

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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



COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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

Case: 2007 TD 004996



00018676997

Dkt: TD83 Pg#:

2

Original Documents Follow

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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



COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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

Case: 2007 TD 004996



00022539982

Dkt: TD82 Pg#:

10

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.: 7179

May 21, 2009

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596
ATTN: Glenda Mahuron

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-20-89, through 05-20-09, and said search reveals the following:

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

Jacqueline L. Dyas

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

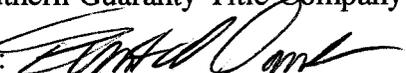
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

BY: 

Richard S. Combs

May 21, 2009

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7179

May 21, 2009

Unit 102, Mirabella, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5265, page 1527, Public Records of Escambia County, Florida, together with all appurtenances thereto including an undivided interest in the common elements as set forth in the Declaration of Condominium.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7179

May 21, 2009

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

1. That certain mortgage executed by Jacqueline L. Dyas in favor of Citizens Bank dated August 25, 2005 and recorded September 7, 2005 in Official Records Book 5722, page 1852 of the public records of Escambia County, Florida, in the original amount of \$368,748.70.
2. 2007 certificate delinquent. The assessed value is \$499,054.00. Tax ID 10-3487-006.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-05-09

TAX ACCOUNT NO.: 10-3487-006

CERTIFICATE NO.: 2007-4996

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

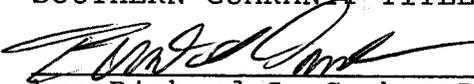
 X Homestead for tax year:

Jacqueline L. Dyas
1108 Bristol Court
Mobile, AL 36608

Citizens Bank
P.O. Box 569
Robertsdale, AL 36567

Certified and delivered to Escambia County Tax Collector,
this 2nd 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.

10-27
350-8

OR BK 5272 PG 1776
Escambia County, Florida
INSTRUMENT 2003-164699

Prepared by and return to:
Jeffrey T. Sauer
Attorney at Law
Smith, Sauer & DeMaria
510 East Zaragoza Street
Pensacola, FL 32502

DEED DOC STAMPS PD @ ESC CO \$3500.00
10/24/03 ERNIE LEE MAGANA, CLERK

Closing File Number: 2-6324-015
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 15th day of October, 2003 between The Southern Group II, L.L.C., an Alabama limited liability company, whose post office address is 41 N. Beltline, Third Floor, Mobile, Alabama, 36608-1201, grantor, and Jacqueline L. Dyas, a married woman, whose post office address is 1108 Bristol Court, Mobile, Alabama, 36608, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Unit 102, Mirabella, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5265, at Page 1527, of the Public Records of Escambia County, Florida, together with all appurtenances thereto including an undivided interest in the common elements as set forth in the Declaration of Condominium.

Parcel Identification Number: 143S32-1001-001-009, 143S32-1001-000-009, 143S32-1001-000-008.

Subject to taxes for 2003 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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 claiming by, through or under grantors, but against no other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

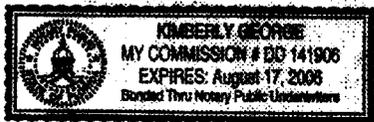
The Southern Group, II, L.L.C.,
an Alabama limited liability company

John Baybley
Printed name: John Ann Barkley
Kimberly George
Printed name: Kimberly George

By: *Jeffrey T. Sauer*
Jeffrey T. Sauer, Its Authorized Agent

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 20th day of October, 2003, by Jeffrey T. Sauer, as the Authorized Agent of The Southern Group, II, L.L.C., an Alabama limited liability company, on behalf of the company. He () is personally known to me, or () has produced _____ as identification.



(NOTARY SEAL)

Kimberly George
Printed name: Kimberly George
Notary Public
State of

RCD Oct 24, 2003 02:37 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-164699

Prepared by and return to:

Jeffrey T. Sauer
Attorney at Law
Smith, Sauer & DeMaria
P. O. Box 12446
Pensacola, FL 32591
850-434-2761
File Number: 2-9111-001
Will Call No.:
Loan Number:

[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 **August 25, 2005**, together with all Riders to this document.
(B) "Borrower" is **Jacqueline L. Dyas, a married woman**. Borrower is the mortgagor under this Security Instrument.
(C) "Lender" is **Citizens' Bank**. Lender is a State Charter organized and existing under the laws of the State of Alabama. Lender's address is **P.O. Box 569, Robertsdale, AL 36567**. Lender is the mortgagee under this Security Instrument.
(D) "Note" means the promissory note signed by Borrower and dated **August 25, 2005**. The Note states that Borrower owes Lender **Three Hundred Sixty-Eight Thousand Seven Hundred Forty-Eight and 70/100 Dollars Dollars (U.S. \$368,748.70)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2006.
(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 checked="" type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

- (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.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §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 County of Escambia:

Unit 102, Mirabella, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5265, at Page 1527, of the Public Records of Escambia County, Florida, together with all appurtenances thereto including an undivided interest in the common elements as set forth in the Declaration of Condominium.

which currently has the address of **13937 Perdido Key Drive, #102, Pensacola, FL 32507** ("Property Address"):

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."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower

This is not the homestead of Borrower. Borrower's residence is 1108 Bristol Court, Mobile, AL 36608.

Signed, sealed and delivered in the presence of:

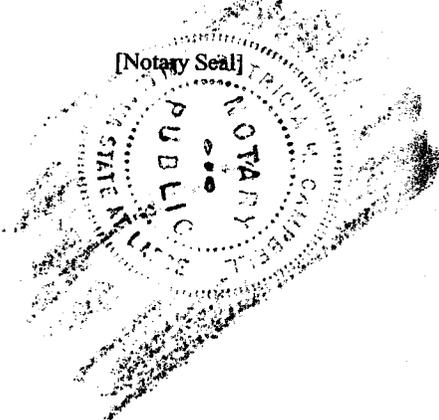
Patricia H. Campbell
Witness Name: Patricia H. Campbell
Susan G. Golsen
Witness Name: SUSAN GOLSON

Jacqueline L. Dyas (Seal)
Jacqueline L. Dyas

[Space Below This Line for Acknowledgment]

State of Alabama
County of

The foregoing instrument was acknowledged before me this 25th day of August, 2005 by Jacqueline L. Dyas, who is personally known or has produced a driver's license as identification.



Patricia H. Campbell
Notary Public
Printed Name: Patricia H. Campbell
My Commission Expires: 3/5/2007

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 004996



00019579081

Dkt: TD84 Pg#:

4

Original Documents Follow

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04996 of 2007

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 3, 2009, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JACQUELINE L DYAS 1108 BRISTOL CT MOBILE, AL 36608	CITIZENS BANK P O BOX 569 ROBERTSDALE AL 36567
--	--

WITNESS my official seal this 3rd day of September 2009.

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

SEAL



BY: *M. Avila*
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 October 5, 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 **TARPON IV LLC** holder of **Tax Certificate No. 04996**, 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:

UNIT 102 MIRABELLA CONDOMINIUM ALSO 1/52 INT IN COMMON ELEMENTS OR 5272 P 1776

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103487006 (09-201)

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

JACQUELINE L DYAS

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 October, which is the **5th** day of **October 2009**.

Dated this 3rd day of September 2009.

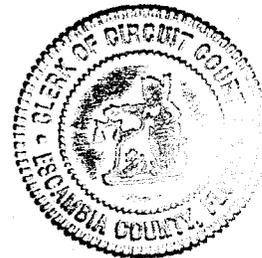
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding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



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 October 5, 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 **TARPON IV LLC** holder of **Tax Certificate No. 04996**, 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:

UNIT 102 MIRABELLA CONDOMINIUM ALSO 1/52 INT IN COMMON ELEMENTS OR 5272 P 1776

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103487006 (09-201)

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

JACQUELINE L DYAS

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 **October**, which is the **5th** day of **October 2009**.

Dated this 3rd day of September 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:

13937 PERDIDO KEY DR 102

By:



Maryline Avila
Deputy Clerk



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 004996



00078713279

Dkt: TD80 Pg#:

17

Original Documents Follow

Pay on
Account # 10-3487-006 or
002015-900 in the name
of Jacqueline G. Dyas
Mirabella Condo Unit
102

per Maryline Aviles

* if needed call at
251 343 1888 or
251 604 5954

Thank you

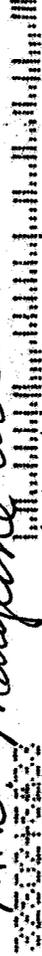
Jacqueline L. Dyas
1108 Bristol Ct.
Mobile, Al 36608



MOBILE AL 365

27 AUG 2009 PM 1 L

Escambia County Clerk of Court
221 Palafox Place
Suite 110
Pensacola, FL. 32502
Attn: Maryling Avila



Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Brenda Robinson" <brobinson@clerk.co.escambia.fl.us>
Sent: Monday, August 31, 2009 3:32 PM
Subject: Check Request Tax Cert 2007 TD 04996

2007 TD 04996

Please issue checks:

Janet Holley Tax Collector
\$34,786.36(taxes due)

09-201

Tarpon IV LLC
PO BOX 100736
Atlanta Georgia 30384-0736
\$413.40 (\$390.00 app fees \$23.40 interest)

JACQUELINE L DYAS
1108 Bristol Ct
Mobile AL 36608
\$1,338.04(overpayment refund)

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

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

9000011088

63-27
631

VOID AFTER 6 MONTHS

PAY

*FIFTY NINE THOUSAND NINE HUNDRED FIFTY TWO AND 41/100

JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
09/02/2009 59,952.41

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011088⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011088

Date	Case Number	Description	Amount
09/01/2009	2007 TD 002911	PAYMENT TAX DEEDS	1,792.47 ✓
09/01/2009	2007 TD 001702	PAYMENT TAX DEEDS	3,210.49 ✓
09/01/2009	2007 TD 005161	PAYMENT TAX DEEDS	11,023.34 ✓
09/01/2009	2007 TD 001742	PAYMENT TAX DEEDS	3,577.97 ✓
09/01/2009	2007 TD 001647	PAYMENT TAX DEEDS	4,513.77 ✓
09/01/2009	2007 TD 001467	PAYMENT TAX DEEDS	6.25 ✓
09/01/2009	2007 TD 004996	PAYMENT TAX DEEDS	34,786.36 ✓
09/01/2009	2007 TD 005495	PAYMENT TAX DEEDS	1,041.76 ✓

9000011088

Check: 9000011088 09/02/2009 JANET HOLLEY TAX COLLECTOR

Check Amount: 59,952.41

Shirley Rick

*2 Sept 2009
3:40 P.M*

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

9000011086

VOID AFTER 6 MONTHS

PAY

*ONE THOUSAND THREE HUNDRED THIRTY EIGHT AND 04/100

JACQUELINE L DYAS

DATE

AMOUNT

09/02/2009

1,338.04

TO THE ORDER OF JACQUELINE L DYAS
1108 BRISTOL CT
MOBILE, AL 36608

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011086⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011086

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
09/01/2009	2007 TD 004996	PAYMENT TAX DEEDS	1,338.04

9000011086

Check: 9000011086 09/02/2009 JACQUELINE L DYAS

Check Amount: 1,338.04

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

9000011102

VOID AFTER 6 MONTHS

PAY

*TWO THOUSAND FIVE HUNDRED TWENTY TWO AND 80/100

TARPON IV LLC

TO THE ORDER OF
TARPON IV LLC
P O BOX 100736
ATLANTA, GA 30384

DATE
09/02/2009
AMOUNT
2,522.80

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011102⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011102

Date	Case Number	Description	Amount
09/01/2009	2007 TD 001742	PAYMENT TAX DEEDS	413.40 ✓
09/01/2009	2007 TD 004996	PAYMENT TAX DEEDS	413.40 ✓
09/01/2009	2007 TD 001702	PAYMENT TAX DEEDS	413.40 ✓
09/01/2009	2007 TD 005161	PAYMENT TAX DEEDS	455.80 ✓
09/01/2009	2007 TD 001647	PAYMENT TAX DEEDS	413.40 ✓
09/01/2009	2007 TD 002911	PAYMENT TAX DEEDS	413.40 ✓

9000011102

Check: 9000011102 09/02/2009 TARPON IV LLC

Check Amount: 2,522.80



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

Tax Deed - Redemption Calculator
Account: 103487006 Certificate Number: 004996 of 2007

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/05/2009"/>	Redemption Date <input type="text" value="08/31/2009"/>
Months	6	4
Tax Collector	<input type="text" value="\$32,811.42"/>	<input type="text" value="\$32,811.42"/>
Tax Collector Interest	\$2,953.03	\$1,968.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$35,770.70	\$34,786.36
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	\$35.10	\$23.40
Total Clerk	\$425.10	\$413.40
Postage	<input type="text" value="\$12.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$36,211.80	\$35,203.76
	Repayment Overpayment Refund Amount	\$1,008.04 + 120 + 210 = 1,338.04

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 6-4-2009 JACQUELINE CALLED FOR QUOTES. MKJ 251-604-5954
 8-18-2009 Jacqueline called for quote.mva

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1056774	Receipt Date	08/31/2009

Case Number	2007 TD 004996
Description	TARPON IV LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **JACQUELINE L DYAS**

On Behalf Of **TARPON IV LLC**

Total Received	36,211.80
Net Received	36,211.80
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	36,211.80	40698949	

Receipt Applications	Amount
Holding	36,211.80

Deputy Clerk: mavila Transaction Date 08/31/2009 15:14:31

Comments

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

Receipt Type	Case	Outstanding Amount	36,211.80
Receipt Number	1056773	Receipt Date	08/31/2009

Case Number	2007 TD 004996
Description	TARPON IV LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **TARPON IV LLC**

On Behalf Of **TARPON IV LLC**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#753001

Receipt Applications	Amount
Holding	326.00
Service Charge	64.00

Deputy Clerk: mavila Transaction Date 08/31/2009 15:13:40

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



**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 004996

Redeemed Date 08/31/2009

Name JACQUELINE L DYAS 1108 BRISTOL CT MOBILE AL 36608

<input type="checkbox"/> Clerk's Total = TAXDEED	\$425.10
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$35,770.70
<input type="checkbox"/> Postage = TD2	\$12.00
<input type="checkbox"/> ResearcherCopies = TD6	\$4.00

Apply Docket Codes

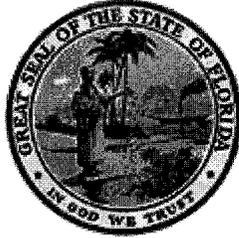
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2007	TD1	TAX DEED APPLICATION	60.00	60.00	
06/01/2007	TAXDEED	TAX DEED CERTIFICATES	330.00	330.00	
06/24/2009	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/24/2009	TD82	O & E REPORT	0.00	0.00	
08/28/2009	TD84	CORRESPONDENCE(COM)	0.00	0.00	

FINANCIAL SUMMARY

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

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: 103487006 Certificate Number: 004996 of 2007**

Payor: JACQUELINE L DYAS 1108 BRISTOL CT MOBILE AL 36608 Date 08/31/2009

Clerk's Check #	40698949	Clerk's Total	\$425.10
Tax Collector Check #	1	Tax Collector's Total	\$35,770.70
		Postage	\$12.00
		Researcher Copies	\$4.00
		Total Received	\$36,211.80

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
 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

Case # 2007 TD 004996

Redeemed Date 08/31/2009

Name JACQUELINE L DYAS 1108 BRISTOL CT MOBILE AL 36608

<input type="checkbox"/> Clerk's Total = TAXDEED	\$425.10
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$35,770.70
<input type="checkbox"/> Postage = TD2	\$12.00
<input type="checkbox"/> ResearcherCopies = TD6	\$4.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2007	TD1	TAX DEED APPLICATION	60.00	60.00	
06/01/2007	TAXDEED	TAX DEED CERTIFICATES	330.00	330.00	
06/24/2009	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/24/2009	TD82	O & E REPORT	0.00	0.00	
08/28/2009	TD84	CORRESPONDENCE(COM)	0.00	0.00	

FINANCIAL SUMMARY

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



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

Tax Deed - Redemption Calculator
Account: 103487006 Certificate Number: 004996 of 2007

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/05/2009"/>	Redemption Date <input type="text" value="06/04/2009"/>
Months	6	2
Tax Collector	<input type="text" value="\$32,811.42"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$2,953.03	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$35,770.70	\$0.00
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
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	\$35.10	\$0.00
Total Clerk	\$425.10	\$0.00
Postage	<input type="text" value="\$12.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$36,211.80	\$0.00
	Repayment Overpayment Refund Amount	\$36,211.80

ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 6-4-2009 JACQUELINE CALLED FOR QUOTES. MKJ 251-604-5954

Notes



Chris Jones

Escambia County

Property Appraiser

- Chris Jones, ECPA
- RECORD SEARCH
- MAPS
- GENERAL INFORMATION
- GOVERNMENT AGENCIES
- TANGIBLE PROPERTY
- CAREERS

[←](#) Navigate Mode Account
 Reference [→](#)

[Printer Friendly Ver](#)

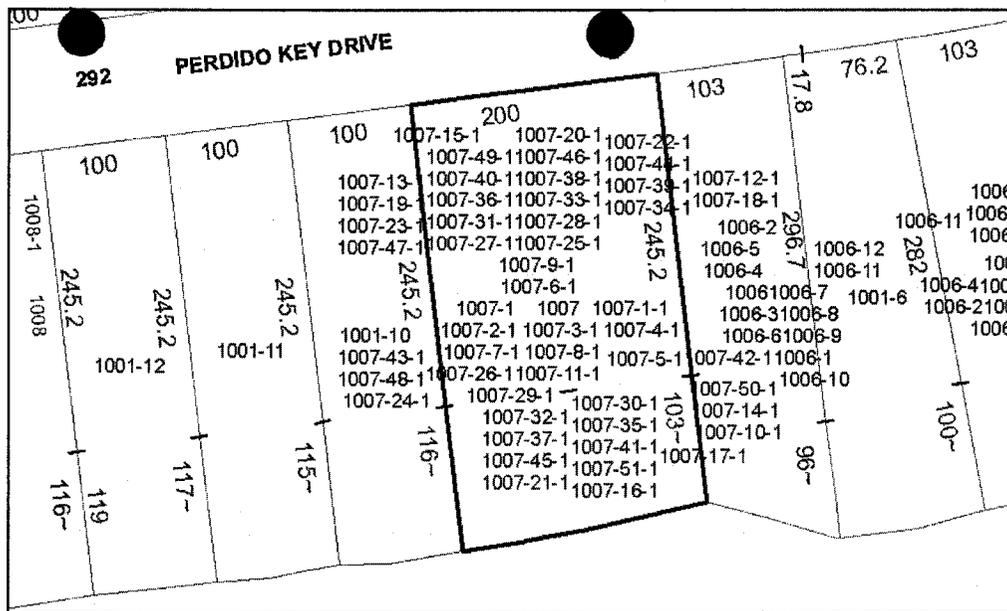
General Information	
Reference:	143S321007002001
Account:	103487006
Owners:	DYAS JACQUELINE L
Mail:	1108 BRISTOL CT MOBILE, AL 36608
Situs:	13937 PERDIDO KEY DR 102
Use Code:	CONDOMINIUM
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2008 Certified Roll Assessment	
Improvements:	\$49
Land:	_____
Total:	\$49
<i>Save Our Homes:</i>	
Disclaimer	
Amendment 1 Calculati	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2003	5272	1776	\$500,000	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2008 Certified Roll Exemption	
None	
Legal Description	
UNIT 102 MIRABELLA CONDOMINIUM ALSO 1/52 IN IN COMMON ELEMENTS...	
Extra Features	
None	

Parcel Information		View Onl
Section		
Map Id:	35-3S-32-2	
Approx. Acreage:	1.6400	
County Zoned:		



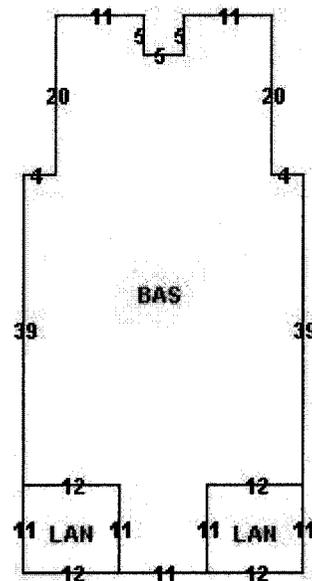
Buildings

Building 1 - Address: 13937 PERDIDO KEY DR 102, Year Built: 2003

Structural Elements

- FOUNDATION-STRUCTURAL
- EXTERIOR WALL-PRECAST PAN/CON
- NO. PLUMBING FIXTURES (15)
- DWELLING UNITS (1)
- ROOF FRAMING-STEEL TRUSS/FRM
- ROOF COVER-METAL/MODULAR
- INTERIOR WALL-DRYWALL-CUS.DEC
- STORY HEIGHT (9)
- NO. STORIES (1)
- FLOOR COVER-CARPET
- FLOOR COVER-HARD TILE/BRICK
- DECOR/MILLWORK-ABOVE AVERAGE
- HEAT/AIR-CENTRAL H/AC
- STRUCTURAL FRAME-CONCRTE REINFRD

Areas - 2265 Total SF
BASE AREA - 2001
LANAI - 264



Images

None

The primary use of the assessment data is for the preparation of the current year tax r
 responsibility or liability is assumed for inaccuracies or errors.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TARPON IV, 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
4996	10-3487-006	06/01/2007	14-3S3-210 UNIT 102 MIRABELLA CONDOMINIUM ALSO 1/52 INT IN COMMON ELEMENTS OR 5272 P 1776

2008 TAX ROLL
DYAS JACQUELINE L
1108 BRISTOL CT
MOBILE AL, Alabama 36608

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