

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
4703	10-2055-108	06/01/2007	20-3S3-120 LT 4 BLK A CHANDELLE 2ND ADDN PB 15 P 51 OR 5516 P 667 OR 5936 P 192

2009 TAX ROLL

KRAWITZ PAUL S & STACEY E TRUSTEES
FOR KRAWITZ TRUST
5115 CHANDELLE DR
PENSACOLA FL, Florida 32507

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

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Dec 28, 2009 / 1769

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 4703**, 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: 10-2055-108**

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

Property Owner:
KRAWITZ PAUL S & STACEY E TRUSTEES FOR KRAWITZ
TRUST
5115 CHANDELLE DR
PENSACOLA FL, FLORIDA 32507

Legal Description: 20-3S3-120
LT 4 BLK A CHANDELLE 2ND ADDN PB 15 P 51 OR 5516 P 667 OR 5936 P 192

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	4703	06/01/07	\$5,037.39	\$0.00	\$251.87	\$5,289.26

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
2009	6967	06/01/09	\$4,029.68	\$6.25	\$311.46	\$4,347.39
2008	5559	05/30/08	\$4,489.09	\$6.25	\$448.91	\$4,944.25

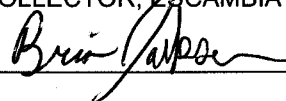
- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2009)
- Ownership and Encumbrance Report Fee
- Tax Deed Application 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

\$14,580.90
\$0.00
\$3,232.49
\$125.00
\$75.00
\$18,013.39
\$18,013.39
\$123,325.00
\$6.25

*Done this 28th day of December, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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

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: 2007 TD 004703



00009473808

Dkt: TD83 Pg#:

3

Original Documents Follow

Recorded in Public Records 12/16/2009 at 12:56 PM OR Book 6541 Page 246,
Instrument #2009085986, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF
THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN RE: THE FORMER MARRIAGE OF
STACEY E. KRAWITZ,
Petitioner/Former Wife,
and
PAUL S. KRAWITZ,
Respondent/Former Husband.

Case No.: 2007-DR-95
Division: M

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2009 DEC 10 P 3:21
FAMILY LAW
FILED & RECORDED

FINAL JUDGMENT

THIS ACTION was heard on October 15, 2009 on the Former Wife's Amended Motion for Contempt, Enforcement and Sanctions. The Former Wife and her attorney as well as the Former Husband and his attorney were present before the Court. The Court, after hearing testimony from the parties and being fully advised in the premises, **ORDERS AND ADJUDGES** as follows:

That the Petitioner/Former Wife, **STACEY E. KRAWITZ**, recover from the Respondent/Former Husband, **PAUL S. KRAWITZ**, the sum of \$28,982.94 on principal, that shall bear interest at the statutory interest rate, which is currently 8%, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 8 day of


December, 2009.

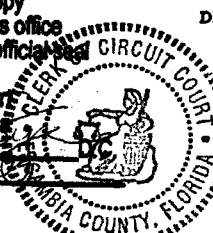

KIM A. SKIEVASKI
CIRCUIT JUDGE

Conformed copies to:
Tiffany T. Woodward, Esq.
Attorney for Petitioner/Former Wife

✓ James L. Chase, Esq.
(2) Attorney for Respondent/Former Husband

Paul S. Krawitz
5115 Chandelie Drive
Pensacola, FL 32507

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: 
Date: 12/16/2009



Case: 2007 DR 000095



00030825296

Dkt: DR1036 Pg#:

Prepared by:
Susan A. Woolf, Esq., of
SHELL, FLEMING, DAVIS & MENGE
226 Palafox Place
Seville Tower - Ninth Floor
Pensacola, Florida 32502
SFD&M File No.: 1129.00017

LIEN FOR MAINTENANCE ASSESSMENTS

Pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Record Book 3329, Page 240 of the Public Records of Escambia County, Florida, **CHANDELLE SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.** does hereby file this Lien against the following described property:

Lot 4, Block A, Chandelle Second Edition, being a subdivision of a portion of Section 20, Township 3 South, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 15 at Page 51 of the public records of said County.

The total amount due the Lienor is One Hundred Eighteen and 25/100 Dollars (\$118.25), consisting of unpaid assessments through October 31, 2007. This Claim of Lien shall also secure all unpaid assessments, special assessments, interests, fees and interest on termite bond, costs and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to the entry for Final Judgment of Foreclosure.

The owners of record of the above-described property are **Paul S. Krawitz and Stacey E. Krawitz, Trustees, or their successors in trust, under the Krawitz Living Trust, dated February 22, 2006, and any amendments thereto**, of 5115 Chandelle Drive, Pensacola, Florida 32507. A signed copy of this Claim of Lien has been furnished by regular mail and certified mail to the owner, at the above address this 23 day of January, 2008.

IN WITNESS WHEREOF, **CHANDELLE SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.**, by and through its authorized agent, has executed these presents this 5th day of December, 2007.

**CHANDELLE SUBDIVISION HOMEOWNERS'
ASSOCIATION, INC.**

By: Kay Holcombe, Treasurer
KAY HOLCOMBE, TREASURER
of Chandelle Subdivision Homeowners Association, Inc.,
P.O. Box 34472
Pensacola, FL 32507

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

ACKNOWLEDGED BEFORE ME this 5th day of December, 2007, by Kay Holcombe, Treasurer (title), of Chandelle Subdivision Homeowners Association, Inc., who is personally known to me or produced _____ as identification.



TRACY RATZIN
State of Florida
My Comm. Exp. April 11, 2010
Comm. # DD 533091

Tracy Ratzin
Typed Name: Tracy Ratzin
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: 4-11-10

Rec Fee \$10.00

PREPARED BY:
James C. Taylor of
Taylor & Van Matre, P.A.
4300 Bayou Blvd., Suite 16
Pensacola, FL 32503
File No.: LRS-65

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This is a claim of lien for unpaid homeowner's association assessments, accrued interest, and late charges thereupon, together with attorney's fees, and costs incurred by the undersigned incident to the collection of the homeowner's association assessments and/or the enforcement of this lien which is authorized by the Declaration of Covenants, Conditions, and Restrictions of Chandelle Subdivision Homeowners Association, Inc., a Florida Corporation Not For Profit, upon the following described real property in Escambia County, Florida:

Lot 4, Block A, Chandelle Second Addition, being a subdivision of a portion of Section 20, Township 3 South, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 15 at Page 51 of the public records of said County.

The name of the record owner of the above-described real property is Paul S. Krawitz and Stacey E. Krawitz, Trustees, or their successors, in trust, under the Krawitz Living Trust, dated February 22, 2006 and any amendments thereto.

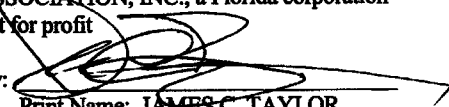
This claim of lien is to secure the payment of Homeowner's Association 2008 Assessment against the owner by the undersigned due on January 31, 2008, in the total sum \$121.00, interest, late charges, and attorney's fees, and costs and to secure the homeowner's association assessments, interest, late charges, attorney's fees, and costs that become due subsequent to the recording of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure.

This claim of lien is also to secure the payment of Special Homeowner's Association 2008 Assessment against the owner by the undersigned due on October 31, 2008, in the total sum \$100.00, interest, late charges, and attorney's fees, and costs and to secure the homeowner's association assessments, interest, late charges, attorney's fees, and costs that become due subsequent to the recording of this Claim of Lien and prior to entry of a Final Judgment of Foreclosure.

An itemization of the delinquent homeowner's association assessment and due date are as follows:

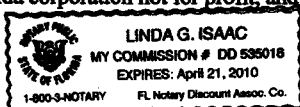
2008 Annual Assessment	\$121.00
2008 Special Assessment	\$100.00
Attorney's Fees	\$825.50

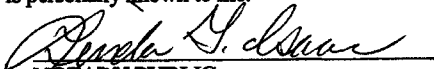
CHANDELLE SUBDIVISION HOMEOWNER'S
ASSOCIATION, INC., a Florida corporation
not for profit

By: 
Print Name: JAMES C. TAYLOR
Its: Attorney/Agent
Address : 4300 Bayou Blvd., Suite 16
Pensacola, FL 32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of February, 2009, by James C. Taylor, as Attorney/Agent of Chandelle Subdivision Homeowners Association, Inc., a Florida corporation not for profit, and who is personally known to me.




NOTARY PUBLIC

RECORDATION REQUESTED BY:

Gulf Coast Community Bank
Pace Branch
4911 Hwy 90
Pace, FL 32571

WHEN RECORDED MAIL TO:

Gulf Coast Community Bank
Pace Branch
4911 Hwy 90
Pace, FL 32571

SEND TAX NOTICES TO:

Gulf Coast Community Bank
Pace Branch
4911 Hwy 90
Pace, FL 32571

Return To:
Southland Acquire Title
1120 N. 12th Ave.
Pensacola, FL 32501

This Mortgage prepared by:

Name: TGolden, AVP, Loan Administration Officer
Company: Gulf Coast Community Bank
Address: 4911 Hwy 90, Pace, FL 32571

MORTGAGE

FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$313,718.00., plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated October 18, 2004, is made and executed between Paul Krawitz and Stacey Krawitz, husband and wife, whose address is 15050 Innerarity Point Rd, Pensacola, FL 32507 (referred to below as "Grantor") and Gulf Coast Community Bank, whose address is 4911 Hwy 90, Pace, FL 32571 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

Lot 4, Block A, Chandelle Second Edition, being a subdivision of a portion of Section 20, Township 3 South, Range 31 West, Escambia County, Florida as recorded in Plat Book 15 at Page 51 of the Public Records of said County.

The Real Property or its address is commonly known as 5115 Chandelle Drive, Pensacola, FL 32507. The Real Property tax identification number is 20-3S-31-2000-004-001

REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in this Mortgage and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$313,718.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property

IN WITNESS WHEREOF, Grantor has hereunto affixed his seal as of the day and year first above written.

RECORDED AS RECEIVED

Signed, sealed and delivered
in the presence of:

Amanda Stillwell
Amanda Stillwell, Witness to Paul Krawitz

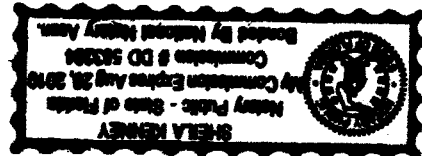
Paul S. Krawitz
PAUL S. KRAWITZ, TRUSTEE

Kenny Carter
Kenny Carter, Witness to Paul Krawitz

Shirley Rivera
Shirley Rivera, Witness to Stacey Krawitz

Stacey E. Krawitz
STACEY E. KRAWITZ, TRUSTEE

Arinda D. Moss
Arinda D. Moss, Witness to Stacey Krawitz



STATE OF FLORIDA
COUNTY OF ESCAMBIA

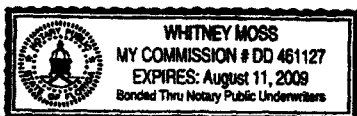
The foregoing instrument was acknowledged before me this 24th day of February, 2008, by Paul S. Krawitz, Trustee of the Krawitz Living Trust dated February 22, 2006, who is personally known to me or has produced _____ as identification.

Shirley Krawitz
Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of June, 2008, by Stacey E. Krawitz, Trustee of the Krawitz Living Trust dated February 22, 2006, who is personally known to me or has produced _____ as identification.

Whitney Moss
Notary Public - State of Florida



Prepared by:
JAMES L. CHASE
101 East Government Street
Pensacola, FL 32502

When recorded return to:
JAMES L. CHASE
101 East Government Street
Pensacola, FL 32502

RECORDED AS RECEIVED

(Space above this line reserved for recording office use only)

CORRECTED TRUSTEE'S DEED

THIS INDENTURE made this 6th day of October, 2008 between Paul S. Krawitz and Stacey E. Krawitz, as Trustees of the Krawitz Living Trust, dated February 22, 2006, hereinafter called the "Grantor" and Paul S. Krawitz, hereinafter called "Grantee", whose address is 5115 Chandelle Drive, Pensacola, Florida 32507

*RE RECORD TO ADD NOTARY
That was recorded in book 6422 WITNESSETH:
at page 1468

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee, the following described property in Escambia County, Florida, to-wit:

Lot 4, Block A, Chandelle Second Edition, being a subdivision of a portion of Section 20, Township 3 South, Range 31 West, Escambia County, Florida, according to plat recorded in Plat Book 15 at Page 51 of the public records of said County.

Parcel ID #203S312000004001

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 2008 and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREOF BEING OR IN ANY WISE APPERTAINING.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs and assigns forever.

"Grantee" is used for singular or plural as the context requires.

At the request of the Grantee, no title search has been undertaken nor has any title insurance been obtained regarding this transfer of real estate.

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: 3-1-10

TAX ACCOUNT NO.: 10-2055-108

CERTIFICATE NO.: 2007-4703

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 2009 tax year.

Paul S. Krawitz
5115 Chandelle Dr.
Pensacola, FL 32507

Chandelle Subdivision HOA
c/o Taylor & Van Matre, P.A.
4300 Bayou Blvd., Ste 16
Pensacola, FL 32503

Gulf Coast Community Bank
4911 Hwy. 90
Pace, FL 32571
and 40 N. Palafox St.
Pensacola, FL 32502

Stacey E. Krawitz
5036 Chandelle Dr.
Pensacola, FL 32507

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.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7596

January 7, 2010

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

1. That certain mortgage executed by Paul and Stacey Krawitz in favor of Gulf Coast Community Bank dated October 18, 2004 and recorded April 1, 2005 in Official Records Book 5608, page 475 of the public records of Escambia County, Florida, in the original amount of \$313,718.00.
2. Homeowners Association Lien filed by Chandelle Subdivision HOA recorded in O.R. Book 6424, page 654 and O.R. Book 6279, page 768.
3. Judgment filed by Stacey E. Krawitz recorded in O.R. Book 6542, page 1696.
4. 2007 certificate delinquent. The assessed value is \$246,650.00. Tax ID 10-2055-108.

=

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.: 7596

January 7, 2010

Lot 4, Block A, Chandelle Second Edition, according to the plat thereof recorded in Plat Book 15, Page 51, 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.: 7596

January 7, 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 01-07-1990, through 01-07-2010, and said search reveals the following:

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

Paul S. Krawitz

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 7, 2010

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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

Case: 2007 TD 004703



00028456756

Dkt: TD82 Pg#:

11

Original Documents Follow

MOORING TAX ASSET GROUP, LLC
PURCHASING ACCOUNT

42211

OUR REFERENCE NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT	NET AMOUNT
01/05/10 - 803018		1/5/2010	\$390.00	\$390.00	\$0.00	\$390.00
			\$390.00	\$390.00	\$0.00	\$390.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1103326	Receipt Date	01/12/2010

Case Number	2007 TD 004703
Description	MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS

Action **TAX DEED APPLICATION**

Judge

Received From **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

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

Total Received	390.00
Net Received	390.00
Change	0.00

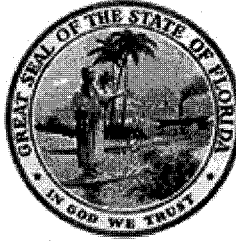
Receipt Payments	Amount	Reference	Description
Check	390.00	42211	

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 01/12/2010 14:05:25

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
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2007 TD 004703

Redeemed Date 01/21/2010

Name Gulf Coast Community Bank 40 N PALAFOX ST PENSACOLA FL 32502

<input type="checkbox"/> Clerk's Total = TAXDEED	\$407.55
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$18,830.24
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$60.00

Apply Docket Codes

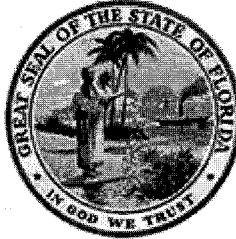
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2007	TD1	TAX DEED APPLICATION Receipt: 1103326 Date: 01/12/2010	60.00	0.00	
06/01/2007	TAXDEED	TAX DEED CERTIFICATES Receipt: 1103326 Date: 01/12/2010	330.00	0.00	
01/19/2010	TD82	O & E REPORT	0.00	0.00	
01/19/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$330.00	\$330.00	\$0.00	\$0.00
	TOTAL	\$390.00	\$390.00	\$0.00	\$0.00

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: 102055108 Certificate Number: 004703 of 2007

Payor: Gulf Coast Community Bank 40 N PALAFOX ST PENSACOLA FL 32502 Date
01/21/2010

Clerk's Check #	4686	Clerk's Total	\$407.55
Tax Collector Check #	1	Tax Collector's Total	\$18,830.24
		Postage	\$60.00
		Researcher Copies	\$60.00
		Total Received	\$19,357.79

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	1106388	Receipt Date	01/21/2010

Case Number	2007 TD 004703
Description	MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS

Action TAX DEED REDEMPTION

Judge

Received From GULF COAST COMMUNITY BANK

On Behalf Of MTAG CUST FOR ABBOT KINNEY MANAGEMENT

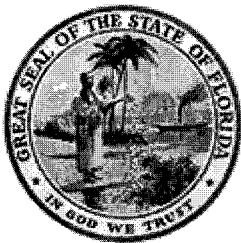
Total Received	19,357.79
Net Received	19,357.79
Change	0.00

Receipt Payments	Amount	Reference Description
Check	19,357.79	004686

Receipt Applications	Amount
Holding	19,357.79

Deputy Clerk: mavila Transaction Date 01/21/2010 12:20:13

Comments



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

Tax Deed - Redemption Calculator

Account: 102055108 Certificate Number: 004703 of 2007

Redemption ☐ Yes ☒ No
 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="01/21/2010"/>
Months	3	1
Tax Collector	<input type="text" value="\$18,013.39"/>	<input type="text" value="\$18,013.39"/>
Tax Collector Interest	\$810.60	\$270.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,830.24	\$18,289.84
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	\$17.55	\$5.85
Total Clerk	\$407.55	\$395.85
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="\$0.00"/>
Total Redemption Amount	\$19,357.79	\$18,685.69
	Repayment Overpayment Refund Amount	\$672.10 + 120 + 210 = 1002.10

Notes: ACTUAL SHERIFF \$80.00 COM FEE \$20.50
 1/13/10 STANLEY BRUCE W/GULF COAST COMMUNITY BANK CALLED FOR
 QUOTE AND BREAKDOWN OF YEARS INCLUDED..IS GOING TO GO AHEAD

Submit

Reset

Print Preview

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

9000011839

VOID AFTER 6 MONTHS

PAY

*SEVEN HUNDRED NINETY ONE AND 70/100

MTAG CUST FOR ABBOT KINNEY MANAGEMENT

TO THE ORDER OF
MTAG CUST FOR ABBOT KINNEY MANAGEMENT
P O BOX 409584
ATLANTA, GA 30384

DATE AMOUNT
01/26/2010 791.70

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011839⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011839

Date	Case Number	Description	Amount
01/26/2010	2007 TD 004703	PAYMENT TAX DEEDS	395.85
01/26/2010	2007 TD 007680	PAYMENT TAX DEEDS	395.85

9000011839

Check: 9000011839 01/26/2010 MTAG CUST FOR ABBOT KINNEY
MANAGEMENT

Check Amount: 791.70

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

9000011828

PAY

*ONE THOUSAND TWO AND 10/100

GULF COAST COMMUNITY BANK

TO THE ORDER OF GULF COAST COMMUNITY BANK
 40 N. PALAFOX STREET
 PENSACOLA, FL 32502

DATE

AMOUNT

01/26/2010

1,002.10

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011828⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000011828

Date	Case Number	Description	Amount
01/26/2010	2007 TD 004703	PAYMENT TAX DEEDS	1,002.10

9000011828

Check: 9000011828 01/26/2010 GULF COAST COMMUNITY BANK

Check Amount: 1,002.10

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

9000011836

63-27
631

PAY

THIRTY SIX THOUSAND TWO HUNDRED EIGHTY SEVEN AND 81/100

JANET HOLLEY TAX COLLECTOR

TO THE
ORDER
OF

JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

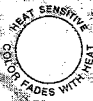
AMOUNT

01/26/2010

36,287.81

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011836⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011836

Date	Case Number	Description	Amount
01/26/2010	2007 TD 007680	PAYMENT TAX DEEDS	11,580.78
01/26/2010	2003 TD 003412	PAYMENT TAX DEEDS	3,188.19
01/26/2010	2007 TD 002483	PAYMENT TAX DEEDS	669.31
01/26/2010	2003 TD 006116	PAYMENT TAX DEEDS	1,927.94
01/26/2010	2007 TD 007337	PAYMENT TAX DEEDS	631.75
01/26/2010	2007 TD 004703	PAYMENT TAX DEEDS	18,289.84

Ernie Lee Magaha
1-26-10

9000011836

Check: 9000011836 01/26/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 36,287.81

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoys@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@escambiaclerk.com>; "Brenda Robinson" <brobins@clerk.co.escambia.fl.us>
Sent: Thursday, January 21, 2010 1:29 PM
Subject: Check Request Tax Cert 2007 TD 04703

2007 TD 04703

Please issue checks:

Janet Holley Tax Collector
\$18,289.84(taxes due)

MTAG Cust for Abbot Kinney Management
PO BOX 409584
Atlanta GA 30384
\$395.85(\$390.00 app fees \$5.85interest)

Gulf Coast Community Bank
40 N Palafox St
Pensacola FL 32502
\$1,002.10(overpayment refund)

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

10-122

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

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the original documents.

Case: 2007 TD 004703



00035444977

Dkt: TD80 Pg#:

Original Documents Follow