

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 3716.000, 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:

Cert PPTS D CORP.

Holder PO BOX 2288

PO BOX 2288

MORRISTOWN NJ 07962-2288

Property LEE STEVE B

Owner 2413 BRITAIN CT

CARROLLTON TX, 75006

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

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/ 3716.000	06/01/2006	960.21	0.00	48.01	1,008.22

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/ 2849.000	06/01/2007	1,188.73	6.25	59.44	1,254.42

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,262.64
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant (2007) 1,000.61
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 3,463.25
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 $.015 \times 3 (-.045)$
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 18th day of April, 2008

Date of Sale: 7th July 2008

TAX COLLECTOR OF Escambia County Tax Collector County

By

Shirley Rich, CFA
Senior Deputy Tax Collector

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 003716



00098369807

Dkt: TD83 Pg#:

2

Original Documents Follow

DOC ID #: 0006395911508004

(e) **SECURITY INTEREST:** We will join with you in signing and filing documents and, at our expense, in doing whatever you believe is necessary to perfect and continue the perfection of your lien and security interest in the Premises. It is agreed that the Lender shall be subrogated to the claims and liens of all parties whose claims or liens are discharged or paid with the proceeds of the Agreement secured hereby.

OUR AUTHORITY TO YOU: If we fail to perform our obligations under this Mortgage, Lender may, if Lender chooses, perform our obligations and pay such costs and expenses. Lender will add the amounts Lender advances to the sums owing on the Note, on which Lender will charge interest at the interest rate set forth in the Note. If, for example, we fail to honor our promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair or to perform any of our agreements with Lender, Lender may, if Lender chooses, advance any sums to satisfy any of our agreements with Lender or MERS and charge us interest on such advances at the interest rate set forth in the Note. This Mortgage secures all such advances. Lender's payments on our behalf will not cure our failure to perform our promises in this Mortgage. Any replacement insurance that Lender obtains to cover loss or damages to the Premises may be limited to the amount owing on the Note plus the amount of any Prior Mortgages.

(g) **PRIOR MORTGAGE:** If the provisions of this paragraph are completed, this Mortgage is subject and subordinate to a prior mortgage dated _____ and given by us to _____

as mortgagee, in the original amount of \$ _____ (the "Prior Mortgage"). We shall not increase, amend or modify the Prior Mortgage without your prior written consent and shall upon receipt of any written notice from the holder of the Prior Mortgage promptly deliver a copy of such notice to you. We shall pay and perform all of our obligations under the Prior Mortgage as and when required under the Prior Mortgage.

(h) **HAZARDOUS SUBSTANCES:** We shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Premises. We shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Premises. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection.

(i) **SALE OF PREMISES:** We will not sell, transfer ownership of, mortgage or otherwise dispose of our interest in the Premises, in whole or in part, or permit any other lien or claim against the Premises without Lender's prior written consent.

(j) **INSPECTION:** We will permit Lender to inspect the Premises at any reasonable time.

NO LOSS OF RIGHTS: The Note and this Mortgage may be negotiated or assigned without releasing us or the Premises. Lender may ad or release any person or property obligated under the Note and this Mortgage with losing rights in the Premises.

DEFAULT: Except as may be prohibited by applicable law, and subject to any advance notice and cure period if required by applicable law, if any event or condition of default as described in the Note occurs, Lender may foreclose upon this Mortgage. This means that Lender may arrange for the Premises to be sold, as provided by law, in order to pay off what we owe on the Note and under this Mortgage. If the money Lender receive from the sale is not enough to pay off what we owe, we will still owe the difference which Lender may seek to collect from us in accordance with applicable law. In addition, Lender may, in accordance with applicable law, (i) enter on and take possession of the Premises; (ii) collect the rental payments, including over-due rental payments, directly from tenants; (iii) manage the Premises; and (iv) sign, cancel and change leases. We agree that the interest rate set forth in the Note will continue before and after a default, entry of a judgment and foreclosure. In addition, Lender shall be entitled to collect all reasonable fees and costs actually incurred by Lender in proceeding to foreclosure, including, but not limited to, reasonable attorneys fees and costs of documentary evidence, abstracts and title reports.

ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER: As additional security, we assign to you the rents of the Premises. You or a receiver appointed by the courts shall be entitled to enter upon, take possession of and manage the Premises and collect the rents of the Premises including those past due.

DOC ID #: 0006395911508004

The Premises includes all buildings and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto.

WE UNDERSTAND and agree that MERS is a separate corporation acting solely as nominee for Lender and Lender's successors and assigns, and holds only legal title to the interests granted by us in this Mortgage, 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 or canceling this Mortgage

LOAN: This Mortgage will secure Lender's loan to us in the principal amount of \$ 42,210.00 or so much thereof as may be advanced and readvanced from time to time to STEVE B. LEE

the Borrower(s) under the Home Equity Credit Line Agreement And Disclosure Statement (the "Note") dated 08/27/2004, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Note. This Mortgage will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note, and any amounts advanced by you under the terms of the section of this Mortgage entitled "Our Authority To You." Loans under the Note may be made, repaid and remade from time to time in accordance with the terms of the Note and subject to the Credit Limit set forth in the Note.

OWNERSHIP: We are the sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

OUR IMPORTANT OBLIGATIONS:

(a) TAXES: We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide Lender with proof of payment upon request.

(b) MAINTENANCE: We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting Lender's consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) INSURANCE: We will keep the building(s) on the Premises insured at all time against loss, by fire, flood and any other hazards Lender may specify. We may choose the insurance company, but our choice is subject to Lender's reasonable approval. The policies must be for at least the amounts and the time periods that Lender specifies. We will deliver to Lender upon Lender's request the policies of other proof of the insurance. The policies must name Lender as "mortgagee" and "loss-payee" so that Lender will receive payment on all insurance claims, to the extent of this Mortgage, before we do. The insurance policies must also provide that Lender be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to Lender. In the event of loss or damage to the Premises, we will immediately notify Lender in writing and file a proof of loss with the insurer. Lender may file a proof of loss on our behalf if we fail or refuse to do so. Lender may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If Lender receives payment of a claim, Lender will have the right to choose to use the money either to repair the Premises or to reduce the amount owing on the Note.

(d) CONDEMNATION: We assign to Lender the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Premises, or part thereof, or for conveyance in lieu of condemnation, all of which shall be paid to Lender, subject to the terms of any Prior Mortgage.

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

REC 103.50
DOCS 148.05 INT 84.42
Q4-080602

OR BK 5488 PB1047
Escambia County, Florida
INSTRUMENT 2004-281728

NTS DOC STAMPS PD & ESC CO \$ 148.05
08/31/04 EMILIE LEE WARNER, CLERK

INTENSIBLE TAX PD & ESC CO \$ 84.42
08/31/04 EMILIE LEE WARNER, CLERK

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O. Box 10423
Van Nuys, CA 91410-0423
This document was prepared by:
JESSICA L. WARNER
COUNTRYWIDE HOME LOANS, INC.

89 ALCANIZ STREET, STE. B
PENSACOLA
FL 32501

[Space Above This Line For Recording Data]

0006395911508004

[Doc ID #]

MORTGAGE
(Line of Credit)

MIN 1000157-0004006563-9

THIS MORTGAGE, dated AUGUST 27, 2004, is between
STEVE B LEE, AN UNMARRIED MAN

residing at

4720 PRESCOTT DRIVE, FLOWER MOUND, TX 75028

the person or persons signing as "Mortgagor(s)" below and hereinafter referred to as "we," "our," or "us"
and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") a Delaware corporation
with an address of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS acting solely as nominee for
COUNTRYWIDE HOME LOANS, INC.

("Lender" or "you") and its successors and assigns. MERS is the "Mortgagee" under this Mortgage.

MORTGAGED PREMISES: In consideration of the loan hereinafter described, we hereby mortgage,
grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the
successors and assigns of MERS, the premises located at:

112 ALICE ST

Street

PENSACOLA

Municipality

ESCAMBIA

County

FL 32505-7205 (the "Premises").

State ZIP

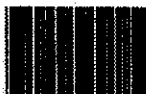
and further described as:

LOT 6, BLOCK 3, GREENHUT COURT, A PORTION OF SECTION 34, TOWNSHIP 2
SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF
AS RECORDED IN PLAT BOOK 3, PAGE 23, OF THE PUBLIC RECORDS OF SAID
COUNTY.

• MERS HELOC - FL MORTGAGE
2D993-FL (02/04)(d)

Page 1 of 5

Initials: SC



* 2 3 9 9 1 *



* 0 6 3 9 5 9 1 1 5 0 0 0 0 2 D 9 9 3 *

Page 2 of 2
August 10, 2004
112 Alice Street

OR BK 5488 PG1040
Escambia County, Florida
INSTRUMENT 2004-281725

This letter will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6766.

Sincerely,



Mary M. Beverly, REHS
Environmental Supervisor I

MMB/td/em
OSTDS # 04-8360
Fax to: Connie, 905-0592

RCD Aug 31, 2004 01:57 pm
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-281725

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**



August 10, 2004

Nu Thi Chong
c/o Connie Sorensen
ReMax Horizons
3782 Highway 90
Pace, FL 32571

OR BK 5488 PG1039
Escambia County, Florida
INSTRUMENT 2004-281725

RE: Four Bedroom
Single Family Residence
112 Alice Street
Pensacola, FL 32505
Parcel ID No: 34-2S-30-0824-006-003

Dear Mr. Chong:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. No sanitary nuisances or violations were noted. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.
- The septic tank was located 1 foot from the house foundation. In the event of future repair, the proper setback of 2 feet to the building foundation must be maintained.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old.
- Moderate root intrusion was found in the tank and drainfield areas that could alter the system's functionality in the future; however, no structural deficiencies were noted.

Conclusion:

- No action is required. With the data available to us at the time of the inspection, the system appeared to be in satisfactory condition.

2
2720
Rec
Doc 3328.38

Prepared By: Karen McClammy
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., STE. 31
PENSACOLA, FL
incidental to the issuance of a title insurance policy.
File Number: 64-080602
Parcel ID # 2004-000003
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

OR BK 5488 PG1038
Escambia County, Florida
INSTRUMENT 2004-281725

DEED REC STRIPS PD 0 ESC CO \$ 328.30
08/31/04 ERIC LEE NICHOLS, CLERK

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated August 27, 2004 by Nu Thi Chong, a married person, whose post office address is 813 Christian Drive, Pensacola, FL 32505, hereinafter called the GRANTOR, to Steve B. Lee, an unmarried man, whose post office address is 4720 Prescott Drive, Flower Mound, TX 75028 hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$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, FL, viz:

Lot 6, Block 3, GREENHUT COURT, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat thereof as recorded in Plat Book 3, Page 23, of the Public Records of Escambia County, Florida.

THE GRANTOR(S) DOES NOT RESIDE ON THE ABOVE DESCRIBED PROPERTY NOR CLAIM IT AS HOMESTEAD.

GRANTOR STATES THAT HER PRIMARY RESIDENCE IS 813 CHRISTIAN DRIVE PENSACOLA, FL 32505.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2004 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: [Signature] Nu Thi Chong
Witness to Print Name: Karen S. McClammy
Witness Signature: [Signature]
Witness to Print Name: CONNIE K. SORENSEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this August 27, 2004 by Nu Thi Chong, a married person who is/are personally known to me or who has/have produced [Signature] as identification.

(SEAL)



[Signature]
Notary Public
Print Name:
My Commission Expires:

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: 07-07-08

TAX ACCOUNT NO.: 07-0954-000

CERTIFICATE NO.: 2006-3716

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.

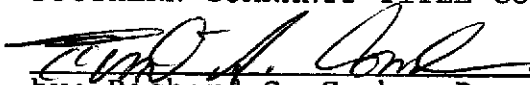
Steve B. Lee
2413 Britain Ct.
Carrollton, TX 75006
and
112 Alice St. (property)
Pensacola, FL 32505

Countrywide Home Loans, Inc.
P.O. Box 10423
Van Nuys, CA 91410-0423
and

MERS, Inc. as Nominee for Countrywide Home Loans, Inc.
P.O. Box 2026
Flint, MI 48501-2026

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.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 6541

April 22, 2008

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

1. That certain mortgage executed by Steve B. Lee in favor of Countrywide Home Loans, Inc. dated August 27, 2004 and recorded August 31, 2004 in Official Records Book 5488, page 1047 of the public records of Escambia County, Florida, in the original amount of \$42,210.00.
2. 2006 certificate delinquent. The assessed value is \$54,440.00. Tax ID 07-0954-000.

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.: 6541

April 22, 2008

Lot 6, Block 3, Greenhut Court, according to the plat thereof
recorded in Plat Book 3, Page 23, 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.: 6541

April 22, 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:

Steve B. Lee

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

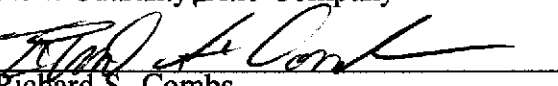
4. Taxes:

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 22, 2008

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 003716



00024522326

Dkt: TD82 Pg#:

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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 July 7, 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 PPTS D CORP holder of Tax Certificate No. 03716, 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 6 BLK 3 GREENHUT COURT PB 3 P 23 OR 5488 P 1038 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070954000

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

STEVE B LEE

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 July, which is the 7th day of July 2008.

Dated this 5th day of June 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:

112 ALICE ST

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

By: 

Mylinda K. Johnson
Deputy Clerk

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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 July 7, 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 PPTS D CORP holder of Tax Certificate No. 03716, 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 6 BLK 3 GREENHUT COURT PB 3 P 23 OR 5488 P 1038 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070954000

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

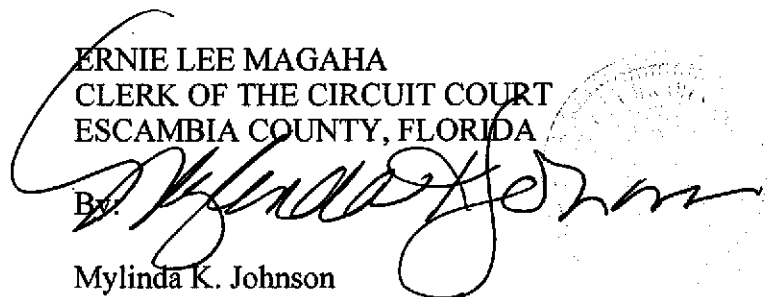
STEVE B LEE

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 July, which is the 7th day of July 2008.

Dated this 5th day of June 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

By: 

Mylinda K. Johnson
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03716 of 2006

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2008, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEVE B LEE 2413 BRITAIN CT CARROLLTON TX 75006	STEVE B LEE 112 ALICE ST PENSACOLA FL 32505
COUNTRYWIDE HOME LOANS INC P O BOX 10423 VAN NUYS CA 91410-0423	MERS INC AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC P O BOX 2026 FLINT MI 48501-2026

WITNESS my official seal this 5th day of June 2008.

SEAL

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

BY:

Myllinda K. Johnson
Deputy Clerk

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

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the original documents

Case: 2006 TD 003716



00039652579

Dkt: TD84 Pg#:

4

Original Documents Follow

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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



**COUNTY OF ESCAMBIA
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Case: 2006 TD 003716



00031899221

Dkt: TD84 Pg#:

Original Documents Follow

7007 0710 0001 2337 9009

U.S. Postal Service	
CERTIFIED MAIL™ 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	5.32
Sent To STEVE B LEE [08-114] 2413 BRITAIN CT CARROLLTON TX 75006	
Street, Apt. or PO Box City, State, Zip	
PS Form 3800, August 2006 See Reverse for Instructions	

7007 0710 0001 2337 2796

U.S. Postal Service	
CERTIFIED MAIL™ 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)	5.32
Total Postage	8.64
MERS INC [08-114] AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC P O BOX 2026 FLINT MI 48501-2026	
Street, Apt. or PO Box City, State, Zip	
PS Form 3800, August 2006 See Reverse for Instructions	

7007 0710 0001 2337 9023

U.S. Postal Service	
CERTIFIED MAIL™ 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	5.32
COUNTRYWIDE HOME LOANS INC [08-114] P O BOX 10423 VAN NUYS CA 91410-0423	
Street, Apt. or PO Box City, State, Zip	
PS Form 3800, August 2006 See Reverse for Instructions	

7007 0710 0001 2337 9016

U.S. Postal Service	
CERTIFIED MAIL™ 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	5.32
STEVE B LEE [08-114] 112 ALICE ST PENSACOLA FL 32505	
Street, Apt. or PO Box City, State, Zip	
PS Form 3800, August 2006 See Reverse for Instructions	

03716/04

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

STEVE B LEE [08-114]
2413 BRITAIN CT
CARROLLTON TX 75006

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Steve Lee*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Sohnward

C. Date of Delivery

6/9/8

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

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0001 2337 9009

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-11-4540

037146/106

012053

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 July 7, 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

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LT 6 BLK 3 GREENHUT COURT PB 3 P 23 OR 5488 P 1038 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070954000

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STEVE B LEE

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Post Property:

112 ALICE ST

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: ECSO08CIV028410NON

Agency Number: 08-012053

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT#03716, 2008

Attorney/Agent:

HONORABLE ERNIE LEE MAGAHA

CLERK OF COURTS

TAX DEED DIVISION

Plaintiff: IN RE: STEVE B LEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2008 at 11:44 AM and served same at 1:33 PM on 6/6/2008 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit:

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

RON MCNESBY, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S. Merritt 927

S. MERRITT, CPS

Service Fee: \$20.00

Receipt No: BILL

08-114

Printed By: NDCURRAN

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
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TRAFFIC



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

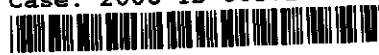
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

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Case: 2006 TD 003716



00039901677

Dkt: TD84 Pg#:

4

Original Documents Follow

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X COUNTRYWIDE ☐ Agent ☐ Addressee	
1. Article Addressed to: COUNTRYWIDE HOME LOANS INC [08-114] P O BOX 10423 VAN NUYS CA 91410-0423		B. Received by (Print Name) FUNDRAISER C. Date of Delivery	
		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
		3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.	
		4. Restricted Delivery? (Extra Fee) ☐ Yes	
2. Article Number (Transfer from service label) 7007 0710 0001 2337 9023			

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

03716/04

6/2/08

TITLE CO. CALLED
FOR QUOTES.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
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CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
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CLERK OF THE CIRCUIT COURT**

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Case: 2006 TD 003716



00084201165

Dkt: TD84 Pg#:

2

Original Documents Follow

CERTIFIED MAIL

605-320

STEVE B LEE [08-114]
POLICE ST
PENSAC

[illegible][illegible]



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
07-0954-000	54,440	0	54,440	06

PRIOR YEARS TAXES DUE

LEE STEVE B
2413 BRITAIN CT
CARROLLTON TX 75006

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	55192.0000	07/07/2008 3,625.35		0.00

TOTAL DUE:

3,625.35

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
07-0954-000	54,440	0	54,440	06

PRIOR YEARS TAXES DUE

LEE STEVE B
2413 BRITAIN CT
CARROLLTON TX 75006

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

IF PAID BY Jul 07, 2008
PLEASE PAY 3,625.35

0000000000 0000097147 0000000570260000 0001 5



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

07-0954-000	54,440	0	54,440	06
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PRIOR YEARS TAXES DUE

LEE STEVE B
2413 BRITAIN CT
CARROLLTON TX 75006

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

TAX YEAR	FOLIO #	DUE IF PAID BY:	DUE IF PAID BY:	DUE IF PAID BY:
2005	55192.0000	04/30/2008 3,469.50	05/29/2008 3,521.45	06/30/2008 3,573.40 0.00

TOTAL DUE:

3,469.50	3,521.45	3,573.40
----------	----------	----------

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

07-0954-000	54,440	0	54,440	06
-------------	--------	---	--------	----

PRIOR YEARS TAXES DUE

LEE STEVE B
2413 BRITAIN CT
CARROLLTON TX 75006

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

IF PAID BY	Apr 30, 2008	May 29, 2008	Jun 30, 2008
PLEASE PAY	3,469.50	3,521.45	3,573.40

0000000000 0000097147 0000000570260000 0001 5

07-0954-000

Steve B. Lee
2413 Britain Ct
Carrollton, TX 75006

Re: Certificate #2006-3716

LT 6 BLK 3
GREENHUT COURT PB 3 P 23
OR 5488 P 1038
CA 168

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

CERT NO

2006-3716

TAX SALE DATE

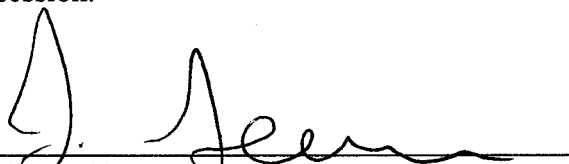
6/1/2006

LEGAL DESCRIPTION

**LT 6 BLK 3 GREENHUT COUR
T PB 3 P 23 OR 5488 P 1038 CA 168**

PARCEL NUMBER 342S30-0824-006-003

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

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	878915	Receipt Date	04/25/2008

Case Number	2006 TD 003716
Description	PPTS D CORP VS

Action **TAX DEED APPLICATION**

Judge

Received From **PPTS D CORP**

On Behalf Of **PPTS D 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 09:58:18**

Comments

Taxable: [Open Tax Inquiry Window](#)

Central H/AC
Plumbing Fixtures: 003
Actual Year Built: 1954

Areas

1,304 Base Area
136 Scrn Porch Fin

[Print This Section](#)

[Show Parcel Map](#)

[Parcel Dimensions](#)

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 ECPA](#) ■ [RECORD SEARCH](#) ■ [GENERAL INFORMATION](#) ■ [DIRECTORY OF GOVERNMENT AGENCIES](#)
[MAPS](#) ■ [CONTACT US](#) ■ [HOME](#) ■ [DISCLAIMER](#)

Powered by [ESCPA.ORG](#)



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

Name: LEE STEVE B
2413 BRITAIN CT
CARROLLTON TX 75006

Account: 070954000

Reference: 342S300824006003

Section Map: C-168

Use Code: 01 - Single Family Resid
[Legend Window](#)

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

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

Assessment

Improvements: \$49,350.00

Land: \$5,090.00

Total: \$54,440.00

Save Our Homes: \$0.00

Legal Description

LT 6 BLK 3 GREENHUT COURT PB 3 P 23 OR 5488 P 1038
CA 168

Sales Data

Mo/Yr	Book	Page	Value	Type	Deed Search (new window)
08/2004	5488	1038	\$46,900.00	WD	Click Here
01/2001	4647	1900	\$14,500.00	QC	Click Here
12/1998	4353	1449	\$31,000.00	WD	Click Here
12/1997	4202	868	\$100.00	CT	Click Here

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

[Print This Section](#)

[Show Parcel Map](#)

[Parcel Dimensions](#)

Card 1 Data

Location Address

112 Alice St

Exemptions

No Exemptions

Structural Elements

Slab On Grade
Asbestos Siding
Gable
Composition Shg
Drywall-Plaster
Carpet

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

ARCHIVES AND RECORDS
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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

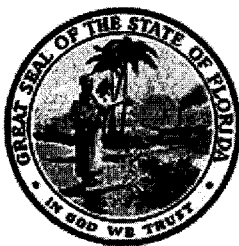
Tax Account #	Certificate Number	Sale Date:
07-0954-000	03716/2006	7-7-2008

Property Owner: STEVE B LEE
Property Location: 112 ALICE ST.

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

#7	Clerk's Fee	\$60.00	
#8	Clerk's Certified Mail Charge	\$ <u>24.00</u>	\$5/mail notice
#9	Newspaper Ad - Sun Press	\$210.00	\$ <u>0</u> /addntl
#10	Sheriff's Fee <u>0</u> Personal Serve <u>0</u> Post Property <u>1</u>	\$ <u>20.00</u>	\$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	\$ <u>18.50</u>	
#15	Copies/ Title Search	\$ <u>12.00</u>	\$1 per page

Additional Notes:



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

Tax Deed - Redemption Calculator

Account: 070954000 Certificate Number: 003716 of 2006

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 7/7/2008	Redemption Date 4/25/2008 
Months	3	0
Tax Collector	\$3,463.25	\$0.00
Tax Collector Interest	\$155.85	\$0.00
Tax Collector Fee	\$6.25	\$0.00
Total Tax Collector	\$3,625.35	\$0.00
Clerk Fee	\$60.00	\$0.00
Sheriff Fee	\$60.00	\$0.00
Legal Advertisement	\$210.00	\$0.00
App. Fee Interest	\$14.85	\$0.00
Total Clerk	\$344.85	\$0.00
Postage	\$24.00	\$0.00
Researcher Copies	\$6.00	\$0.00
Total Redemption Amount	\$4,000.20	\$0.00
	Repayment Overpayment Refund Amount	\$4,000.20

ACTUAL SHERIFF \$20.00 (NO SERVE) RECORDING FEE COM \$18.50 

Notes 

Submit

Reset

Print Preview

SENDER: COMPLETE THIS SEC

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

1. Article Addressed to:

STEVE B LEE [08-114]
2413 BRITAIN CT
CARROLLTON TX 75006

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Steve Lee*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Sohn Ward

C. Date of Delivery

6/9/8

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0001 2337 9009

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

037140/104

JUN 12 2008

Deutsche Bank 
DB Trust Co. NJ Ltd.
CASHIERS CHECK

Pay to the
order of: ESCAMBIA CLERK OF COURT

2111680561
Date: 06/19/2008
1-103/210

Amount



The sum of: 

Countrywide Home Loans, Inc.
COUNTRYWIDE HOME LOANS, INC
Reference: 16395915GF

Payable at DBTCo Americas New York ☐ ☐ Non-Negotiable after 180 days


Authorized Signature

⑈ 2111680561 ⑈

⑆021001033⑆

00903162⑈

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



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

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

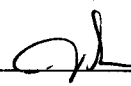
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070954000 Certificate Number: 003716 of 2006

Payor: COUNTRYWIDE HOME LOANS INC ATTN GINA FINO SVW-24 PO BOX 10211 VAN
NUYS CA 91499-6089 Date 06/20/2008

Clerk's Check #	2111680561	Clerk's Total	\$344.85
Tax Collector Check #	1	Tax Collector's Total	\$3,625.35
		Postage	\$24.00
		Researcher Copies	\$6.00
		Total Received	\$4,000.20

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	899449	Receipt Date	06/20/2008

Case Number	2006 TD 003716
Description	PPTS D CORP VS

Action **TAX DEED REDEMPTION**

Judge

Received From **COUNTRYWIDE HOME LOANS INC**

On Behalf Of **PPTS D CORP**

Total Received	4,000.20
Net Received	4,000.20
Change	0.00

Receipt Payments	Amount	Reference Description
Check	4,000.20	2111680561

Receipt Applications	Amount
Holding	3,970.20
Service Charge	30.00

Deputy Clerk: JPS Transaction Date 06/20/2008 13:51:16

Comments

SENDER INFORMATION

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

1. Article Addressed to:

MERS INC [08-114]
AS NOMINEE FOR COUNTRYWIDE
HOME
LOANS INC
P O BOX 2026
FLINT MI 48501-2026

SELECTION ON DELIVERY

A. Signature

X *Blaine K. Grant* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery
JUN 11 2004

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

Transfer from service to

7007 0710 0001 2337 2796

orm 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PPTS D CORP holder of Tax Certificate No. 03716, 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 6 BLK 3 GREENHUT COURT
PB 3 P 23 OR 5488 P 1038 CA 168
SECTION 34, TOWNSHIP 2 S,
RANGE 30 W
TAX ACCOUNT NUMBER
070954000

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

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 July, which is the 7th day of July 2008.

Dated this 5th day of June 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)

By: Mylinda K. Johnson
Deputy Clerk

oaw-4w-6-5-12-19-26-2008

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

July 7, 2008 Tax Cert. # 03716

in the Circuit Court
was published in said newspaper in the issues of
June 5, 12, 19, 26, 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.

Michael J. Driver

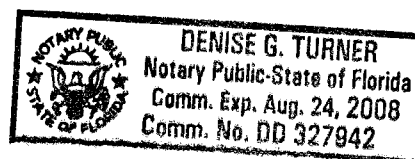
PUBLISHER

Sworn to and subscribed before me this 26th
day of June A.D., 20 08

Denise G. Turner

DENISE G. TURNER

NOTARY PUBLIC





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

Tax Deed - Redemption Calculator

Account: 070954000 Certificate Number: 003716 of 2006

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/07/2008	Redemption Date 06/20/2008
Months	3	2
Tax Collector	\$3,463.25	\$3,463.25
Tax Collector Interest	\$155.85	\$103.90
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,625.35	\$3,573.40
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$60.00	\$60.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$14.85	\$9.90
Total Clerk	\$344.85	\$339.90
Postage	\$24.00	\$24.00
Researcher Copies	\$6.00	\$6.00
Total Redemption Amount	\$4,000.20	\$3,943.30
	Repayment Overpayment Refund Amount	\$56.90

Notes

Submit

Reset

Print Preview

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" <brobinson@escambiaclerk.com>
Sent: Monday, June 23, 2008 1:28 PM
Subject: Check Request Tax Cert 2006TD03716

Tax Account # 07-0954-000 Tax Cert # 03716/2006

Please issue checks as follows:

Janet Holley Tax Collector
\$3,573.40

PPTS D Corp
P.O. Box 2288
Morristown, NJ 07962-2288
\$339.90 (\$330.00 App Fee, \$9.90 Interest)

Countrywide Home Loans Inc
P.O. Box 10211
Van Nuys, CA 91499-6089
\$96.90 (Interest/Unused app fee overpayment)

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
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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AUDITOR

7/10/2008

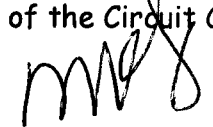
COUNTRYWIDE HOME LOANS INC
ATTN GINA FINO SVW-24
PO BOX 10211
VAN NUYS CA 91499-6089

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 6/20/2008 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
03716/2006	07-0954-000	7/07/2008	96.90

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

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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COUNTY OF ESCAMBIA
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COUNTY TREASURY
AUDITOR

7/10/2008

PPTS D CORP
P O BOX 2288
MORRISTOWN NJ 07962-2288

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
03716/2006	07-0954-000	7/07/2008	330.00	9.90	339.90

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

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

REDEEMED

R
2006 TD 03716 08-114
JULY 7 2008 TAX DEED SALE
STEVE B LEE
6/20/08

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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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 003716



00090742817

Dkt: TD80 Pg#:

22

Original Documents Follow