

**ERNIE LEE MAGAHA**  
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

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**

**IMAGING COVER PAGE**

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

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Case: 2007 TD 002678



00074392705

Dkt: TD80 Pg#:

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38

**Original Documents Follow**

**Maryline Avila**

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**From:** "Maryline Avila" <mavila@escambiaclerk.com>  
**To:** "Dana Moye" <dmoye@escambiaclerk.com>  
**Cc:** "Carolyn Holland" <cholland@escambiaclerk.com>; "Brenda Robinson" <brobinson@clerk.co.escambia.fl.us>  
**Sent:** Tuesday, January 12, 2010 12:28 PM  
**Subject:** Check Request Tax Cert 2007 TD 02678

2007 TD 02678

Please issue checks:

Mooring Tax Asset Group LLC  
8614 Westwood Center Dr Suite 500  
Vienna VA 22182  
\$390.00(\$390.00 app fees )

10-115

Maryline Avila  
Escambia County  
Clerk of Circuit Court  
Tax Deeds Division  
(850) 595-3793  
(850) 595-4827  
[mavila@escambiaclerk.com](mailto:mavila@escambiaclerk.com)

**Maryline Avila**

---

**From:** "Maryline Avila" <mavila@escambiaclerk.com>  
**To:** "Dana Moye" <dmoye@escambiaclerk.com>  
**Cc:** "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobins@escambiaclerk.com>  
**Sent:** Monday, January 11, 2010 9:21 AM  
**Subject:** Check Request Tax Cert 2007 TD 02678

Dana,

It is very important that we cut the checks for Tax Cert#02677 of 2007 and 02678 of 2007. Both owned by Johnie Heinle and she is coming to pick up the check Tuesday January 12, 2010.

2007 TD 02678

Please issue checks:

Janet Holley Tax Collector  
\$2,289.67(taxes due)

10-115-

Keith Elenz  
3912 W Mallory St  
Pensacola FL 32505  
\$524.14(overpayment refund)

Maryline Avila  
Escambia County  
Clerk of Circuit Court  
Tax Deeds Division  
(850) 595-3793  
(850) 595-4827  
[mavila@escambiaclerk.com](mailto:mavila@escambiaclerk.com)

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA

9000011795

63-27  
631

VOID AFTER 6 MONTHS

PAY

\*THREE HUNDRED NINETY AND 00/100

MOORING TAX ASSET GROUP LLC

TO THE  
ORDER  
OF

MOORING TAX ASSET GROUP LLC  
8614 WESTWOOD CENTER SUITE 500  
VIENNA, VA 22182

DATE

AMOUNT

01/12/2010

390.00

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011795⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000011795

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
01/12/2010	2007 TD 002678	PAYMENT TAX DEEDS	390.00

9000011795

Check: 9000011795 01/12/2010 MOORING TAX ASSET GROUP LLC Check Amount: 390.00

**MOORING TAX ASSET GROUP, LLC**  
PURCHASING ACCOUNT

42217

OUR REFERENCE NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT	NET AMOUNT
01/05/10 - 803024		1/5/2010	\$390.00	\$390.00	\$0.00	\$390.00
			\$390.00	\$390.00	\$0.00	\$390.00

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Dec 28, 2009 / 1762**

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 2678** , issued the **1st day of June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3757-100**

**Certificate Holder:**  
MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, GEORGIA 30384

**Property Owner:**  
HEINLE JOHNIE  
3912 W MALLORY ST  
PENSACOLA FL, FLORIDA 32505

**Legal Description:** 33-2S3-013  
BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N ...  
**See attachment for full legal description.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2007	2678	06/01/07	\$1,195.81	\$0.00	\$59.79	\$1,255.60

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2009)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,255.60
\$0.00
\$794.07
\$125.00
\$75.00
\$2,249.67
\$2,249.67
\$42,575.00
\$6.25

\*Done this 28th day of December, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *Brian Galbraith*

Date of Sale: March 1, 2010

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

12/28/2009

**FULL LEGAL DESCRIPTION**  
Parcel ID Number: 06-3757-100

January 07, 2010  
Tax Year: 2006  
Certificate Number: 2678

BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, Georgia, 30384**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2678	06-3757-100	06/01/2007	33-2S3-013 BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E ... <b>See attachment for full legal description.</b>

### 2009 TAX ROLL

HEINLE JOHNIE  
3912 W MALLORY ST  
PENSACOLA FL, Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 06-3757-100**

January 07, 2010  
Tax Year: 2006  
Certificate Number: 2678

BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING  
INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28  
DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88  
DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E  
173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO  
SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6  
DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

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

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **1103167** Receipt Date **01/12/2010**

Case Number **2007 TD 002678**  
Description **MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **MOORING TAX ASSET GROUP LLC**

On Behalf Of **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

Total Received	<b>390.00</b>
Net Received	<b>390.00</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference	Description
Check	390.00	42217	

Receipt Applications	Amount
Holding	390.00

Deputy Clerk: **mavila** Transaction Date **01/12/2010 11:24:46**

Comments

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

9000011756

63-27  
631

PAY

\*FIVE HUNDRED NINETY ONE AND 61/100

KEITH ELENZ

TO THE  
ORDER  
OF

KEITH ELENZ  
3912 W MALLORY STREET  
PENSACOLA, FL 32505

DATE

AMOUNT

01/11/2010

591.61

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011756⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000011756

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
01/11/2010	2007 TD 002678	PAYMENT TAX DEEDS	535.04
01/11/2010	2007 TD 002677	PAYMENT TAX DEEDS	56.57

9000011756

Check: 9000011756 01/11/2010 KEITH ELENZ

Check Amount: 591.61

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
63-27  
631  
VOID AFTER 6 MONTHS

9000011755

PAY \*TWO THOUSAND NINE HUNDRED EIGHTY EIGHT AND 40/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
PENSACOLA, FL 32502

DATE 01/11/2010 AMOUNT 2,988.40

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011755⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000011755

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
01/11/2010	2007 TD 002678	PAYMENT TAX DEEDS	2,289.67
01/11/2010	2007 TD 002677	PAYMENT TAX DEEDS	698.73

9000011755

Check: 9000011755 01/11/2010 JANET HOLLEY TAX COLLECTOR Check Amount: 2,988.40

TRANSACTION REPORT

P. 01

JAN-07-2010 THU 08:29 AM

FOR: ERNIE LEE MAGAHA, CLERK 850 595 4827

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
JAN-07	08:29 AM	94560103	19"	1	SEND	OK	004	
TOTAL :						19S	PAGES:	1

456-0103

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That MTAG CUST FOR ABBOT KINNEY MANAGEMENT holder of Tax Certificate No. 02678, issued the 1st day of June, A.D., 2007 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:

BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063757100 (10-115)

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

**JOHNIE HEINLE**

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 9:00 A.M. on the first Monday in the month of March, which is the 1st day of March 2010.

Dated this 28th day of January 2010.

456-0103

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MTAG CUST FOR ABBOT KINNEY MANAGEMENT holder of Tax Certificate No. 02678, issued the 1st day of June, A.D., 2007 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:

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SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063757100 (10-115)

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

**JOHNIE HEINLE**

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Dated this 28th day of January 2010.

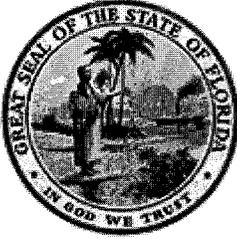
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding 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:

TO: Maryline Avila  
Deputy Clerk

*Quote*  
271<sup>00</sup>



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

**Tax Deed - Redemption Calculator**

**Account: 063757100 Certificate Number: 002678 of 2007**

Redemption  Yes   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/01/2010"/>	Redemption Date <input type="text" value="01/08/2010"/>
Months	<input type="text" value="3"/>	<input type="text" value="1"/>
Tax Collector	<input type="text" value="\$2,249.67"/>	<input type="text" value="\$2,249.67"/>
Tax Collector Interest	<input type="text" value="\$101.24"/>	<input type="text" value="\$33.75"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	<b>\$2,357.16</b>	<b>\$2,289.67</b>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	<input type="text" value="\$17.55"/>	<input type="text" value="\$0.90"/>
<b>Total Clerk</b>	<b>\$407.55</b>	<b>\$60.90</b>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$60.00"/>	<input type="text" value="\$10.00"/>
<b>Total Redemption Amount</b>	<b>\$2,884.71</b>	<b>\$2,360.57</b>
	Repayment Overpayment Refund Amount	<input type="text" value="\$524.14"/>

Notes

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

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **1102471** Receipt Date **01/11/2010**

Case Number **2007 TD 002678**  
Description **MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **KEITH ELENZ**

On Behalf Of **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

Total Received	<b>2,884.71</b>
Net Received	<b>2,884.71</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference	Description
OTC Credit Card	2,884.71	3736160	

Receipt Applications	Amount
Holding	2,884.71

Deputy Clerk: **mavila** Transaction Date **01/11/2010 08:08:47**

Comments



FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

12/28/2009

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 06-3757-100**

January 07, 2010  
Tax Year: 2006  
Certificate Number: 2678

BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148

456-0103

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MTAG CUST FOR ABBOT KINNEY MANAGEMENT holder of Tax Certificate No. 02678, issued the 1st day of June, A.D., 2007 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:

**BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 063757100 (10-115)**

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

**JOHNIE HEINLE**

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 9:00 A.M. on the first Monday in the month of March, which is the 1st day of March 2010.

Dated this 28th day of January 2010.

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 Maryline Avila 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:

Maryline Avila  
Deputy Clerk

*Quote*

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, Georgia, 30384**

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

Certificate No.	Parcel ID Number	Date	Legal Description
2678	06-3757-100	06/01/2007	33-2S3-013 BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E ... <b>See attachment for full legal description.</b>

**2009 TAX ROLL**

HEINLE JOHNIE  
3912 W MALLORY ST  
PENSACOLA FL, Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 06-3757-100**

January 07, 2010  
Tax Year: 2006  
Certificate Number: 2678

BEG AT SW COR LT 1 BLK 22 WEST HIGHLANDS S/D PB 1 P 74 SD COR ALSO BEING INTER ELY R/W LI N GREEN ST (50 FT R/W) & NLY R/W W MALLORY ST (50 FT R/W) N 28 DEG 30 MIN 18 SEC E ALG ELY R/W GREEN ST 167 73/100 FT TO NW COR LT 1 BLK 22 S 88 DEG 4 MIN 38 SEC E ALG N LI LTS 1 & 2 42 10/100 FT FOR POB S 88 DEG 4 MIN 38 SEC E 173 85/100 FT TO NE COR LT 4 BLK 22 S 1 DEG 55 MIN 22 SEC W ALG E LI LT 4 150 FT TO SE COR LT 4 BEING ON NLY R/W LI MALLORY ST N 88 DEG 4 MIN 38 SEC W 185 FT N 6 DEG 10 MIN 21 SEC E 150 41/100 FT TO POB OR 5119 P 1829 CA 148

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

# 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.: 7589

January 6, 2010

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32569  
ATTN: Brian Jackson

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 01-06-1990, through 01-06-2010, and said search reveals the following:

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

Johnie Heinle

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

January 6, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7589

January 6, 2010

A PORTION OF LOTS 1 AND 2 AND ALL LOTS 3, AND 4, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT A 1/2" CAPPED IRON ROD CORP. NO 7174, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF N. GREEN STREET (50' R/W) AND THE NORTHERLY RIGHT OF WAY LINE OF W. MALLORY STREET (50' R/W); THENCE GO NORTH 28 DEGREES 30'18" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF N. GREEN STREET FOR A DISTANCE OF 167.73 FEET TO A 1/2" CAPPED IRON ROD, COR. NO. 7174, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 22, THENCE GO SOUTH 88 DEGREES 04'38" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 2, BLOCK 22 FOR A DISTANCE OF 42.10 FEET TO A 1/2" CAPPED IRON ROD CORP. NO. 7174 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 04' 38" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 3 AND LOT 4, BLOCK 22, FOR A DISTANCE OF 173.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 22, THENCE GO SOUTH 81 DEGREES 55'22" WEST ALONG THE EAST LINE OF SAID LOT 4, BLOCK 22, FOR A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD CORP. NO. 7174, BEING THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 22, SAID CORNER BEING ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF W. MALLORY STREET (50' R/W); THENCE GO NORTH 88 DEGREES 04'38" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 185.00 FEET TO A CAPPED IRON ROD CORP. NO 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 86 DEGREES 10'21" EAST FOR A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.

**OWNERSHIP AND ENCUMBERANCE REPORT****CONTINUATION PAGE**

File No.: 7589

January 6, 2010

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

1. That certain mortgage executed by Johnie Heinle in favor of RBC Bank formerly Citizens & Peoples Bank dated April 14, 2003 and recorded April 24, 2003 in Official Records Book 5119, page 1832 of the public records of Escambia County, Florida, in the original amount of \$67,500.00.
2. That certain mortgage executed by Johnie Heinle in favor of Small Business Administration dated November 16, 2004 and recorded November 24, 2004 in Official Records Book 5529, page 1707 of the public records of Escambia County, Florida, in the original amount of \$44,700.00.
3. 2007 certificate delinquent. The assessed value is \$85,150.00. Tax ID 06-3757-100.

PLEASE NOTE THE FOLLOWING:

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

**Southern Guaranty Title Company**

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

**OWNERSHIP AND ENCUMBERANCE REPORT**

File No.: 7589

January 6, 2010

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P.O. Box 1312  
Pensacola, FL 32569  
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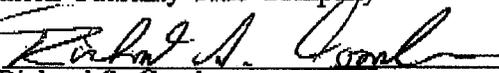
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Southern Guaranty Title Company

BY: 

Richard S. Combs

January 6, 2010

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## OWNERSHIP AND ENCUMBERANCE REPORT

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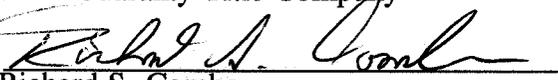
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Richard S. Combs

January 6, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7589

January 6, 2010

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## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7589

January 6, 2010

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# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-1-10

TAX ACCOUNT NO.: 06-3757-100

CERTIFICATE NO.: 2007-2678

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

     Notify City of Pensacola, P.O. Box 12910, 32596

     Notify Escambia County, 190 Governmental Center, 32501

  X    Homestead for 2009 tax year.

Johnie Heinle  
Keith W. Elenz (husband)  
3912 W. Mallory St.  
Pensacola, FL 32505

Small Business Administration  
801 Tom Martin DR., Ste 120  
Birmingham, AL 35211

RBC Bank formerly Citizens &  
Peoples Bank, N.A.  
201 N. Palafox St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 11th day of January, 2010.

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.

Return to and Prepared By: RHONDA D. NALL-HAWKINS  
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.  
1300 BAYOU BOULEVARD, STE 17-E  
PENSACOLA, FL  
incidental to the issuance of a title insurance policy.  
File Number: 03-4316-rn  
Parcel ID #: 33-2S-30-1300-001-022

OR 05119 PG1829  
Escambia County, Florida  
INSTRUMENT 2003-086528

NEED DOC STAMPS PD @ ESC CO \$ 325.00  
04/24/03 ERIC/LEE MORAN, CLERK  
By: [Signature]

1500.  
525.00

**WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated 04/14/2003 by Arnette Enterprises Inc., a Florida Corporation whose post office address is: 1176 Highway 95-A North, Cantonment, FL hereinafter called the GRANTOR, to Johnie Heinle, a single person whose post office address is: 3912 W. Mallory Street Pensacola, FL 32505 hereinafter called the GRANTEE:  
(Wherever used herein the terms "Grantor" and "Grantee" 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, Florida, viz:

A PORTION OF LOTS 1 AND 2 AND ALL LOTS 3, AND 4, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

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SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 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.

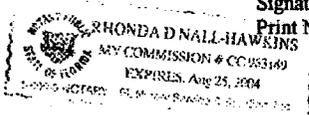
Signed in the presence of the following witnesses:

Signature: [Signature]  
Print Name: EWA R. RASMUSSEN  
Signature: [Signature]  
Print Name: RHONDA NALL  
State of Florida  
County of Escambia

Arnette Enterprises Inc., a Florida Corporation  
By: [Signature]  
Leslie D. Arnette President

I am a notary public of the State of Florida and my commission expires: 08/25/2004. THE FOREGOING INSTRUMENT was acknowledged before me on 04/14/2003 by: Leslie D. Arnette President of Arnette Enterprises Inc., a Florida Corporation on behalf of the corporation. He/She is personally known to me or who has produced as identification and who take an oath.

Notary Seal  
Signature: [Signature]  
Print Name: RHONDA D. NALL-HAWKINS Notary Public



OR BK 5119 P61832  
Escambia County, Florida  
INSTRUMENT 2003-086329

Return To:

Rhonda D. Nall-Hawkins

**PREPARED BY AND RETURN TO:**  
Chelsea Title  
4300 Bayou Blvd. Ste 17-E  
Pensacola, FL 32503

MTG REC STAMPS PD & SEC CD \$ 26.25  
04/24/03 ERNE LEE WOOD, CLERK  
By: *[Signature]*

INTANGIBLE TAX PD & SEC CD \$ 135.00  
04/24/03 ERNE LEE WOOD, CLERK  
By: *[Signature]*

76  
23625  
135

This document was prepared by:  
COLLEEN VERT  
CITIZENS & PEOPLES BANK, N.A.  
201 NORTH PALAFOX ST.  
PENSACOLA, FL 32501

CTA FILE # 03-4316-RN

[Space Above This Line For Recording Data]

# MORTGAGE

## DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated April 14, 2003 together with all Riders to this document.
- (B) "Borrower" is JOHNIE HEINLE a single person

Borrower is the mortgagor under this Security Instrument.  
(C) "Lender" is CITIZENS & PEOPLES BANK, N.A.

Lender is a NATIONAL BANKING ASSOCIATION  
organized and existing under the laws of UNITED STATES OF AMERICA

14HEINLE, JOHNI 2237-6  
FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

Page 1 of 16 MW 0500

VMP MORTGAGE FORMS - (800)521-7297



Lender's address is 201 NORTH PALAFOX STREET, PENSACOLA, FL 32501

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated April 14, 2003  
The Note states that Borrower owes Lender Sixty Seven Thousand Five Hundred and  
no/100 Dollars

(U.S. \$67,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than May 1, 2033

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

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

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

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

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

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

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

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

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

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

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

14HEINLE, JOHN I

2237-6

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

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

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the PUBLIC RECORDS [Type of Recording Jurisdiction] of ESCAMBIA COUNTY [Name of Recording Jurisdiction]:  
LOTS 2, 3 AND 4, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

Mortgage particularly described in Exhibit A

Parcel ID Number: 33-2S-30-1300-001-022  
3912 MALLORY STREET  
PENSACOLA  
("Property Address"):

which currently has the address of  
[Street]  
[City], Florida 32505 [Zip Code]

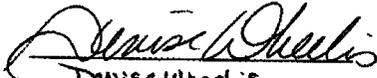
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

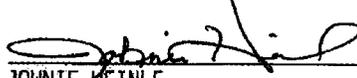
14HEINLE, JOHN I

2237-6

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

  
DENISE WHEELIS

 (Seal)  
JOHNIE HEINLE -Borrower

  
RHONDA HALL

7491 SCHWAB DR, PENSACOLA, FL 32504 (Address)  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

(Address)

(Address)

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(Seal)  
-Borrower

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(Seal)  
-Borrower

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-Borrower

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(Seal)  
-Borrower

(Address)

(Address)

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File Number: 03-4316-m

DR BK 5119 PG1852  
Escambia County, Florida  
INSTRUMENT 2003-086529

REC'D Apr 24, 2003 09:34 am  
Escambia County, Florida

EXHIBIT - "A"

ERNIE LEE MABANA  
Clerk of the Circuit Court  
INSTRUMENT 2003-086529

A PORTION OF LOTS 1 AND 2 AND ALL LOTS 3, AND 4, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED IRON ROD CORP. NO 7174, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF N. GREEN STREET (50' R/W) AND THE NORTHERLY RIGHT OF WAY LINE OF W. MALLORY STREET (50' R/W); THENCE GO NORTH 28 DEGREES 30'18" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF N. GREEN STREET FOR A DISTANCE OF 167.73 FEET TO A 1/2" CAPPED IRON ROD, COR. NO. 7174, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 22, THENCE GO SOUTH 88 DEGREES 04'38" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 2, BLOCK 22 FOR A DISTANCE OF 42.10 FEET TO A 1/2" CAPPED IRON ROD CORP. NO. 7174 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 04' 38" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 3 AND LOT 4, BLOCK 22, FOR A DISTANCE OF 173.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 22, THENCE GO SOUTH 01 DEGREES 55'22" WEST ALONG THE EAST LINE OF SAID LOT 4, BLOCK 22, FOR A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD CORP. NO. 7174, BEING THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 22, SAID CORNER BEING ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF W. MALLORY STREET (50' R/W); THENCE GO NORTH 88 DEGREES 04'38" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 185.00 FEET TO A CAPPED IRON ROD CORP. NO 7174; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, GO NORTH 06 DEGREES 10'21" EAST FOR A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.

MAIL ANY NOTICE OF DEFAULT TO:  
U.S. SMALL BUSINESS ADMINISTRATION  
801 Tom Martin Drive, Suite 120  
Birmingham, Alabama, 35211

156 45  
44 w

OR BK 5529 PG 1707  
Escambia County, Florida  
INSTRUMENT 2004-305320

WTG DOC STAMPS PD & ESC CO \$ 156.45  
11/24/04 ERNIE LEE WAGANA, CLERK

THIS INSTRUMENT PREPARED BY AND MAIL TO:  
Terry J. Miller, Attorney/Advisor  
U.S. SMALL BUSINESS ADMINISTRATION  
One Baltimore Place, Suite 300  
Atlanta, Georgia 30308  
(404)347-3771

HEINLE, Johnie B.  
# 3627-08406 Loan No. DLH 81110140-08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## MORTGAGE (Direct)

This mortgage made and entered into this 16th day of November 2004, by and between Johnie B. Heinle, who acquired title as Johnie Heinle, a single person, 3912 West Mallory Street, Pensacola, Florida 32505 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, Alabama, 35211

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated November 16, 2004 in the principal sum of \$44,700.00 and maturing on November 16, 2034.

1. The mortgagor covenants and agrees as follows:

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

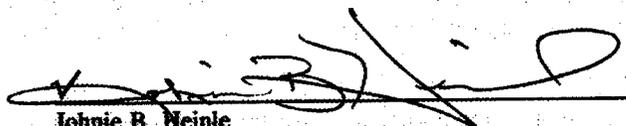
9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 3912 West Mallory Street, Pensacola, Florida 32505 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120 Birmingham, Alabama, 35211.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA )  
COUNTY OF Escambia )ss

  
\_\_\_\_\_  
Johnnie B. Heinle

The foregoing instrument was acknowledged before me this  
24<sup>th</sup> day of NOV, 2004 by  
Johnnie B. Heinle who produced  
Florida Magaña Clerk of the Circuit Court as identification



Samuel M. [Signature]  
Notary Public, State of Florida at Large  
My Commission Expires: \_\_\_\_\_

OR BK 5529 PG 1711  
Escambia County, Florida  
INSTRUMENT 2004-305320

RCD Nov 24, 2004 12:10 pm  
Escambia County, Florida

Name: HEINLE, Johnie B.

Control No. / Loan No: 3627-08406 / DLH 81110140-08

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-305320

EXHIBIT "A"

A PORTION OF LOTS 1 AND 2 AND ALL LOTS 3, AND 4, BLOCK 22, WEST HIGHLANDS, A SUBDIVISION OF PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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More commonly known as: 3912 West Mallory Street, Pensacola, Florida 32505