

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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the original documents

Case: 2007 TD 003158



00039952325

Dkt: TD83 Pg#:

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Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 27, 2009 / 1581

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 3158**, 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: 08-0448-000**

Certificate Holder:
WINDER VI, LLC WINDER VI, LLC
PO BOX 100736
ATLANTA, GEORGIA 30384-0736

Property Owner:
CLAUD SCOTT M
1511 VIA DE LUNA DR
PENSACOLA BEACH FL, FLORIDA 32561

Legal Description: 50-2S3-050
LT 31 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 OR 5358 P 1480 SEC 50/51 T 2S R 30 CA 196

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	3158	06/01/07	\$211.78	\$0.00	\$19.28	\$231.06

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
2008	3876	05/30/08	\$189.38	\$6.25	\$34.09	\$229.72

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2008)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$460.78
\$0.00
\$161.12
\$125.00
\$75.00
\$821.90
\$821.90
\$821.90
\$6.25
\$828.15

*Done this 4 day of May, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Betty Jones

Date of Sale: Dec 7, 2009

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WINDER VI, LLC WINDER VI, LLC
PO BOX 100736
ATLANTA, Georgia, 30384-0736**

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
3158	08-0448-000	06/01/2007	50-2S3-050 LT 31 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 OR 5358 P 1480 SEC 50/51 T 2S R 30 CA 196

2008 TAX ROLL

CLAUD SCOTT M
1511 VIA DE LUNA DR
PENSACOLA BEACH FL, Florida 32561

SUBJECT TO 2009 TAXES

Special Assessments appear on this property ___Yes ___No?

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.

GulfGroup2007 (ani goldenberg)

Applicant's Signature

04/27/2009

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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Case: 2007 TD 003158



00091528941

Dkt: TD82 Pg#:

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Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7333

June 9, 2009

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Glenda Mahuron

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-08-89, through 06-08-09, and said search reveals the following:

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

Scott McGregor Claud

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

June 9, 2009

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7333

June 9, 2009

Lot 31, Block 18, Second Addition to Aero Vista, according to the plat thereof recorded in Plat Book 2, Page 22A and 22B, Public Records of Escambia County, Florida.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7333

June 9, 2009

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

1. 2007 certificate delinquent. The assessed value is \$9,500.00.
Tax ID 08-0448-000.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcs@t@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-07-09

TAX ACCOUNT NO.: 08-0448-000

CERTIFICATE NO.: 2007-3158

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.

Scott M. Claud
1511 Via de Luna Dr.
Pensacola Beach, FL 32561

Certified and delivered to Escambia County Tax Collector,
this 18th day of June, 2009.

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.

7/18
12-30
Prepared By: Thomas G. Van Matre, Jr.
TAYLOR & VAN MATRE, P.A.
4300 BAYOU BLVD., #16
PENSACOLA FL 32503
File Number: 11-4225
Parcel ID #: 502S305010031018

OR BK 5358 PG1480
Escambia County, Florida
INSTRUMENT 2004-213968

DEED DOC STAMPS PD & ESC CO \$ 74.90
03/08/04 ERNIE LEE HAGANA, CLERK

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated MARCH 2, 2004

by

BARRY JOSEPH VAN MATRE

whose post office address is:

P.O. BOX 28 CANTONMENT FL 32533

hereinafter called the GRANTOR, to

SCOTT MCGREGOR CLAUD

whose post office address is:

10 HALSEY DRIVE PENSACOLA FL 32507

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:

Lot 31, Block 18, Second Addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof filed in Plat Book 2, at Pages 22A and 22B, of the Public Records of said County.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

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

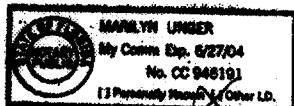
Witness Signature: [Signature]
Witness Print Name: Robert B. Claud

[Signature]
BARRY JOSEPH VAN MATRE

Witness Signature: [Signature]
Witness Print Name: Mark L. Tinsley

State of **FLORIDA**
County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of March, 2004 by: **BARRY JOSEPH VAN MATRE** who is personally known to me or who has produced Drivers License as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
My Commission Expires:

RCD Mar 08, 2004 12:53 pm
Escambia County, Florida

RESIDENTIAL SALES

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

NAME OF ROADWAY:HALSEY DRIVE

LEGAL ADDRESS OF PROPERTY:
12 HALSEY DRIVE PENSACOLA FL 32507

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-213968

THE COUNTY (X) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING
ROADWAY FOR MAINTENANCE.

This form completed by: 11-4225

TAYLOR & VAN MATRE, P.A.
4300 BAYOU BLVD., #16
PENSACOLA, FL 32503

AS TO SELLER(S):

Barry Joseph Van Matre
BARRY JOSEPH VAN MATRE

Witness Name: Robert B. Claud
Witness Name: Mrs. Lynn Linger

AS TO BUYER(S):

Scott McGregor Claud
SCOTT MCGREGOR CLAUD

Witness Name: Robert B. Claud
Witness Name: Mrs. Lynn Linger

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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Case: 2007 TD 003158



00067533146

Dkt: TD81 Pg#:

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Original Documents Follow

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03158 of 2007

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 5, 2009, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:


SCOTT M CLAUD
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

WITNESS my official seal this 5th day of November 2009.

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

SEAL



BY: 
Maryline Avila
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 7, 2009, 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 WINDER VI LLC holder of Tax Certificate No. 03158, 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:

LT 31 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 OR 5358 P 1480 SEC 50/51 T 2S R 30 CA 196

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080448000 (09-378)

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

SCOTT M CLAUD

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 December, which is the 7th day of December 2009.

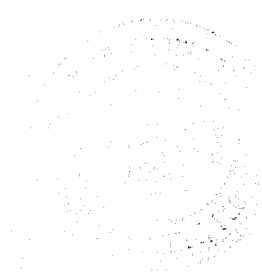
Dated this 5th day of November 2009.

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



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

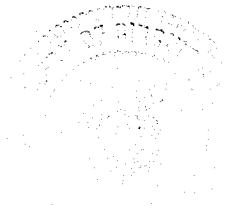
Post Property:

HALSEY DR

By:



Maryline Avila
Deputy Clerk



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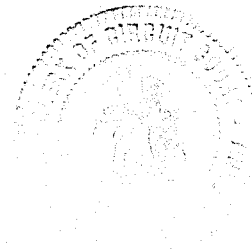
Personal Services:

SCOTT M CLAUD
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

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

By: *M. Avila*

Maryline Avila
Deputy Clerk



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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Case: 2007 TD 003158



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Dkt: TD84 Pg#:

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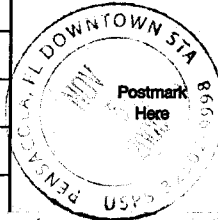
Original Documents Follow

7002 0860 0006 9000 0990 2007 4979 1905 5061 6164

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

OFFICIAL USE

Postage	\$.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent To

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

SCOTT M CLAUD [09-378]
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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Case: 2007 TD 003158



00069382911

Dkt: TD84 Pg#:

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Original Documents Follow

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECS009CIV058126NON

Agency Number: 10-001928

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT#03158, 2007

Attorney/Agent:

HONORABLE ERNIE LEE MAGAHA
CLERK OF COURTS
TAX DEED DIVISION

Plaintiff: IN RE: SCOTT M CLAUD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/5/2009 at 11:10 AM and served same at 9:21 AM on 11/12/2009 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , ,

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

L. BULLARD, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

WARNING

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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 December, which is the 7th day of December 2009.

Dated this 5th day of November 2009.

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**

Post Property:

HALSEY DR

By:

Maryline Avila
Deputy Clerk

RECEIVED
NOV - 08 A 11:10
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
CIVIL UNIT

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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the original documents

Case: 2007 TD 003158



00069234167

Dkt: TD84 Pg#:

3

Original Documents Follow

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS DIVISION

221 Palafox Place
P.O. Box 333

Pensacola, FL 32591-0333

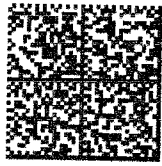
MAILROOM

NOV 24 2009

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

SCOTT M CLAUD (09-378)
12 HALSEY DR
PENSACOLA FL 32507

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1A
0004305873
\$ 00.414
NOV 19 2009
MAILED FROM ZIP CODE 32502
PITNEY BOWES

NIXIE 325 DE 1 00 11/23/09
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 32591033333 *2097-00714-19-40
3250732333333333
3259100333

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

CERTIFIED MAIL

7002 0860 0000 5061 6164



12/12/21
UNITED STATES POSTAGE
\$0
02 1A
0004305873 NOV
MAILED FROM ZIP CO

SCOTT M CLAUD [09-378]
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

Handwritten signature: *SCOTT M CLAUD*

NIXIE 525 52 1
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32561033333 *2007-00025-05-38

32561033333 0015

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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

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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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the original documents

Case: 2007 TD 003158



00069080806

Dkt: TD84 Pg#:

4

Original Documents Follow

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO08CIV058128NON

Agency Number: 10-001929

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT#03158, 2007

Attorney/Agent:

HONORABLE ERNIE LEE MAGAHA
CLERK OF COURTS
TAX DEED DIVISION

Plaintiff: IN RE: SCOTT M CLAUD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/5/2009 at 11:10 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SCOTT M CLAUD , Writ was returned to court UNEXECUTED on 11/13/2009 for the following reason:

PER RESIDENT, SUBJECT IS UNKNOWN AT GIVEN ADDRESS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: C. Coad #302
DS CHRISTIAN COAD

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

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 December 7, 2009, 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 **WINDER VI LLC** holder of Tax Certificate No. 03158, 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:

LT 31 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 OR 5358 P 1480 SEC 50/196 R 30 CA

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080448000 (09-378)

RECEIVED
NOV 5 A 11:10
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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

SCOTT M CLAUD

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 December, which is the 7th day of December 2009.

Dated this 5th day of November 2009.

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.

Personal Services:

SCOTT M CLAUD
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

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

By:

Maryline Avila
Deputy Clerk



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 7, 2009, 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 WINDER VI LLC holder of Tax Certificate No. 03158, 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:

LT 31 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 OR 5358 P 1480 SEC 50/51 T 2S R 30 CA 196

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080448000 (09-378)

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

SCOTT M CLAUD

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 December, which is the 7th day of December 2009.

Dated this 5th day of November 2009.

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.

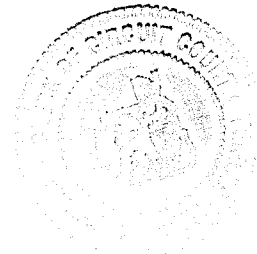
Personal Services:

SCOTT M CLAUD
1511 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

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

By:

Maryline Avila
Deputy Clerk



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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CIRCUIT CRIMINAL
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JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2007 TD 003158



00022887873

Dkt: TD80 Pg#:

12

Original Documents Follow

11-18-09 Present a copy to

Scott H. Cloud

10 Halsey Dr

Pensacola FL 32507

12 Halsey Dr

Pensacola FL 32507

Maryline Avila

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, December 08, 2009 9:11 AM
Subject: Check Request Tax Cert 2007 TD 03158

2007 TD 03158

Please issue checks:

Janet Holley Tax Collector
\$926.78(taxes due)

09-378

Winder VI LLC
PO BOX 100736
Atlanta GA 30384-0736
\$436.80(\$390.00 app fees \$46.80 interest)

Scott M Claud
1511 Via De Luna
Pensacola Beach, FL 32561
\$40.00(overpayment refund)

Maryline Avila
Escambia County
Clerk of Circuit Court
Tax Deeds Division
(850) 595-3793
(850) 595-4827
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

VOID AFTER 6 MONTHS

63-27
631

9000011641

PAY

TWENTY THOUSAND TWO HUNDRED SIXTEEN AND 16/100

JANET HOLLEY TAX COLLECTOR

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

DATE

12/15/2009

AMOUNT

20,216.16

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011641⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011641

Date	Case Number	Description	Amount
12/15/2009	2007 TD 002837 ✓	PAYMENT TAX DEEDS	6.25
12/15/2009	2006 TD 000421 ✓	PAYMENT TAX DEEDS	12.50
12/15/2009	2007 TD 000305 ✓	PAYMENT TAX DEEDS	6.25
12/15/2009	2007 TD 003158 ✓	PAYMENT TAX DEEDS	926.78
12/15/2009	2007 TD 007517 ✓	PAYMENT TAX DEEDS	6.25
12/15/2009	2007 TD 003283 ✓	PAYMENT TAX DEEDS	1,930.83
12/15/2009	2007 TD 007713 ✓	PAYMENT TAX DEEDS	6.25
12/15/2009	2007 TD 003002 ✓	PAYMENT TAX DEEDS	6.25
12/15/2009	2007 TD 000036 ✓	PAYMENT TAX DEEDS	620.40
12/15/2009	2007 TD 002005 ✓	PAYMENT TAX DEEDS	1,176.61

Ernie Lee Magaha
12-16-09

There are additional check details for this check that total:

15,508.78

9000011641

Check: 9000011641 12/15/2009 JANET HOLLEY TAX COLLECTOR

Check Amount:

20,216.16

2007 tx 04202	6.25 ✓	2007 tx 03378	6.25 ✓
2007 tx 05480	1093.98 ✓	2007 tx 06887	6.25 ✓
2007 tx 06565	968.91 ✓	2007 tx 05371	6.25 ✓
2007 tx 00620	1,074.69 ✓	2007 tx 06146	6.25 ✓
2007 tx 03270	6.25 ✓	2007 tx 07353	778.10 ✓
2007 tx 07622	6.25 ✓	2007 tx 07554	6.25 ✓
2007 tx 05800	6.25 ✓	2007 tx 07287	2,341.16 ✓
2007 tx 05508	6.25 ✓	2007 tx 03049	1,011.10 ✓
2007 tx 06339	1,486.24 ✓	2007 tx 02527	6.25 ✓
2007 tx 05319	1,691.42 ✓	2007 tx 02663	4,183.81
2007 tx 02464	810.63 ✓		

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

63-27
 631

9000011646

PAY *FORTY AND 00/100

SCOTT M CLAUD

TO THE
 ORDER
 OF

SCOTT M CLAUD
 1511 VIA DE LUNA
 PENSACOLA BEACH, FL 32561

DATE

12/15/2009

AMOUNT

40.00

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011646⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000011646

Date	Case Number	Description	Amount
12/15/2009	2007 TD 003158	PAYMENT TAX DEEDS	40.00

9000011646

Check: 9000011646 12/15/2009 SCOTT M CLAUD

Check Amount: 40.00

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

63-27
631

9000011648

PAY *TWENTY THOUSAND TWO HUNDRED THIRTY THREE AND 41/100

WINDER VI LLC

TO THE ORDER OF
WINDER VI LLC
P O BOX 100736
ATLANTA, GA 30384

DATE

12/15/2009

AMOUNT

20,233.41

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011648⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011648

Date	Case Number	Description	Amount
12/15/2009	2007 TD 002527	PAYMENT TAX DEEDS	1,755.90
12/15/2009	2007 TD 005371	PAYMENT TAX DEEDS	2,360.88
12/15/2009	2007 TD 005800	PAYMENT TAX DEEDS	1,323.13
12/15/2009	2007 TD 000886	PAYMENT TAX DEEDS	436.80
12/15/2009	2007 TD 000620	PAYMENT TAX DEEDS	436.80
12/15/2009	2007 TD 003378	PAYMENT TAX DEEDS	3,404.13
12/15/2009	2007 TD 003270	PAYMENT TAX DEEDS	1,573.60
12/15/2009	2007 TD 002837	PAYMENT TAX DEEDS	3,108.01
12/15/2009	2007 TD 003158	PAYMENT TAX DEEDS	436.80
12/15/2009	2007 TD 006146	PAYMENT TAX DEEDS	1,973.70

There are additional check details for this check that total:

3,423.66

9000011648

Check: 9000011648 12/15/2009 WINDER VI LLC

Check Amount: 20,233.41

2007 td 06887 1235.28
2007 td 00305 2188.38



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

Tax Deed - Redemption Calculator

Account: 080448000 Certificate Number: 003158 of 2007

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/07/2009"/>	Redemption Date <input type="text" value="12/07/2009"/> <input type="checkbox"/>
Months	8	8
Tax Collector	<input type="text" value="\$821.90"/>	<input type="text" value="\$821.90"/>
Tax Collector Interest	\$98.63	\$98.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$926.78	\$926.78
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="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$46.80	\$46.80
Total Clerk	\$436.80	\$436.80
Postage	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$1,371.58	\$1,371.58
	Repayment Overpayment Refund Amount	\$0.00 + 40.00

Notes ☐ ACTUAL SHERIFF \$80.00 COM FEE \$18.50
 11-18-2009 RESEND A COPY OF NOTICE BY REGULAR MAIL TO SCOTT M
 CLAUD AT 10 HALSEY DR., PENSACOLA FL 32507 AND 12 HALSEY

Submit

Reset

Print Preview

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1091610	Receipt Date	12/07/2009

Case Number	2007 TD 003158
Description	WINDER VI LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **SCOTT M. CLAUD**

On Behalf Of **WINDER VI LLC**

Total Received	1,371.58
Net Received	1,371.58
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	1,371.58	

Receipt Applications	Amount
Holding	1,363.58
Service Charge	8.00

Deputy Clerk: HMS Transaction Date 12/07/2009 08:19:48

Comments

ERNIE LEE MAGAHA
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
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 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: 080448000 Certificate Number: 003158 of 2007

Payor: SCOTT M. CLAUD 1511 VIA DELUNA PENSACOLA BEACH, FL 32561 Date 12/07/2009

Clerk's Check #	1	Clerk's Total	\$436.80
Tax Collector Check #	1	Tax Collector's Total	\$926.78
		Postage	\$6.00
		Researcher Copies	\$2.00
		Total Received	\$1,371.58

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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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

Case # 2007 TD 003158

Redeemed Date 12/07/2009

Name SCOTT M. CLAUD 1511 VIA DELUNA PENSACOLA BEACH, FL 32561

Clerk's Total = TAXDEED	\$436.80
Due Tax Collector = TAXDEED	\$926.78
Postage = TD2	\$6.00
ResearcherCopies = TD6	\$2.00

Apply Docket Codes


• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/17/2007	TD1	TAX DEED APPLICATION Receipt: 1071254 Date: 10/07/2009	60.00	0.00	
06/17/2007	TAXDEED	TAX DEED CERTIFICATES Receipt: 1071254 Date: 10/07/2009	330.00	0.00	
07/22/2009	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
07/22/2009	TD82	O & E REPORT	0.00	0.00	
11/06/2009	TD81	CERTIFICATE OF MAILING	0.00	0.00	
11/13/2009	TD84	CORRESPONDENCE(cert mail receipt)mva	0.00	0.00	
11/20/2009	TD84	CORRESPONDENCE(sheriff notice, property posted)mva	0.00	0.00	
12/03/2009	TD84	CORRESPONDENCE(returned cert mails from Scott M Claud)mva	0.00	0.00	
12/07/2009	TAXDEED	TAXDEED Due Tax Collector	926.78	926.78	
12/07/2009	TD2	POSTAGE TAX DEEDS	6.00	6.00	
12/07/2009	TD6	TITLE RESEARCHER COPY CHARGES	2.00	2.00	
12/07/2009	TAXDEED	TAXDEED Clerk's Total	436.80	436.80	

FINANCIAL SUMMARY					
Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$68.00	\$60.00	\$0.00	\$8.00
2	Holding	\$1,693.58	\$330.00	\$0.00	\$1,363.58
	TOTAL	\$1,761.58	\$390.00	\$0.00	\$1,371.58

(Warrington) Pensacola, Escambia County, Florida

County of Escambia

 **DENISE G. TURNER**
Notary Public-State of Florida
Comm. Exp. Aug. 24, 2012
Comm. No. DD 791837

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1071254	Receipt Date	10/07/2009

Case Number	2007 TD 003158
Description	WINDER VI LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **WINDER VI LLC**

On Behalf Of **WINDER VI LLC**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#759074

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/07/2009 11:30:32

Comments