TD83 Pg#:

2

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**Original Documents Follow**

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 27.000, Issued the 01st day of June, 2006, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 01-0240-402

<b>Cert</b>	PPTS KR CORP.	<b>Property</b>	HILL JEFFERY L & JULIE L
<b>Holder</b>	PO BOX 2288	<b>Owner</b>	4702 BAYWIND DR
	PO BOX 2288		PENSACOLA FL, 32514
	MORRISTOWN NJ 07962-2288		

LT 53 BLK A BAYBROOK  
UNIT #2 PB 12 P 53  
OR 5699 P 717

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
2006/ 27.000	06/01/2006	3,476.43	0.00	173.82	3,650.25

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 3,650.25
- 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 125.00
- 5. Total Tax Deed Application Fee 75.00
- 6. Total Certified By Tax Collector To Clerk of Court 3,850.25
- 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 ..... 0.15 x 3 (.045) { % }
- 14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S. 100,270.00
- 15. Total of Lines 12 thru 14 (Statutory Opening Bid)
- 16. Redemption Fee 6.25
- 17. Total Amount to Redeem

\* Done this the 18th day of April, 2008

Date of Sale: 17<sup>th</sup> July 2008 TAX COLLECTOR OF Escambia County Tax Collector County By Shirley Rich, CFCA  
Senior Deputy Tax Collector

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

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Case: 2006 TD 000027



00034894692

Dkt: TD82 Pg#:

12

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**Original Documents Follow**

# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 6525

April 21, 2008

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596  
ATTN: Shirley Rich

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 04-18-88, through 04-18-08, and said search reveals the following:

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

Jeffery L. Hill and Julie L. Hill, 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: 

Richard S. Combs

April 21, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 6525

April 21, 2008

Lot 53, Block A, Baybrook Unit No. 2, according to the plat thereof recorded in Plat Book 12, Page 53, Public Records of Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6525

April 21, 2008

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

1. That certain mortgage executed by Jeffery L. and Julie L. Hill in favor of Pinnacle Financial Corp. dated July 29, 2005 and recorded August 5, 2005 in Official Records Book 5699, page 721 of the public records of Escambia County, Florida, in the original amount of \$144,000.00.
2. 2006 certificate delinquent. The assessed value is \$200,540.00. Tax ID 01-0240-402.

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: 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: 07-07-08

TAX ACCOUNT NO.: 01-0240-402

CERTIFICATE NO.: 2006-0027

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, 32596

      X   Notify Escambia County, 190 Governmental Center, 32501

  X       Homestead for 2007 tax year:

Jeffery L. Hill  
Julie L. Hill  
4702 Baywind Dr.  
Pensacola, FL 32514

Pinnacle Financial Corp.  
2611 Technology Dr.  
Orlando, FL 32804

Certified and delivered to Escambia County Tax Collector,  
this 24th day of April, 2008.

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.

Prepared by  
Teri Kitchen, an employee of  
First American Title Insurance Company,  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504  
(850) 473-0044

Return to: Grantee

File No.: 1005-884594

## **WARRANTY DEED**

This indenture made on **July 29, 2005 A.D.**, by

**Bryan J. Crews and Sherry L. Crews, husband and wife**

whose address is: **14116 Highway 27, Fairhope, AL 36532**  
hereinafter called the "grantor", to

**Jeffery L. Hill and Julie L. Hill, husband and wife**

whose address is: **4702 Baywind Drive, Pensacola, FL 32514**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in

**Escambia County, Florida, to-wit:**

Lot 53, Block A, BAYBROOK UNIT NO. 2, a Subdivision of a portion of Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to plat thereof as recorded in Plat Book 12 at Page 53 of the Public Records of said County.

Parcel Identification Number: **01-0240-402**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.



And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Bryan J. Crews  
Bryan J. Crews

Sherry L. Crews  
Sherry L. Crews

Signed, sealed and delivered in our presence:

Jeremy Towns  
Witness Signature  
Print Name: Jeremy Towns

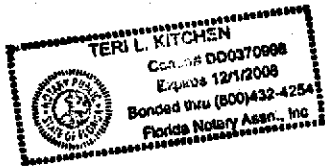
Teri Kitchen  
Witness Signature  
TERI KITCHEN  
Print Name: \_\_\_\_\_

State of FL

County of Escambia

The foregoing instrument was acknowledged before me on July 29, 2005, by Bryan J. Crews and Sherry L. Crews, husband and wife who is/are personally known to me or who has/have produced a valid driver's license as identification.

Teri Kitchen  
NOTARY PUBLIC



Notary Print Name  
My Commission Expires: \_\_\_\_\_

884594

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Baywind Drive**

Legal Address of Property: **4702 Baywind Drive, Pensacola, Florida 32514**

The County ( X ) has accepted ( \_\_\_\_\_ ) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504**

*Signed, sealed and delivered in our presence:*



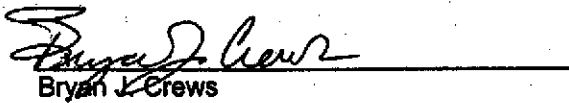
Witness Signature  
**TERI KITCHEN**

Print Name: \_\_\_\_\_



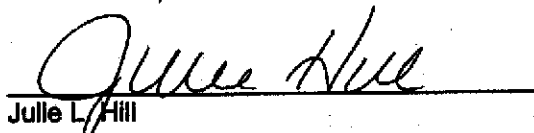
Witness Signature  
**CATHLEEN CARNEY**

Print Name: \_\_\_\_\_

  
Bryan L. Crews

  
Sherry L. Crews

  
Jeffrey L. Hill

  
Julie L. Hill

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

## ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS) ESCAMBIA COUNTY HEALTH DEPARTMENT

**ATTENTION:** Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **4702 Baywind Drive, Pensacola, Florida 32514**

Buyer/Seller are aware that the property is on a ( X ) Sewer System ( \_\_\_\_\_ ) Septic Tank

APPROVAL LETTER ATTACHED HERETO ( \_\_\_\_\_ )

APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD ( \_\_\_\_\_ )

APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED ( \_\_\_\_\_ )

This form completed by:

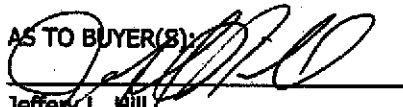
First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504

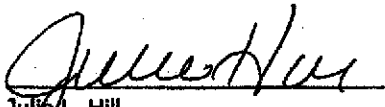
AS TO SELLER(S):

  
Bryan J. Crews

  
Sherry L. Crews

AS TO BUYER(S):

  
Jeffrey L. Hill

  
Julie L. Hill

WHEN RECORDED MAIL TO:  
PINNACLE FINANCIAL  
CORPORATION

2611 TECHNOLOGY DRIVE

ORLANDO, FL 32804

ATTN: POST CLOSING

THIS DOCUMENT WAS PREPARED BY:  
DONNA GARZON

PINNACLE FINANCIAL  
CORPORATION

2611 TECHNOLOGY DRIVE

ORLANDO, FL 32804

[Space Above This Line for Recording Data]

**MORTGAGE**

HILL  
LOAN #: 11241318  
MIN: 100062700112413180  
PIN: 01-0240-402

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **JULY 29, 2005**, together with all riders to this document.
- (B) "Borrower" is **JULIE HILL, A MARRIED WOMAN, JOINED BY HER SPOUSE, JEFF HILL**

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **PINNACLE FINANCIAL CORPORATION**

Lender is a **CORPORATION** organized and existing under the laws of **FLORIDA**. Lender's address is **2611 TECHNOLOGY DRIVE ORLANDO FL 32804**

(E) "Note" means the promissory note signed by Borrower and dated **JULY 29, 2005**

The Note states that Borrower owes Lender

**ONE HUNDRED FORTY-FOUR THOUSAND AND 00/100**

Dollars (U.S. \$ **144,000.00** ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **AUGUST 1, 2035**

11241318

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> Balloon Rider         | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider      | <input type="checkbox"/> Other(s) [specify]                        |   |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely

11241318

as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the

COUNTY of ESCAMBIA  
(Type of Jurisdiction) (Name of Jurisdiction)

LOT 53, BLOCK A, BAYBROOK UNIT NO. 2, A SUBDIVISION OF A PORTION OF SECTION 6 TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12 AT PAGE 53 OF THE PUBLIC RECORDS OF SAID COUNTY.

which currently has the address of 4702 BAYWIND DRIVE  
[Street]  
PENSACOLA, Florida 32514-3251 ("Property Address").  
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



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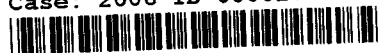
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Case: 2006 TD 000027



00046469356

Dkt: TD80 Pg#:

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**Original Documents Follow**

④ 2006 TD 00027 08-107 5/15/08  
② JULY 7 2008 TAX DEED SALE  
JEFFERY AND JULIE HILL

REDEEMED



**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

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5/21/2008

PPTS KR Corp  
P.O. Box 2288  
Morristown, NJ 07962-2288

**REFUNDED**

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
00027/2006	01-0240-402	7/7/2008	330.00	4.95	334.95

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
John Sims, Tax Deeds Division

Enclosure

ERNIE LEE MAGAHA  
CLERK OF THE COURT  
P.O. BOX 238  
PENSACOLA, FL 32501-0238  
(850) 585-5140  
REGISTRY ACCOUNT

AMSCOUTH BANK OF FLORIDA  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-1011  
832

0009187

PAY

\*THREE HUNDRED THIRTY FOUR AND 95/100

PPTS KR CORP

TO THE  
ORDER  
OF

PPTS KR CORP

DATE  
05/20/2008

AMOUNT  
334.95

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑆9000009187⑆ ⑆063210112⑆ 3089765028⑆

ERNIE LEE MAGAHA  
CLERK OF THE COURT

CHECK NO. 0009187

Date Case Number  
05/20/2008 2006 TD 000027

Description  
PAYMENT TAX DEEDS

Amount  
334.95

Check: 9000009187 05/20/2008 PPTS KR CORP

Check Amount: 334.95

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
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

5/21/2008

WELLS FARGO HOME MORTGAGE  
PO BOX 14506  
DES MOINES IA 50306-9395

**REFUNDED**

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/15/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
00027/2006	01-0240-402	7/07/2008	411.16

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
John Sims, Tax Deeds Division

Enclosure

0009193

ERNIE LEE MAGAHA  
CLERK OF THE COURT  
P.O. BOX 533  
PENSACOLA, FL 32501-0533  
(850) 385-4340  
REGISTRY ACCOUNT

AMERICAN SOUTH BANK OF FLORIDA  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-1011  
632

\*FOUR HUNDRED ELEVEN AND 16/100

PAY

WELLS FARGO HOME MORTGAGE INC

TO THE  
ORDER  
OF

WELLS FARGO HOME MORTGAGE INC

DATE  
05/20/2008

AMOUNT  
411.16

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈4000009193⑈ ⑆063210112⑆ 3089765028⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT

CHECK NO. 0009193

Date      Case Number  
05/20/2008    2006 TD 000027

Description  
PAYMENT TAX DEEDS

Amount  
411.16

Check: 9000009193    05/20/2008    WELLS FARGO HOME MORTGAGE INC    Check Amount:    411.16

**John Sims**

---

**From:** "John Sims" <jsims@clerk.co.escambia.fl.us>  
**To:** "Dana Moye" <dmoye@clerk.co.escambia.fl.us>  
**Cc:** <glenda\_mahuron@co.escambia.fl.us>; "Myllinda Johnson" <mjohnson@escambiaclerk.com>; "Brenda Robinson" <brobenson@escambiaclerk.com>; "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>  
**Sent:** Friday, May 16, 2008 8:17 AM  
**Subject:** Check Request Tax Cert 2006TD00027

Please issue checks as follows : ( total of 3 checks)  
Please return all checks to me for distribution.

Jeffrey L. & Julie L. Hill, Tax Account # 01-0240-402, Homestead Property, Tax Cert # 00027/2006.  
Funds received for redemption- Check # 0214340675, receipt # 886419.  
Redeemed on 5/15/08

Janet Holley Tax Collector  
\$3,914.25

PPTS KR Corp  
P.O. Box 2288  
Morristown, NJ 07962-2288  
\$334.95 ( \$330.00 App Fee, \$4.95 Interest)

Wells Fargo Home Mortgage  
P.O. Box 14506  
Des Moines, IA 50306-9395  
\$411.16 (\$210.00 Legal, \$60.00 Sheriff, \$15.75 Postage, \$125.41 Interest)

John Sims  
Escambia County  
Clerk of Circuit Court  
Tax Deeds  
(850) 595-4517  
(850) 595-4827 Fax

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**

**Account: 010240402 Certificate Number: 000027 of 2006**

**Payor: WELLS FARGO HOME MORTGAGE PO BOX 14506 DES MOINES IA 50306-9395**  
**Date 5/15/2008**

Clerk's Check #	214340675	Clerk's Total	\$344.85
Tax Collector Check #	1	Tax Collector's Total	\$4,029.76
		Postage	\$15.75
		Researcher Copies	\$7.00
		Total Received	\$4,397.36

**ERNIE LEE MAGAHA**  
 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>**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	886419	Receipt Date	05/15/2008

Case Number	2006 TD 000027
Description	PPTS KR CORP VS

Action **TAX DEED REDEMPTION**

Judge

Received From **WELLS FARGO**

On Behalf Of **PPTS KR CORP**

Total Received	4,397.36
Net Received	4,397.36
Change	0.00

Receipt Payments	Amount	Reference Description
Check	4,397.36	0214340675

Receipt Applications	Amount
Holding	4,390.36
Service Charge	7.00

Deputy Clerk: JPS Transaction Date 05/15/2008 15:30:11

Comments

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2006 TD 000027**

**Redeemed Date 5/15/2008**

**Name WELLS FARGO HOME MORTGAGE PO BOX 14506 DES MOINES IA 50306-9395**

<input type="checkbox"/> Clerk's Total = TAXDEED	\$344.85
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$4,029.76
<input type="checkbox"/> Postage = TD2	\$15.75
<input type="checkbox"/> ResearcherCopies = TD6	\$7.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
4/25/2006	TAXDEED	TAX DEED CERTIFICATES Receipt: 878877 Date: 04/25/2008	270.00	0.00	
4/25/2006	TD1	TAX DEED APPLICATION Receipt: 878877 Date: 04/25/2008	60.00	0.00	
4/28/2008	TD82	O & E REPORT (12 pages)	0.00	0.00	
4/28/2008	TD83	TAX COLLECTOR CERTIFICATION (2 pages)	0.00	0.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$270.00	\$270.00	\$0.00	\$0.00
	<b>TOTAL</b>	<b>\$330.00</b>	<b>\$330.00</b>	<b>\$0.00</b>	<b>\$0.00</b>





May 09, 2008

Escambia County  
221 Palifax Place Ste 110  
Pensacola Fl 32502

To Whom it May Concern:

RE: Request of Tax Redemption Certification  
Reference Number: 1158025147, Client 106  
Parcel: 01-0240-402  
Mortgagor: Julie Hill  
Property 4702 Baywind Dr  
Address: Pensacola FL 32514  
Installment: 2006  
Bill Type:  
Payee: Escambia County

Enclosed please find:

Check  
in the amount of \$ 4,397.36 \$ .00 \$ .00 \$ .00

To be used to redeem the tax lien that has been placed upon the above property. Once the funds have been applied and/or the lien has been satisfied, please remit this letter along with the "Tax Redemption Certification" or receipt of payment in the enclosed business reply envelope.

We thank you for your prompt attention to this matter. Should you have questions, please call one of our servicing representatives at (800)842-7654, Mon - Fri 8am-6pm In Your Time Zone.

Sincerely,

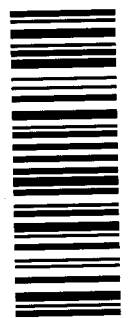
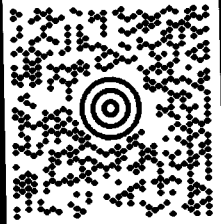
America's Servicing Company

TX358/ISY

JOE KNAPP  
5153240520  
WELLS FARGO HOME MORTGAGE  
1 HOME CAMPUS - 795 E WF TRAI  
DES MOINES IA 50328

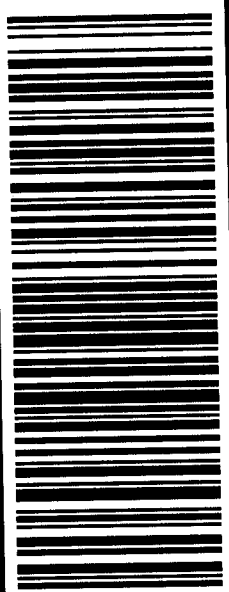
LTR 1 OF 1

**SHIP TO:**  
REQUIRED REQUIRED  
8504386500  
ESCAMBIA COUNTY 3  
213 PALARFOX PL  
PENSACOLA FL 32502-5822



**FL 325 0-03**

**UPS NEXT DAY AIR SAVER 1P**  
TRACKING #: 1Z 1V9 6F7 13 9015 1996



BILLING: P/P

Accounts Rec: 36452  
Dept No.: X2301-012

XOL 02.10.12

NV50 75.0A.01/2008



TM



**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 010240402 Certificate Number: 000027 of 2006**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/7/2008"/>	Redemption Date <input type="text" value="4/25/2008"/>
Months	3	0
Tax Collector	<input type="text" value="\$3,850.25"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$173.26	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$4,029.76	\$0.00
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	\$14.85	\$0.00
Total Clerk	\$344.85	\$0.00
Postage	<input type="text" value="\$18.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,399.61	\$0.00
	Repayment Overpayment Refund Amount	\$4,399.61

**Notes** ACTUAL SHERIFF FEE \$60.00 / COM RECORDING FEE \$18.50  
 5-7-2008 lienholder called for quotes. mkj  
 5-9-2008 lienholder called will send cert funds next week. jps

**Submit**

**Reset**

**Print Preview**

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
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COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
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TRAFFIC

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

<b>Tax Account #</b>	<b>Certificate Number</b>	<b>Sale Date:</b>
01-0240-402	00027 of 2006	JULY 7, 2008

Property Owner: JEFFERY L. HILL ; JULIE L. HILL  
Property Location: 4702 BAYWIND DR

<u>Homestead</u> <u>Yes</u> or No	<u>Improved</u> <u>Yes</u> or No	<u>Applicant W-9 on file</u> Yes or No
--------------------------------------	-------------------------------------	---

#7	Clerk's Fee	\$60.00	
#8	Clerk's Certified Mail Charge	\$18.00	\$6.00 / mail notice
#9	Newspaper Ad - Sun Press	\$210.00	\$ / addntl
#10	Sheriff's Fee Personal Serve <u>2</u> Post Property <u>1</u>	\$60.00	\$20 each serve/post
#11	Recording Fee/Cert. Of Mailing \$10 1 <sup>st</sup> page/ \$8.50 each additional page \$1.00 per name over four names	\$18.50	
#15	Copies/ Title Search	\$7.00	\$1 per page

Additional Notes:

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# Chris Jones Escambia County Property Appraiser

We Have Relocated To 221 Palafox Place (3rd Floor)

CHRIS JONES ECPA RECORD SEARCH MAPS GENERAL INFORMATION GOVERNMENT AGENCIES TANGIBLE PROPERTY CONTACT US

## RECORD DETAIL

[Previous](#) [Next](#)

General Information	
<b>Name:</b>	HILL JEFFERY L & JULIE L 4702 BAYWIND DR PENSACOLA FL 32514
<b>Account:</b>	010240402
<b>Reference:</b>	061S290960053001
<b>Section Map:</b>	S-006-1
<b>Use Code:</b>	01 - Single Family Resid <a href="#">Legend Window</a>
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
<i>Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</i>	

Assessment	
<b>Improvements:</b>	\$160,640.00
<b>Land:</b>	\$39,900.00
<b>Total:</b>	\$200,540.00
<b>Save Our Homes:</b>	\$200,540.00
<b>Amendment 1 Calculations</b>	

Sales Data						
Mo/Yr	Book	Page	Value	Type	Deed Search (new window)	
07/2005	5699	717	\$254,000.00	WD	<a href="#">Click Here</a>	
10/2001	4797	648	\$175,000.00	WD	<a href="#">Click Here</a>	
05/1995	3779	390	\$139,500.00	WD	<a href="#">Click Here</a>	
04/1993	3758	531	\$51,900.00	QC	<a href="#">Click Here</a>	
<i>Deed Search courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court</i>						

Legal Description
LT 53 BLK A BAYBROOK UNIT #2 PB 12 P 53 OR 5699 P 717

[Print This Section](#) [Show Parcel Map](#) [Parcel Dimensions](#)

### Card 1 Data

Location Address
4702 Baywind Dr

Exemptions
Homestead
<b>Taxable:</b> <a href="#">Open Tax Inquiry Window</a>

Areas
1,274 Base Area
170 Wood Deck Fin

Structural Elements
Slab On Grade
Vinyl Siding
Hip
Dimen/Arch Shng
Drywall-Plaster
Carpet
Central H/AC
Plumbing Fixtures: 008
Actual Year Built: 1985

Extra Features
FRAME BLDG

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

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **878877** Receipt Date **04/25/2008**

Case Number **2006 TD 000027**  
Description **PPTS KR CORP VS**

Action **TAX DEED APPLICATION**

Judge

Received From **PPTS KR CORP**

On Behalf Of **PPTS KR CORP**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	330.00	385049914	

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: **mkj** Transaction Date **04/25/2008 09:43:17**

Comments

**NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED**

**DR-512  
R. 05/88**

TO: Tax Collector of Escambia County, State of Florida:

In accordance with the Florida Statutes, I, PPTS KR Corp., holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

**CERT NO**

**2006-27**

**TAX SALE DATE**


**6/1/2006**

**LEGAL DESCRIPTION**

**LT 53 BLK A BAYBROOK UNIT #2 PB 12 P 53  
OR 5699 P 717**

**PARCEL NUMBER 061S29-0960-053-001**

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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 certificate of the same legal description which are in my possession.

  
\_\_\_\_\_  
Applicant Signature

April 16, 2008

01-0240-402

Jeffrey L. & Julie L. Hill  
4702 Baywind Dr  
Pensacola, FL 32514

Re: Certificate #2006-0027

LT 53 BLK A BAYBROOK  
UNIT #2 PB 12 P 53  
OR 5699 P 717







**JANET HOLLEY**  
**ESCAMBIA COUNTY TAX COLLECTOR**  
**P O BOX 1312**  
**PENSACOLA FL 32591**

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
----------------	----------------	------------	---------------	--------------

01-0240-402	539	200,540	25,000	175,540	06
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**PRIOR YEARS TAXES DUE**

HILL JEFFERY L & JULIE L  
 4702 BAYWIND DR  
 PENSACOLA FL 32514

LT 53 BLK A BAYBROOK  
 UNIT #2 PB 12 P 53  
 OR 5699 P 717

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
----------	---------	-----------------	-----------------	-----------------

2005	1275.0000	07/07/2008 4,029.76		0.00
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**TOTAL DUE:**

4,029.76

PAYMENT MUST BE MADE BY CASH,  
 CASHIERS CHECK, OR MONEY ORDER.

.....  
 Please cut on dotted line and return this portion

REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

ACCOUNT NUMBER	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
----------------	----------------	------------	---------------	--------------

01-0240-402	539	200,540	25,000	175,540	06
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**PRIOR YEARS TAXES DUE**

HILL JEFFERY L & JULIE L  
 4702 BAYWIND DR  
 PENSACOLA FL 32514

LT 53 BLK A BAYBROOK  
 UNIT #2 PB 12 P 53  
 OR 5699 P 717

IF PAID BY Jul 07, 2008  
 PLEASE PAY 4,029.76

000000000 0000296561 0000000011380000 0001 0