

Janet Holley - [Delinquent]

File Record Edit View Collections Window Help

Tax System

Daily Current and Delinquent
Special Maintenance
Distribution Master
Delinquent Rolls
Roll Conversions
Litigation

Account Maintenance

Cancel Void Correction TDA Purchase Transfer Duplicate Add Certificate Print Certificate

Date Sold	Folio Yr. & No.	Certificate Yr. &	Type	Status	%	Face	Interest	Amount Due	WIP	TDA	Remarks	Previous
	2007 - 40230.0000			TD		\$0.00	\$0.00	\$0.00	C		Y	
06/01/2007	2006 - 40359.0000	2007 - 1630.000	I	TD	0.25%	\$563.07	\$0.00	\$0.00	R		Y	
06/01/2006	2005 - 39142.0000	2006 - 2122.000	I	TD	0.25%	\$567.91	\$28.40	\$1,898.75	A		Y	
	2004 - 39694.0000					\$0.00	\$0.00	\$0.00			N	
06/01/2004	2003 - 39527.0000	2004 - 2029.000	I		0.25%	\$1,050.20	\$0.00	\$0.00			N	

Maintenance | Holder

Account

04-2817-000

Date

05/09/2008

C

TAX DEED APPLICATION

If Paid By	Total Current	Total Delinquent	Grand Total Due
05/09/2008	\$0.00	\$1,898.75	\$1,898.75

Geo

461 S30-2001-007-040

Owner

MANICCIA SANDRA J

Owner Actual Address

MANICCIA SANDRA J
4366 SEAPORT RD
PACE FL 32571

Taxable

26.250

Run

1

Mill

00

Legal

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366

Changed

04/28/2008

Operator

CAL

General

TDA

Redemption / Bankruptcy

Fees

Print Bill

Application

Type

A - Applied

WIP

-

LAS Date

//

Number

10062

Sale Date

08/04/2008

Receipt

91307.0096

Filed By

GULF GROUP HOLDINGS

Dated

04/28/2008

Clerk's Interest %

0.00

Business Tax

Miscellaneous

Administration

DATE - The current system date

5/9/2008

start

Janet Holley - [Delinq...]

Index - Microsoft Out...

8:44 AM



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
----------------	----------------	------------	---------------	--------------

04-2817-000	24,930	0	24,930	06
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PRIOR YEARS TAXES DUE

MANICCIA SANDRA J
4366 SEAPORT RD
PACE FL 32571

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366
SEC 8/10 T2S R30
SEC 46/47 T1S R30

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	39142.0000	05/30/2008 1,898.75	06/30/2008 1,926.72	07/31/2008 1,954.68 0.00

TOTAL DUE:

1,898.75	1,926.72	1,954.68
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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
----------------	----------------	------------	---------------	--------------

04-2817-000	24,930	0	24,930	06
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PRIOR YEARS TAXES DUE

MANICCIA SANDRA J
4366 SEAPORT RD
PACE FL 32571

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366
SEC 8/10 T2S R30
SEC 46/47 T1S R30

IF PAID BY	May 30, 2008	Jun 30, 2008	Jul 31, 2008
PLEASE PAY	1,898.75	1,926.72	1,954.68

0000000000 0000045704 0000000402300000 0001 2



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
04-2817-000	24,930	0	24,930	06

MANICCIA SANDRA J
4366 SEAPORT RD
PACE FL 32571

PRIOR YEARS TAXES DUE

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366
SEC 8/10 T2S R30
SEC 46/47 T1S R30

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	39142.0000	08/04/2008 1,982.65		0.00

TOTAL DUE:
1,982.65

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
04-2817-000	24,930	0	24,930	06

MANICCIA SANDRA J
4366 SEAPORT RD
PACE FL 32571

PRIOR YEARS TAXES DUE

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366
SEC 8/10 T2S R30
SEC 46/47 T1S R30

IF PAID BY
PLEASE PAY
Aug 04, 2008
1,982.65

0000000000 0000045704 0000000402300000 0001 2

A. EVIDENCE OF TITLE: (1) A complete abstract of title prepared by a reputable abstract firm purporting to be an accurate synopsis of the instruments affecting the title to that real property recorded in public records of that county to the date of this contract, showing in the seller a marketable title, subject only to liens, encumbrances, exceptions or qualifications set forth in this contract and those which shall be discharged by seller at or before closing. (2) a title guarantee commitment issued by a qualified title insurer agreeing to issue to the buyer, upon the recording of the deed hereafter mentioned, as owner, guarantee in the amount of the purchase price insuring the title of the buyer to that real property, subject only to liens, encumbrances, exceptions or qualifications set forth in this contract and those which shall be discharged by seller at or before closing.

Buyer shall have fifteen (15) days if abstract, or five (5) days if title guarantee, from the date of receiving the evidence of title to examine same. If title is found to be defective, the buyer shall, within said period notify the seller in writing specifying the defects: If the said defects render the title unmarketable, the seller shall have ninety (90) days from the receipt of such notice to cure the defects, and if after said period seller shall not have cured the defects, buyer shall have the option of: (1) accepting title as it then is, or (2) demanding a refund of all monies paid hereunder which shall forthwith be returned to the buyer, and thereupon the buyer and seller shall be released of all further obligations under this contract.

B. EXISTING MORTGAGES: The seller shall furnish estoppel letters (not necessarily in affidavit form) setting forth the principal balance, method of payment, and whether the mortgage is in good standing. If there is a charge for the change of ownership records by the mortgagee, it shall be borne by the buyer. Seller shall receive as credit at closing, an amount equal to the escrow funds held by the mortgagee. If the existing mortgage requires the buyer to assume same, then the buyer shall do so; provided, however, if the mortgagee does not accept the buyer, then in that event occurring, the buyer at his option may cancel the contract and all monies paid by the buyer shall be refunded to the buyer.

C. PURCHASE MONEY MORTGAGES: Any purchase money notes and mortgages required by the contract shall follow the forms generally accepted and used in the county where the land is located. Any purchase money mortgage shall provide for insurance against loss by fire with extended coverage in an amount not less than the full insurable value of the improvements. In a first mortgage, the note and mortgage shall provide for acceleration, at the option of the holder, after thirty (30) days default and in a second mortgage, after fifteen (15) days default. A second mortgage shall require a mortgagor to keep all prior liens and encumbrances in good standing. Buyer shall have the right to prepay all or part of the principal at any time or times with interest to date of payment without penalty.

D. OTHER MORTGAGES: In the event buyer executes a mortgage to one other than the seller, all costs and charges incidental thereto shall be paid by the buyer.

E. SURVEY: If the buyer desires a survey he shall have the property surveyed at his expense prior to closing date. If the survey shows an encroachment, the same shall be treated as a title defect.

F. TERMITE INSPECTION: At least 15 days before closing, buyer, at buyer's expense, shall have the right to obtain a written report from a licensed exterminator stating that there is no evidence of live termite or other wood-boring insect infestation on said property nor substantial damage from prior infestation on said property. If there is such evidence, seller shall pay up to three (3%) percent of the purchase price for the treatment required to remedy such infestation, including repairing and replacing portions of said improvements which have been damaged; but if the costs for such treatment or repairs exceed three (3%) percent of the purchase price, buyer may elect to pay such excess. If buyer elects not to pay, seller may pay the excess or cancel the contract.

G. ROOF INSPECTION: At least 15 days before closing, buyer, at buyer's expense, shall have the right to obtain a written report from a licensed roofer stating that the roof is in a watertight condition. In the event repairs are required either to correct leaks or to replace damage to fascia or soffit, seller shall pay up to three (3%) percent of the purchase price for said repairs which shall be performed by a licensed roofing contractor; but if the costs for such repairs exceed three (3%) percent of the purchase price, buyer may elect to pay such excess. If buyer elects not to pay, seller may pay the excess or cancel the contract.

H. OTHER INSPECTIONS: At least 15 days before closing, buyer or his agent may inspect all appliances, air conditioning and heating systems, electrical systems, plumbing, machinery, sprinklers, and pool system included in the sale. Seller shall pay for repairs necessary to place such items in working order at the time of closing. Within 48 hours before closing, buyer shall be entitled, upon reasonable notice to seller, to inspect the premises to determine that said items are in working order. All items of personal property included in the sale shall be transferred by Bill of Sale with warranty of title.

I. LEASES: Seller, not less than 15 days before closing, shall furnish to buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, and advanced rent and security deposits paid by tenant. If seller is unable to obtain such letters from tenants, seller shall furnish the same information to buyer within said time period in the form of a seller's affidavit, and buyer may contact tenants thereafter to confirm such information. At closing, seller shall deliver and assign all original leases to buyer.

J. MECHANICS LIENS: Seller shall furnish to buyer an affidavit that there have been no improvements to the subject property for 90 days immediately preceding the date of closing, and no financing statements, claims of lien or potential liens known to seller. If the property has been improved within that time, seller shall deliver releases or waivers of all mechanics liens as executed by general contractors, subcontractors, suppliers, and materialmen, in addition to the seller's lien affidavit, setting forth the names of all general contractors, subcontractors, suppliers, and materialmen and reciting that all bills for work to the subject property which could serve as basis for mechanics liens have been paid or will be paid at closing.

K. PLACE OF CLOSING: Closing shall be held at the office of the seller's attorney or as otherwise agreed upon.

L. TIME IS OF THE ESSENCE: Time is of the essence of this Sale and Purchase Contract.

M. DOCUMENTS FOR CLOSING: Seller's attorney shall prepare deed, note, mortgage, seller's affidavit, any corrective instruments required for perfecting the title, and closing statement and submit copies of same to buyer's attorney, and copy of closing statement to the broker, at least two days prior to scheduled closing date.

N. EXPENSES: State documentary stamps required on the instrument of conveyance and the cost of recording any corrective instruments shall be paid by the seller. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchase money mortgage shall be paid by the buyer.

O. PRORATION OF TAXES: Taxes shall be prorated on tax for the current year with due allowance being made for the maximum allowable discount and for homestead or other exemptions if allowed for said year. If the closing occurs at a date when the current tax is not fixed but current assessment is available, tax will be prorated on such assessment and millage for the prior year. If the current assessment is not available, the tax will be prorated on the prior year's tax, provided, however, if there are completed improvements on the subject property by January 1st of the year of closing, which improvements were not in existence on January 1st of the prior year, then the tax shall be prorated to assessment to be agreed upon between the parties; but any tax proration based on an estimate may be adjusted subsequently at the request of either party upon receipt of the tax bill, and a statement to that effect shall be set forth in the closing statement.

P. INSURANCE: If insurance is to be prorated, the seller shall on or before the closing date, furnish to buyer all insurance policies or copies thereof.

Q. SPECIAL ASSESSMENT LIENS: Certified, confirmed or ratified special assessment liens as of the date of closing (and not as of the date of the contract) to be paid by the seller. Pending liens as of the date of closing shall be assumed by the buyer, provided, however, that where the improvement has been substantially completed as of the date of the contract, such pending liens shall be considered as certified, confirmed or ratified and the seller shall, at closing, be charged an amount equal to the last estimate by the public body of the assessment for the improvement.

R. RISK OF LOSS: If the improvements are damaged by fire or casualty before delivery of the deed and can be restored to substantially the same condition as now within a period of 60 days thereafter, seller shall so restore the improvements and the closing date and date of delivery of possession hereinbefore provided shall be extended accordingly. If seller fails to do so, the buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) cancelling the contract, and all deposits shall be forthwith returned to the buyer and all parties shall be released of any and all obligation and liability.

S. MAINTENANCE: Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

T. PROCEEDS OF SALE: The Deed shall be recorded, and the evidence of title continued, at seller's expense, to show title in the buyer, without any encumbrances, or change from the date of the last evidence rendering seller's title unmarketable, and the cash proceeds of such sale shall be held in escrow by the seller's attorney or by such other mutually agreed upon Escrow Agent for a period of not longer than five (5) days, exclusive of Saturdays, Sundays and holidays. If the seller's title is so rendered unmarketable, the buyer's attorney shall, within the said five (5) day period, notify seller in writing of the defect and the seller shall have thirty (30) days from the date of receipt of such notification to cure the defect. In the event seller fails to cure the defect, all monies paid hereunder shall, upon written demand therefor, within five (5) days thereafter, be immediately returned to buyer. In the event seller fails to return such repayment, buyer shall vacate the premises and reconvey by Special Warranty Deed. In the event of the failure of the buyer to make such repayment, he shall take title as is, waiving all rights against the seller as to the intervening defect.

U. BROKER'S COMMISSION: The Broker's commission shall be disbursed at the time of the disbursement of the proceeds of the sale.

V. ATTORNEY FEES AND COSTS: In connection with any litigation arising out of the contract, the prevailing party shall be entitled to recover attorneys' fees, cured, including reasonable attorneys' fees.

W. CONTRACT NOT RECORDABLE: This contract shall not be recorded in the public records of any county.

X. RADON GAS NOTIFICATION: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Instrument 00183645

at 11:45 A.M.
in Book and Page noted
above or herein
and record verified
and acknowledged
by the undersigned
COMPTROLLER
Escambia County,
Florida

Real Estate Sale and Purchase Contract

THIS IS A LEGALLY BINDING CONTRACT. SEEK YOUR ATTORNEY'S ADVICE BEFORE SIGNING

OR Bk3712 Pg0062
INSTRUMENT 00183645

Wayne L. Whitfield and Mary L. Whitfield, husband and wife

of 420 Parkway Drive S.W. Leeds, AL 35094 (Ph. 205-699-6634) as seller, and
Sandra J. Maniccia, a single woman
 of 4366 Seaport Rd Pace, FL 32571 (Ph. 904-994-6971) as buyer, hereby agree
 that the seller shall sell and the buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH,
 which shall include the STANDARDS FOR REAL ESTATE TRANSACTIONS set forth on reverse side of this contract.

1. LEGAL DESCRIPTION of real estate located in Escambia County, State
 of Florida

Lot 7, Block 40, lying and being in the subdivision, known
 as Brentwood Park, according to Plat of said subdivision
 appearing of record at page 11 et seq of Plat Book 1 of
 the public records of Escambia County Florida.

Personal property included: YesStreet address: 418 Beverly Parkway Pensacola, FL 325832. PURCHASE PRICE \$25,000.00 Dollars.Method of Payment: \$1,000.00 DN, \$24,000.00 @ 10% over 10 yrs. Payments of \$317.17, 1st(a) Deposit to be held in trust by payment due January 3, 1994 \$ na(b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. Mortgage
holder: Wayne L. Whitfield and Mary L. Whitfield \$ naInterest 10 % per annum; Method of payment Monthly \$ 25,000.00(c) Other NA \$ 1,000.00(d) Cash, certified or local cashier's check on closing and delivery of deed (or such greater or lesser amount
as may be necessary to complete payment of purchase price after credits, adjustments and prorations). \$ 24,000.00TOTAL \$ 24,000.00

3. TIME FOR ACCEPTANCE: If this contract is not executed by the seller and buyer on or before September 3, 1993, the
 aforesaid deposit shall be, at the option of the buyer, returned to him and this agreement shall be null and void. The date of contract, for
 purposes of performance, shall be regarded as the date when the last one of the seller and buyer has signed this contract.

4. CLOSING DATE: This contract shall be closed and the deed and possession shall be delivered on or before the 3rd day
 of September 1993, unless extended by other provisions of this contract.

5. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the date of closing.

6. EVIDENCE OF TITLE: (Check ☐ (1) or ☐ (2)) With 10 days from the date of this contract, the seller shall, at his expense, deliver to the
 buyer or his attorney in accordance with Standard 10 days side either: (1) abstract (2) Title guarantee.

7. CONVEYANCE: Seller shall convey title to the 10 day property to the buyer by statutory warranty deed subject to matters contained in this contract
 and taxes for the year of closing.

8. RESTRICTIONS, EASEMENTS, LIMITATIONS: (a) Zoning, restrictions, prohibitions, and requirements imposed
 by governmental authority. (b) Restrictions and matters on the plat or common to the subdivision. (c) Public utility easements of record, provided
 said easements are located on the side or rear lines of the property. (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any.
 (e) Other: zoning codes at the time of closing.

9. DEFAULT BY BUYER: If buyer fails to perform this contract by buyer as aforesaid, shall be retained by
 execution of this contract, or, at the option of seller, the covenants of this contract, all money paid as an initial earnest money deposit pursuant to
 Should the deposit(s) be retained by seller and the account of the seller as agreed upon and as liquidated damages and as consideration for
 except the broker's share shall not exceed the full co. any seek to enforce this contract by specific performance.
 broker involved in the contract, seller and broker agree to equally divide the retained deposit,
 on.

10. DEFAULT BY SELLER: If the seller fails to perform the covenants of this contract, the aforesaid money paid by the buyer, at the option of the
 buyer, shall be returned to the buyer on demand; or, the shall have only the right of specific performance.
 11. TYPEWRITTEN OR HANDWRITTEN PROVISIONS IN CONFLICT THEREWITH: Typewritten or handwritten provisions inserted in this form shall control all printed provi-

12. OTHER AGREEMENTS: No agreements or provisions, unless incorporated in this contract, shall be binding upon any of the parties.
 13. SPECIAL CLAUSES:

Instrument 00159604
 Filed and recorded in the
 public records
 SEPTEMBER 26, 1994
 at 03:15 P.M.
 in Book and Page noted
 above or herein
 and record verified
 JOE A. FLOWERS,
 COMPTROLLER
 Escambia County,
 Florida

WITNESSES: (Two are required)

Date Executed by Buyer September 3, 1993

Sandra J. Maniccia (SEAL)
 Buyer (SEAL)

COMMISSION TO BROKER: The seller hereby

as the broker in this transaction, and agrees to pay

commission NA % of the gross sales price, the sum of NANADollars (\$ NA) or one-half of the deposit in case same is forfeited by

the buyer through failure to perform, as compensation for service rendered, provided same does not exceed the full amount of the commission.

WITNESSES: (Two are required)

Date Executed by Seller September 3, 1993

Notary

Commission expires

Mary L. Whitfield (SEAL)
 Seller (SEAL)

Deposit received on NA

to be held subject to this contract; if check, subject to clearance.

By

Broker

Attorney

The buyer, SANDRA MANICCIA has in fact made the payments due on the mortgage, even though the mortgage has not been recorded.

The affiants hereby claim a lien on property described as Lot 7, Block 40, lying and being in a subdivision known as Brentwood Park, according to Plat of said subdivision appearing of record at page 11 of Plat Book 1 of the public records of Escambia County, Florida being the same property described in the warranty deed in Official Records Book 3490, at Page 366 of the public records of Escambia County, Florida.

IN WITNESS WHEREOF the parties have set their hands and seals this the 14th day of September, 1994.

Wayne L. Whitfield
WAYNE L. WHITFIELD

Mary L. Whitfield
MARY L. WHITFIELD

Witnesses:

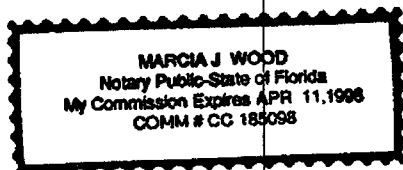
Marcia J. Wood
Print: Marcia J. Wood

Michael L. Guttman
Print: Michael L. Guttman

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of September, 1994 by WAYNE L. WHITFIELD and MARY L. WHITFIELD, who is personally known to me or who has produced N/A identification and who did ~~(did not)~~ take an oath.



Marcia J. Wood
NOTARY PUBLIC

15-02
84-02
48-02

Prepared by:

MICHAEL L. GUTTMANN
314 South Baylen Street
Suite 201
Pensacola, FL 32501

Without title information

OR Bk3651 Pg0857
INSTRUMENT 00159604

OR Bk3712 Pg0060
INSTRUMENT 00183645

Date: 9-26-94
Received \$ 84.¹² in
payment of Documentary Stamps
Cert. # 59-2043328-27-01 and
\$ 48.¹² in payment of
Class "C" Intangible Personal
Property Tax.

Joe A. Flowers, Comptroller
Escambia County, Florida

By M. Whaley D.C.

**CORRECTIVE
NOTICE OF MORTGAGE**

COMES NOW the Mortgagees, WAYNE L. WHITFIELD and MARY L. WHITFIELD, husband and wife, and files this Notice of Mortgage against SANDRA J. MANICCIA, a single woman, 4366 Seaport Road, Pace, FL 32571, the affiants having been duly sworn, and state that:

On or about September 3, 1993, the parties WAYNE L. WHITFIELD and MARY L. WHITFIELD, husband and wife, party of the first part, and SANDRA J. MANICCIA, party of the second part, entered into a Real Estate Sale and Purchase Contract, a copy of which is attached hereto.

That the property which was the subject of this transaction is described as follows:

Lot 7, Block 40, lying and being in the subdivision, known as Brentwood Park, according to Plat of said subdivision appearing of record at page 11 et seq of Plat Book 1 of the Public Records of Escambia County, Florida.

As a part of the sale contract, the purchaser, party of the second part, was to grant to the sellers, party of the first part, a mortgage in the amount of \$24,000.00 at 10% over ten (10) years, beginning a monthly payment to the mortgagees at \$317.17 with the first payment due January 3, 1994.

As shown by a deed recorded in Official Records Book 3490, at Page 366 of the public records of Escambia County, Florida, WAYNE L. WHITFIELD and MARY L. WHITFIELD, husband and wife, executed a Warranty Deed which instrument was prepared by SANDRA J. MANICCIA, the buyer.

The buyer was to execute a mortgage and record the same pursuant to the terms of the attached sale and purchase contract.

This Corrective Notice Of Mortgage together with the attached Real Estate Sales And Purchase Contract is being re-recorded in order to include the back page of the Real Estate Sale And Purchase Contract that was inadvertently not recorded when the Notice Of Mortgage was recorded in Official Records Book 3651 at Page 857 of the public records of Escambia County, Florida.

175.00
181.00
State of Florida
Escambia County

34900 366
PRINTED AND FOR SALE
MAYES PRINTING CO
PENSACOLA, FLA.

WARRANTY DEED

Know All Men by These Presents: That Wayne L. Whitfield and Mary L. Whitfield,
Husband and Wife

for and in consideration of Ten dollars and other good and valuable consideration DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Sandra J. Maniccia, A Single Woman

and her 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 7, Block 40, lying and being in the subdivision, known as Brentwood Park, according to Plat of said subdivision appearing of record at page 11 et seq of Plat Book 1 of the Public Records of Escambia County, Florida.

D.S. PD. \$ 175.00
DATE 12-22-93
J. A. FLOWERS, COMPTROLLER
BY [Signature] P.C.
CERT. REG. #59-264328-27-01

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 seised of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee's 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 and seals this 3rd day of September A.D. 1993

Signed, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
E.J. Presley
Dana Maniccia

State of Florida
Escambia County

Before the subscriber personally appeared WAYNE LUCIOUS WHITEFIELD and MARY ALLEN WHITEFIELD
his wife, known to me, and known to me to be the individual 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 3 day of SEPT. 1993.

This instrument was prepared by:
SANDRA MANICCIA
4366 SEADPT RD. PACE, FL.
32571

[Signature]
My commission expires [Signature]
6076926

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 4, 2008

TAX ACCOUNT NO.: 04-2817-000

CERTIFICATE NO.: 2006-2122

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 tax year.

Sandra J. Maniccia
4366 Seaport Rd.
Pace, FL 32571

Wayne L. & Mary L. Whitfield
3500 E. Olive Rd.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 8th day of May, 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.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 6608

May 5, 2008

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

1. That certain mortgage executed by Sandra J. Maniccia in favor of Wayne L. and Mary L. Whitfield dated September 14, 1994 and recorded September 26, 1994 in Official Records Book 3651, page 857 of the public records of Escambia County, Florida, in the original amount of \$24,000.00. Corrected Mortgage in O.R. Book 3712, page 60.
2. 2006 certificate delinquent. The assessed value is \$62,220.00. Tax ID 04-2817-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 6608

May 5, 2008

Lot 7, Block 40, Brentwood Park, according to the plat thereof
recorded in Plat Book 11, Page 1, Public Records of Escambia
County, Florida.

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.: 6608

May 5, 2008

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596
ATTN: Glenda Mahuron

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-01-88, through 05-01-08, and said search reveals the following:

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

Sandra J. Maniccia

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

May 5, 2008

NOTICE TAX COLLECTOR OF APPLICATION FOR TAX DEED

TO: Tax Collector of Escambia County Tax Collector

County:

In accordance with the Florida Statutes, I, SAUTERNES V LLC

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

CERT. NO.	DATE
2122.000	2006

LEGAL DESCRIPTION

ACCOUNT # 04-2817-000

THIS CERTIFICATE IS FOR TAX YEAR 2006.

LT 7 BLK 40 BRENTWOOD PARK

PB 1 P 11 OR 3490 P 366

SEC 8/10 T2S R30

SEC 46/47 T1S R30

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 certificates of the same legal description which are in my possession.


Applicant's Signature
Date

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 2122.000, 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:
04-2817-000

Cert SAUTERNES V LLC
Holder DEPT 5193
PO BOX 2153
BIRMINGHAM AL 35287-5193

Property MANICCIA SANDRA J
Owner 4366 SEAPORT RD
PACE FL, 32571

LT 7 BLK 40 BRENTWOOD PARK
PB 1 P 11 OR 3490 P 366
SEC 8/10 T2S R30
SEC 46/47 T1S R30

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/ 2122.000	06/01/2006	567.91	0.00	28.40	596.31

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
2007/ 1630.000	06/01/2007	563.07	6.25	28.15	597.47

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 1,193.78
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant . {2007} 470.75
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 1,864.53
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 28th day of April, 2008

Date of Sale: August 4, 2008 TAX COLLECTOR OF Escambia County Tax Collector County

By Glenn Mahura

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

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	883197	Receipt Date	05/07/2008

Case Number	2006 TD 002122
Description	GULF GROUP HOLDINGS VS

Action **TAX DEED APPLICATION**

Judge

Received From **GULF GROUP HOLDINGS**

On Behalf Of **GULF GROUP HOLDINGS**

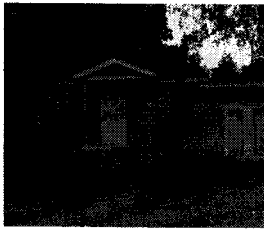
Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	330.00	190232583	

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 05/07/2008 12:24:36

Comments



05/20/03

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Chris Jones

Escambia County Property Appraiser

Chris
Jones, ECPA

RECORD
SEARCH

MAPS

GENERAL
INFORMATION

GOVERNMENT
AGENCIES

TANGIBLE
PROPERTY

CAREERS

Parcel Detail



Navigate Mode ☒ Account ☐ Reference



[Printer Friendly Version](#)

General Information

Name: MANICCIA SANDRA J
4366 SEAPORT RD
PACE, FL 32571

Account: 042817000

Reference: 461S302001007040

Situs: 418 BEVERLY PKY

Use Code: VACANT COMMERCIAL

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley,
Escambia County Tax Collector

2007 Certified Roll Assessment

Improvements: \$37,290

Land: \$24,930

Total: \$62,220

Save Our Homes: \$0

[Amendment 1 Calculations](#)

Sales Data

Mo/Yr	Book	Page	Value	Type	Deed Search (New Window)
09/1993	3490	0366	\$25,000	WD	View Instr
11/1991	3082	0563	\$30,000	CT	View Instr
10/1990	2923	0135	\$29,200	WD	View Instr
09/1984	1968	0620	\$39,900	WD	View Instr

Deed Search courtesy of Ernie Lee Magaha,
Escambia County Clerk of the Court

2007 Certified Roll Exemptions

None

Legal Description

LT 7 BLK 40 BRENTWOOD PARK PB 1 P
11 OR 3490 P 366 SEC 8/10 T2S R30
SEC 46/47 T1S R30

Extra Features

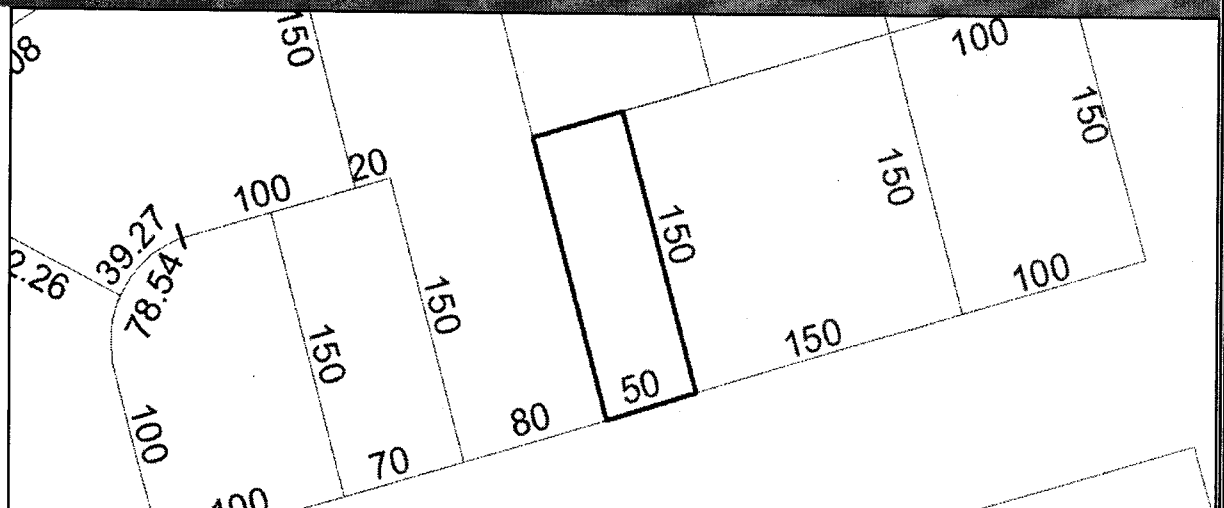
None

Parcel Information

[View Online Map](#)

Section Map
Id: S0711

**Approx.
Acreage:**
0.1800



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

Tax Account #	Certificate Number	Sale Date:
04-2817-000	02122 of 2006	August 4, 2008

Property Owner: SANDRA J. MANICCIA
Property Location: 418 BEVERLY PKY

<u>Homestead</u> Yes or <u>No</u>	<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	\$5/mail notice
#9	Newspaper Ad - Sun Press	\$210.00	\$ /addntl
#10	Sheriff's Fee Personal Serve <u>1</u> Post Property <u>1</u>	\$40.00	\$20 each serve/post
#11	Recording Fee/Cert. Of Mailing \$10 1 st page/ \$8.50 each additional page \$1.00 per name over four names	\$18.50	
#15	Copies/ Title Search	\$5.00	\$1 per page

Additional Notes:

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
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BRANCH OFFICES
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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 002122

Redeemed Date 5/14/2008

Name SANDRA J MANICCIA 4366 SEAPORT RD PACE FL 32571

<input type="checkbox"/> Clerk's Total = TAXDEED	\$349.80
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,982.65
<input type="checkbox"/> Postage = TD2	\$18.00
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
5/7/2006	TAXDEED	TAX DEED CERTIFICATES Receipt: 883197 Date: 05/07/2008	270.00	0.00	
5/7/2006	TD1	TAX DEED APPLICATION Receipt: 883197 Date: 05/07/2008	60.00	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
	TOTAL	\$330.00	\$330.00	\$0.00	\$0.00

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
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**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

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 042817000 Certificate Number: 002122 of 2006

Payor: SANDRA J MANICCIA 4366 SEAPORT RD PACE FL 32571 Date 5/14/2008

Clerk's Check #	0	Clerk's Total	\$349.80
Tax Collector Check #	1	Tax Collector's Total	\$1,982.65
		Postage	\$18.00
		Researcher Copies	\$5.00
		Total Received	\$2,355.45

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	886070	Receipt Date	05/14/2008

Case Number	2006 TD 002122
Description	GULF GROUP HOLDINGS VS

Action TAX DEED REDEMPTION

Judge

Received From SANDRA MANICCIA

On Behalf Of GULF GROUP HOLDINGS

Total Received	2,355.45
Net Received	2,355.45
Change	0.00

Receipt Payments	Amount	Reference Description
Check	2,355.45	1600257908

Receipt Applications	Amount
Holding	2,350.45
Service Charge	5.00

Deputy Clerk: jps Transaction Date 05/14/2008 16:53:27

Comments

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>; "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobins@escambiacklerk.com>; "My linda Johnson" <mjohnson@escambiacklerk.com>
Sent: Thursday, May 15, 2008 8:39 AM
Subject: Check Request Tax Cert 2006TD02122

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

Sandra J. Maniccia, Tax Account # 04-2817-000, Tax Cert # 02122/2006.
Funds received for redemption- Cashier Check #1600257908, receipt # 886070
Redeemed on 5/14/08

Janet Holley Tax Collector
\$1,898.75

Sauternes V LLC
Dept 5193
P.O. Box 2153
Birmingham, AL 35287-5193
\$334.95 (\$330.00 App Fee, \$4.95 interest)

Sandra J. Maniccia
4366 Seaport Rd
Pace, FL 32571
\$386.75 (\$210.00 Legal, \$60.00 Sheriff, \$18.00 Postage, \$98.75 interest)

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

0009189

ERNIE LEE MAGAHA
CLERK OF THE COURT
P.O. BOX 303
PENSACOLA, FL 32501-0303
(850) 695-4140
REGISTRY ACCOUNT

AMERICAN BANK OF FLORIDA
PENSACOLA, FLORIDA

63-1011
632

VOID AFTER 6 MONTHS

*THREE HUNDRED EIGHTY SIX AND 75/100

PAY

SANDRA J MANICCIA

TO THE
ORDER
OF

SANDRA J MANICCIA
4500 SEASIDE RD
PACF, FL 32571

DATE
05/20/2008

AMOUNT
386.75

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000009189⑈ ⑆063210112⑆ 3089765028⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT

CHECK NO. 0009189

Date Case Number
05/20/2008 2006 TD 002122

Description
PAYMENT TAX DEEDS

Amount
386.75

Check: 9000009189 05/20/2008 SANDRA J MANICCIA

Check Amount: 386.75

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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**COUNTY OF ESCAMBIA
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CENTURY

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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

5/21/2008

SANDRA J MANICCIA
4366 SEAPORT RD
PACE FL 32571

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 5/14/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
02122/2006	04-2817-000	8/04/2008	386.75

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

By: 
John Sims, Tax Deeds Division

Enclosure

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
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**COUNTY OF ESCAMBIA
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COUNTY TREASURY
AUDITOR

3/24/2009

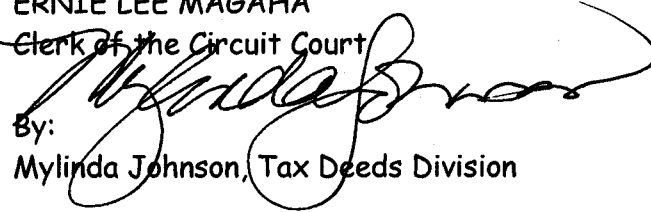
SANDRA J MANICCIA
4366 SEAPORT RD
PACE FL 32571

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 5/14/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
02122/2006	04-2817-000	8/04/2008	386.75

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

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

REDEEMED



2006 TD 02122 08-217
AUGUST 4 2008 TAX DEED SALE
MANICCIA

5/14

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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AUDITOR

IMAGING COVER PAGE

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

Case: 2006 TD 002122



00025992907

Dkt: TD80 Pg#:

27

Original Documents Follow