

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 2861.000, 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:
05-5423-000

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

Property MANSON LEIGH B
Owner 1016 E MADISON DR
PENSACOLA FL, 32505

LT 16 BLK 24
2ND ADDN TO MAYFAIR
PB 4 P 53
OR 5547 P 1207

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/ 2861.000	06/01/2006	977.11	0.00	48.86	1,025.97

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/ 2200.000	06/01/2007	1,789.04	6.25	89.45	1,884.74

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,910.71
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2007} 1,493.18
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 4,603.89
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 [Signature]

* 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

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

Case: 2006 TD 002861



00017706828

Dkt: TD83 Pg#:

2

Original Documents Follow

RCD Dec 23, 2004 03:31 pm
Escambia County, Florida

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.

Jeffrey P. Hopper
Jeffrey P. Hopper

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-316038

Signed, sealed and delivered in our presence:

Lisa D. Miley
Witness Signature

Print Name: Lisa D. Miley

Ernie Lee Magana
Witness Signature

Print Name: Ernie Lee Magana

State of **Florida**

County of **Escambia**

The foregoing instrument was acknowledged before me on December 21, 2004, by Jeffrey P. Hopper who is/are personally known to me or who has/have produced a valid driver's license as identification.



Lisa D. Miley
Commission # DD 066632
Expires Oct. 22, 2005
Bonded Through
Atlantic Bonding Co., Inc.

Lisa D. Miley
NOTARY PUBLIC

Notary Print Name

My Commission Expires: 10/22/05

18.50
413.00
Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
✓ 730 Bayfront Parkway
Pensacola, Florida 32502-6251
(850) 438-0774

Return to: Grantee

File No.: 2101-700254

WARRANTY DEED

This indenture made on **December 21, 2004 A.D.**, by

Jeffrey P. Hopper, a unmarried man

whose address is: **4321 25th Avenue North, St. Petersburg, FL 33713**
hereinafter called the "grantor", to

Leigh B. Manson, a single woman

whose address is: **1016 East Madison Street, Pensacola, FL 32505**
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 16, Block 24, Second Addition to Mayfair Subdivision, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 4, Page 53, of the Public Records of said County.

Parcel Identification Number: **15-2S-30-1000-016-025**

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 4, 2008

TAX ACCOUNT NO.: 05-5423-000

CERTIFICATE NO.: 2006-2861

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

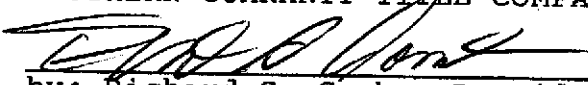
 X Notify Escambia County, 190 Governmental Center, 32501

 X Homestead for tax year:

Leigh B. Manson
1016 E. Madison Dr.
Pensacola, FL 32505

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.: 6620

May 5, 2008

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

1. 2006 certificate delinquent. The assessed value is \$81,460.00.
Tax ID 05-5423-000.

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.: 6620

May 5, 2008

Lot 16, Block 24, Second Addition to Mayfair Subdivision,
according to the plat thereof recorded in Plat Book 4, Page 53,
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.: 6620

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:

Leigh B. Manson

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
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COUNTY OF ESCAMBIA
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Case: 2006 TD 002861



00041899254

Dkt: TD82 Pg#:

7

Original Documents Follow

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 4, 2008, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAUTERNES V LLC holder of Tax Certificate No. 02861, issued the 1st day of June, A.D., 2006 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 16 BLK 24 2ND ADDN TO MAYFAIR PB 4 P 53 OR 5547 P 1207

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055423000

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

LEIGH B MANSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 11:00 A.M. on the first Monday in the month of August, which is the 4th day of August 2008.

Dated this 3rd day of July 2008.

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

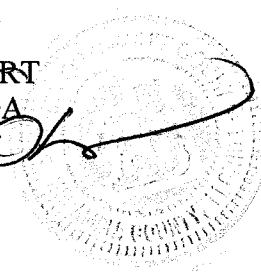
Personal Services:

LEIGH B MANSON
1016 E MADISON DR
PENSACOLA, FL 32505

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

By

Mylinda K. Johnson
Deputy Clerk



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Post Property:

1016 E MADISON DR

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

By:

Mylinda K. Johnson
Deputy Clerk



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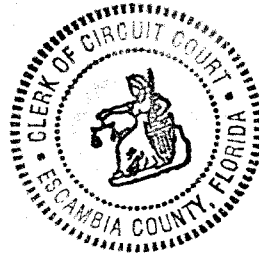
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ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: *John Sims*

John Sims
Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

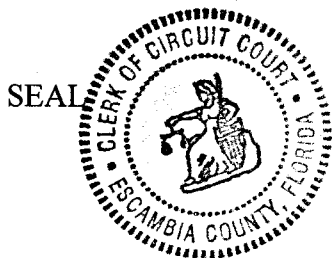
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02861 of 2006

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 3, 2008, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEIGH B MANSON
1016 E MADISON DR
PENSACOLA, FL 32505

WITNESS my official seal this 3rd day of July 2008.



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

BY: *John Sims*
John Sims
Deputy Clerk

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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AUDITOR

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Case: 2006 TD 002861



00009946207

Dkt: TD84 Pg#:

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Original Documents Follow



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

05-5423-000 81,460 0 81,460 06

PRIOR YEARS TAXES DUE

MANSON LEIGH B
1016 E MADISON DR
PENSACOLA FL 32505

LT 16 BLK 24
2ND ADDN TO MAYFAIR
PB 4 P 53
OR 5547 P 1207

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

2005 49626.0000 08/04/2008
4,886.37

0.00

TOTAL DUE:

4,886.37

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

05-5423-000 81,460 0 81,460 06

PRIOR YEARS TAXES DUE

MANSON LEIGH B
1016 E MADISON DR
PENSACOLA FL 32505

LT 16 BLK 24
2ND ADDN TO MAYFAIR
PB 4 P 53
OR 5547 P 1207

IF PAID BY Aug 04, 2008
PLEASE PAY 4,886.37

0000000000 0000144969 0000000502100000 0001 0



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
05-5423-000	81,460	0	81,460	06

PRIOR YEARS TAXES DUE

MANSON LEIGH B
1016 E MADISON DR
PENSACOLA FL 32505

LT 16 BLK 24
2ND ADDN TO MAYFAIR
PB 4 P 53
OR 5547 P 1207

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
		05/30/2008	06/30/2008	07/31/2008
2005	49626.0000	4,679.20	4,748.26	4,817.32
				0.00

TOTAL DUE:

4,679.20 4,748.26 4,817.32

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
05-5423-000	81,460	0	81,460	06

PRIOR YEARS TAXES DUE

MANSON LEIGH B
1016 E MADISON DR
PENSACOLA FL 32505

LT 16 BLK 24
2ND ADDN TO MAYFAIR
PB 4 P 53
OR 5547 P 1207

IF PAID BY	May 30, 2008	Jun 30, 2008	Jul 31, 2008
PLEASE PAY	4,679.20	4,748.26	4,817.32

0000000000 0000144969 0000000502100000 0001 0

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	883218	Receipt Date	05/07/2008

Case Number	2006 TD 002861
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 12:36:22

Comments

NO. PLUMBING FIXTURES
DWELLING UNITS (1)
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. STORIES (1)
FLOOR COVER-CARPET
FLOOR COVER-HARDWOOD/PARQUET
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 2256 Total SF

BASE AREA - 1360

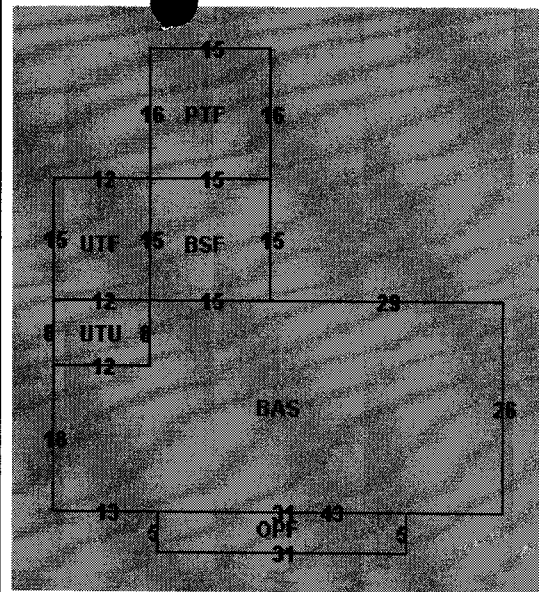
BASE SEMI FIN - 225

OPEN PORCH FIN - 155

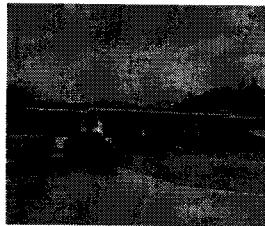
PATIO FINISHED - 240

UTILITY FIN - 180

UTILITY UNF - 96



Images



01/21/03

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: MANSON LEIGH B
1016 E MADISON DR
PENSACOLA, FL 32505

Account: 055423000

Reference: 152S301000016025

Situs: 1016 E MADISON DR

Use Code: SINGLE FAMILY RESID

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

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

2007 Certified Roll Assessment

Improvements: \$65,790

Land: \$15,670

Total: \$81,460

Save Our Homes: \$0

Amendment 1 Calculations

Sales Data

Mo/Yr	Book	Page	Value	Type	Deed Search (New Window)
12/2004	5547	1207	\$59,000	WD	View Instr
08/2002	4952	0374	\$27,000	WD	View Instr

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

2007 Certified Roll Exemptions

None

Legal Description

LT 16 BLK 24 2ND ADDN TO MAYFAIR
PB 4 P 53 OR 5547 P 1207

Extra Features

POOL

Parcel Information

[View Online Map](#)

Section Map Id:
S0941

Approx. Acreage:
0.1900



Buildings

Building 1 - Address: 1016 E MADISON DR, Year Built: 1960

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-BRICK-COMMON

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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COUNTY TREASURY
AUDITOR

Tax Account #	Certificate Number	Sale Date:
05-5423-000	02861 OF 2006	AUGUST 4, 2008

Property Owner: LEIGH B. MABSON
Property Location: 1016 E. MADISON DR

<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	\$6.00	\$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	\$2.00	\$1 per page

Additional Notes:

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	907334	Receipt Date	07/14/2008

Case Number	2006 TD 002861
Description	GULF GROUP HOLDINGS VS

Action **TAX DEED REDEMPTION**

Judge

Received From **FRANK J MANSON**

On Behalf Of **GULF GROUP HOLDINGS**

Total Received	5,176.17
Net Received	5,176.17
Change	0.00

Receipt Payments	Amount	Reference Description
Mastercard	5,176.17	35234B

Receipt Applications	Amount
Holding	5,162.17
Service Charge	14.00

Deputy Clerk: JPS Transaction Date 07/14/2008 15:52:14

Comments

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

7/16/2008

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

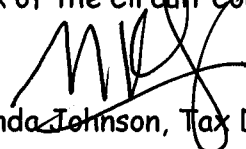
REFUNDED

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
02861/2006	05-5423-000	8/04/2008	330.00	14.85	344.85

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

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

2

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS DIVISION
221 Palatka Place
P.O. Box 333
Pensacola, FL 32501-0333

CERTIFIED MAIL™



7007 0710 0001 2338 498

LEIGH B MANSON [08-187]
1016 E MADISON DR
PENSACOLA, FL 32505



UNITED STATES POSTAGE
\$05.32
02 1A
0004305873
JUL 03 2008
MAILED FROM ZIP CODE 32502

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
JUL 14 2008
MAILROOM

Moved - VA

3250514662 0001
3259100933

NIXIE 325 SE 1 80 07/10/08
RETURN TO SENDER
TEMPORARILY AWAY
UNABLE TO FORWARD

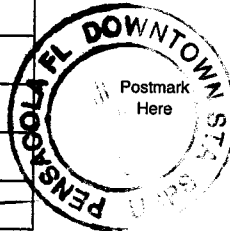
BC: 32591009333 *1187-01959-03-34

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32



Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

LEIGH B MANSON [08-187]
1016 E MADISON DR
PENSACOLA, FL 32505

PS Form 3800, August 2006

See Reverse for Instructions

7007 0710 0001 2338 4997

undelivered

013527

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 4, 2008, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAUTERNES V LLC holder of Tax Certificate No. 02861, issued the 1st day of June, A.D., 2006 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 16 BLK 24 2ND ADDN TO MAYFAIR PB 4 P 53 OR 5547 P 1207

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055423000

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

LEIGH B MANSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 11:00 A.M. on the first Monday in the month of August, which is the 4th day of August 2008.

Dated this 3rd day of July 2008.

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

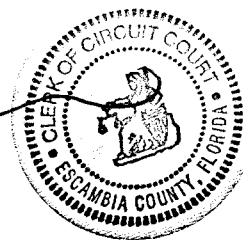
Post Property:

1016 E MADISON DR

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

By:

Mylinda K. Johnson
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO08CIV033422NON

Agency Number: 08-013527

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT 02861, 2006

Attorney/Agent:

HONORABLE ERNIE LEE MAGAHA
CLERK OF COURTS
TAX DEED DIVISION

Plaintiff: RE: LEIGH B MANSON

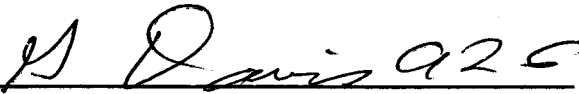
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2008 at 10:12 AM and served same at 9:40 AM on 7/8/2008 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: . .

POSTED PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

RON MCNESBY, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
G. DAVIS, CPS

Service Fee: \$20.00

Receipt No: BILL

Printed By: NDCURRAN

WARNING

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SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055423000

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Dated this 3rd day of July 2008.

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

Personal Services:

LEIGH B MANSON
1016 E MADISON DR
PENSACOLA, FL 32505

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

By:

Mylinda K. Johnson
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 4, 2008, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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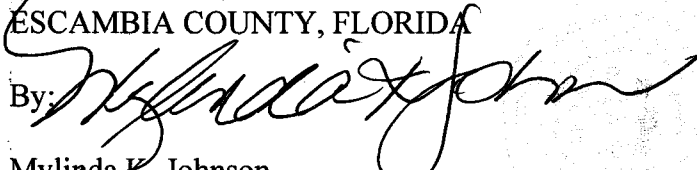
Dated this 3rd day of July 2008.

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

Personal Services:

LEIGH B MANSON
1016 E MADISON DR
PENSACOLA, FL 32505

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

By: 

Mylinda K. Johnson
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECS008CIV0334 19NON

Agency Number: 08-013526

187

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT 02861, 2006

Attorney/Agent:

HONORABLE ERNIE LEE MAGAHA
CLERK OF COURTS
TAX DEED DIVISION

Plaintiff: RE: LEIGH B MANSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/3/2008 at 10:12 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LEIGH B MANSON , Writ was returned to court UNEXECUTED on 7/8/2008 for the following reason:

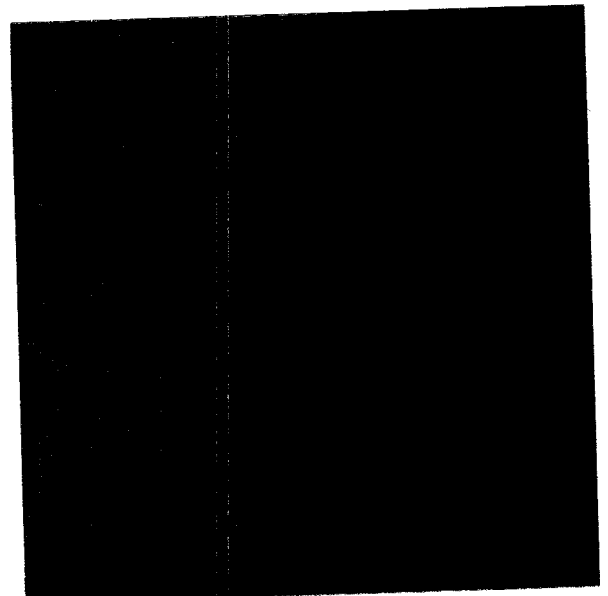
GIVEN ADDRESS IS VACANT AND FOR RENT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

RON MCNESBY, SHERIFF
ESCAMBIA COUNTY, FLORIDA

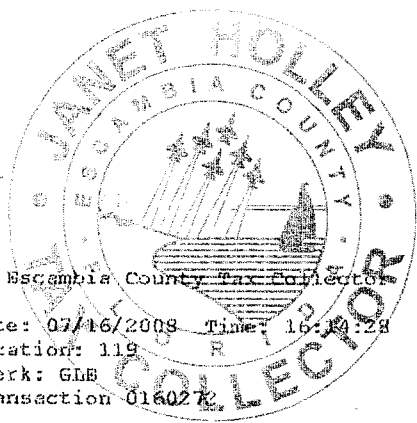
By: *G. Davis 926*
G. DAVIS, CPS

Service Fee: \$20.00

Receipt No: BILL



Century * Warrington * Cantonnement * Marcus Pointe * Downtown



Escambia County Tax Collector
Date: 07/16/2008 Time: 16:20:28
Location: 119
Clerk: GLE
Transaction 0160272
Individual Held
Account 04-438-6500
Receipt 0160272.0003 4,453.49

Individual Held
Account 05-2858-100
Receipt 0160272.0004 7,653.95
Individual Held
Account 05-5933-000
Receipt 0160272.0006 3,083.11

County Held
Account 05-1654-000
Receipt 0160272.0006 653.82
County Held
Account 05-1654-000
Receipt 0160272.0007 342.71

County Held
Account 05-1654-000
Receipt 0160272.0008 309.51
County Held
Account 05-1654-000
Receipt 0160272.0009 280.54

Individual Held
Account 05-1654-000
Receipt 0160272.0010 76.19
Individual Held
Account 05-1654-000
Receipt 0160272.0011 278.05

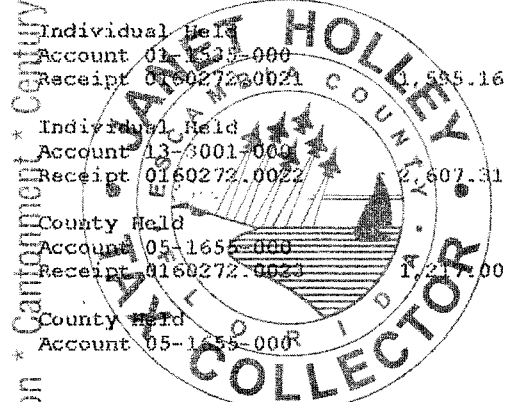
Purchase
Account 05-1654-000
Receipt 0160272.0012 240.94
Individual Held
Account 05-2686-000
Receipt 0160272.0013 5,682.37

Individual Held
Account 05-5423-000
Receipt 0160272.0014 4,817.32
Individual Held
Account 07-0188-000
Receipt 0160272.0015 6,000.04

Individual Held
Account 06-0426-000
Receipt 0160272.0016 768.99
Individual Held
Account 08-3370-000
Receipt 0160272.0017 4,250.27

Downtown * Marcus Pointe * Warrington * Cantonnement * Century

Individual Held
Account 09-1778-064
Receipt 0160272.0018 5,364.40
Individual Held
Account 07-1807-000
Receipt 0160272.0019 1,698.73
www.escambiat taxp collector.com
Individual Held
Account 04-1856-100
Receipt 0160272.0020 8,924.52



850-438-6500
www.escambiat taxp collector.com

Receipt 0160272.0024 773.96
County Held
Account 05-1655-000
Receipt 0160272.0025 698.93
County Held
Account 05-1655-000
Receipt 0160272.0026 435.54

Individual Held
Account 05-1655-000
Receipt 0160272.0027 488.29
Individual Held
Account 05-1655-000
Receipt 0160272.0028 682.60

Purchase
Account 05-1655-000
Receipt 0160272.0029 592.90
Current Tax
Account 05-1655-000
Receipt 0160272.0030 340.66

Current Tax
Account 05-1654-000
Receipt 0160272.0031 151.55
Miscellaneous
Account MBC
Receipt 0160272.0001 6.25

Miscellaneous
Account MBC
Receipt 0160272.0002 6.25
850-438-6500
TOTAL www.escambiat taxp collector.com 67,937.35

TOTAL TENDERED 67,937.35
CHECK 9478 67,937.35
Paid By: JANIS MACANA CLERK OF
Where Service is a Matter of Pride.

Century * Warrington * Cantonnement * Marcus Pointe * Downtown

THE ESCAMBIA SUN-PRESS, LLC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAUTERNES V LLC holder of Tax Certificate No. 02861, issued the 1st day of June, A.D., 2006 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 16 BLK 24 2ND ADDN TO MAY-
FAIR PB 4 P 53 OR 5547 P 1207
SECTION 15, TOWNSHIP 2 S,
RANGE 30 W
TAX ACCOUNT NUMBER
055423000

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 11:00 A.M. on the first Monday in the month of August, which is the 4th day of August 2008.

Dated this 3rd day of July 2008.

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is
Publisher of The Escambia Sun Press, a weekly newspaper
published at (Warrington) Pensacola in Escambia County,
Florida; that the attached copy of advertisement, being a
Notice in the matter of Sale
August 4th, 2008 Tax Cert #02861

in the Circuit Court
was published in said newspaper in the issues of
July 3, 10, 17, 24 2008

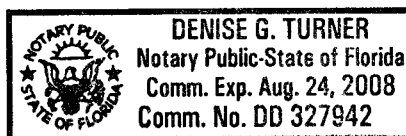
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24th
day of July A.D., 20 08

DENISE G. TURNER

NOTARY PUBLIC



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



~~██████████~~
Frank J. Manson (08-187)
1016 E. Madison Dr
Pensacola, FL 32505

WIC

TD

NIXIE 325 DC 1 00 07/25/08

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32591000000 *1187-08309-20-17

EAEN511 32591000000

Clerk of the Circuit Court & Comptroller - Escambia County Florida - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites

Address http://193.0.10.21/home/index.html Go

Escambia County Florida
Clerk of the Court
Hon. Ernie Lee Magaha, Clerk

Jump To HOME

Answers | Contact Us | Public Records | Forms | Links | Employment

Case Number	2008 1R 003016		Case Judge	/	
Case Type	TRAFFIC INFRACTIONS		File Date	01/30/2008	
Case Action Code			Case Status	CLOSED	

PARTIES

Rcd	Party Type	Name	Race	Gender	D.O.B. / D.O.D.
1	Defendant	MANSON, LEIGH BABETTE XRef-ID: 56716742	W	F	06/23/1966
Address: 1119 SOUNDVIEW TRL GULF BREEZE FL 32561 (Home Address on 04/01/2003)					
Address: 1925 FLATWOODS RD DANDRIDGE TN 37725 (Home Address on 03/22/2002)					
Address: 1500 E JACKSON ST PENSACOLA FL 32501 (Home Address on 01/30/2008)					
2	Complainant	PPD OFFICER, XRef-ID: 20784563			

CHARGES

Rcd	Offense Date	Florida Statute	Charge Description	Level / Degree	Citation
1	01/27/2008	316.610	Driving Vehicle in Unsafe Condition	Traffic Non-Moving Infraction	4554-FDH

DISPOSITIONS

Rcd	Status	Status Date	Disposition Code	Disp Date	Judge
1	CLOSED	01/30/2008	EQUIPMENT REPAIRED	02/22/2008	

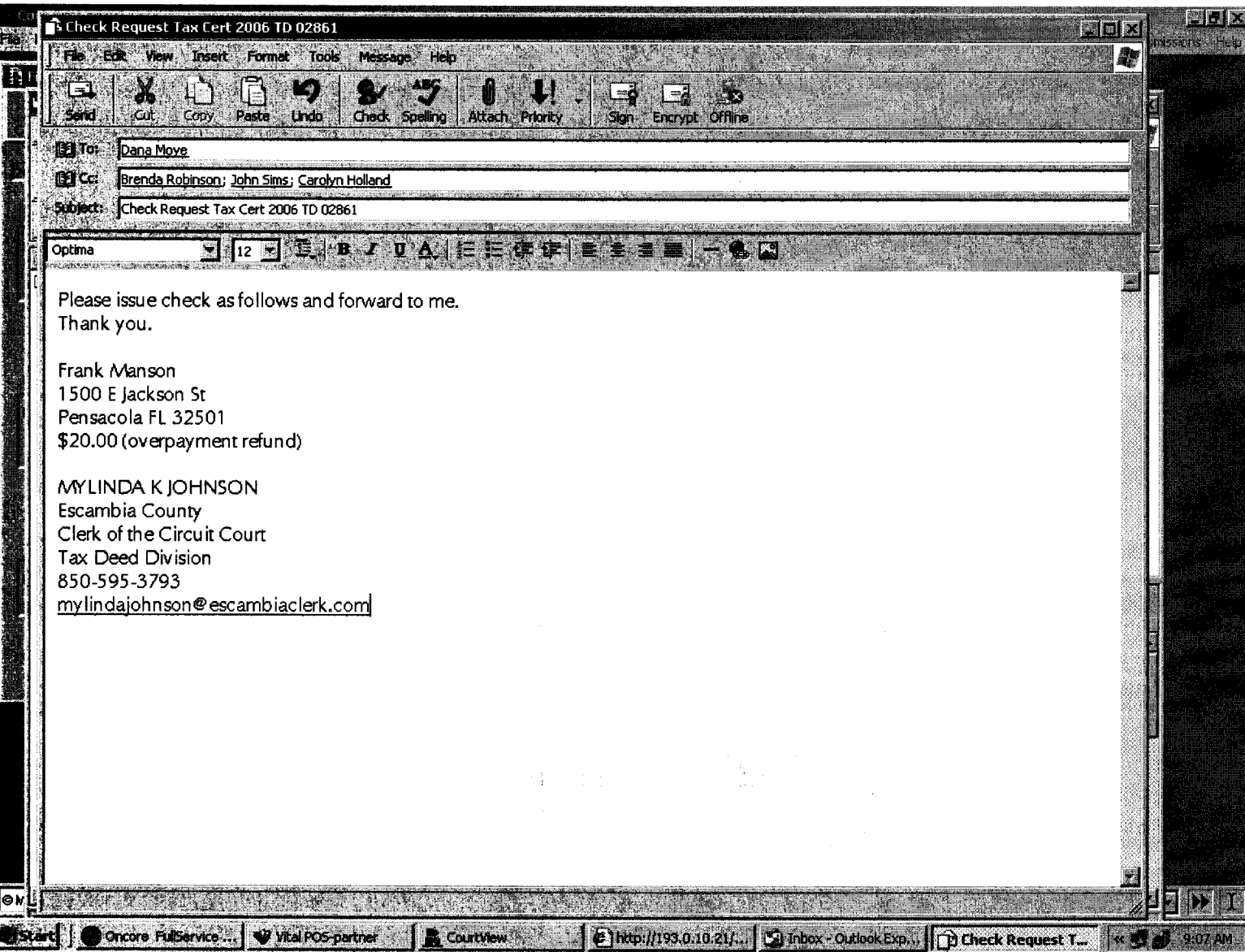
DOCKETS

Rcd	Date	Description	Doc	Tag

Start CourtView Inbox - Outlook Express Clerk of the Circuit Co... 2:19 PM

refunded
\$20.00
to
Frank
manson

1500 E JACKSON ST
32501



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

8/6/2008

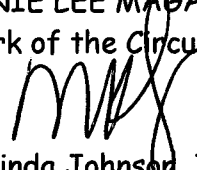
FRANK J MANSON
1500 E JACKSON ST
PENSACOLA FL 32501

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 7/14/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
02861/2006	05-5423-000	8/04/2008	20.00

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

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

2006 TD 02861
AUGUST 4, 2008 TAX DEED SALE
LEIGH B MANSON

08-187

7-14-08

REDEEMED REFUNDED

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
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**

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

Case: 2006 TD 002861



00054671924

Dkt: TD80 Pg#:

23

Original Documents Follow

Escambia County Receipt of Transaction

Receipt # 2025048047

Cashiered by: bdd

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

MARIE BRADBERRY

On Behalf Of:

ALFRED LORANZO LEE
1780 BATSON LANE APT 32
CANTONMENT, FL 32533

On: 6/23/25 8:06 am
Transaction # 102011223

CaseNumber 2020 CF 004045 A

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(CF55) INDIGENT PD APPLICATION FEE \$50	50.00	50.00	0.00	0.00	0.00	0.00
(CF61) PUBLIC DEFENDER/ATTY COSTS F.S. 938.29	100.00	0.00	0.00	100.00	0.00	100.00
(CF91) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	0.00	7.00
(PPF) PAYMENT PLAN	25.00	25.00	0.00	0.00	0.00	0.00
(CF22) FELONY COURT COSTS	518.00	0.00	0.00	518.00	50.00	468.00
(JUDINT) JUDGMENT INTEREST	9.43	0.00	0.00	9.43	0.00	9.43
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	0.00	10.00
Total:	719.43	75.00	0.00	644.43	50.00	594.43

Grand Total: 719.43 75.00 0.00 644.43 50.00 594.43

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:026520 3513028900	50.00	0.00	0.00	0.00	50.00
Payments Total:		50.00	0.00	0.00	0.00	50.00