

**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

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Case: 2007 TD 006942



00027371825

Dkt: TD82 Pg#:

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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.: 7347

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 06-09-89, through 06-09-09, and said search reveals the following:

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

Estate of Annie R. and David M. Calhoun

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.: 7347

June 9, 2009

Lots 17 and 18, Block 94, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7347

June 9, 2009

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

1. That certain mortgage executed by David M. and Annie R. Calhoun in favor of Citifinancial, Inc. FKA Associates Financial Services of America, Inc. dated February 14, 1995 and recorded February 20, 1995 in Official Records Book 3725, page 342 of the public records of Escambia County, Florida, in the original amount of \$61,000.00.
2. 2007 certificate delinquent. The assessed value is \$83,981.00. Tax ID 13-3650-000.

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: 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: 12-07-09

TAX ACCOUNT NO.: 13-3650-000

CERTIFICATE NO.: 2007-6942

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.

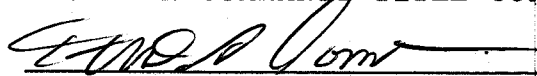
Estate of Annie R. Calhoun  
Estate of David M. Calhoun  
2601 North 6th Ave.  
Pensacola, FL 32503

Chandra Calhoun (possibele heir)  
935 J E Boyd Lane  
Pensacola, FL 32534

Citifinancial, Inc., formerly  
Associates Financial Services of America, Inc.  
5007 N. Davis Hwy.  
Pensacola, FL 32503  
and  
5280 Corporate Dr.  
Frederick, MD 21703

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.

2.25 REC. FEE  
6.90 ST. STP.  
2.75 FED. STP.  
11.90 TOTAL

# WARRANTY DEED

State of Florida }  
Escambia County

286 PAGE 505

152 Merritt Court  
GRANTEES' ADDRESS

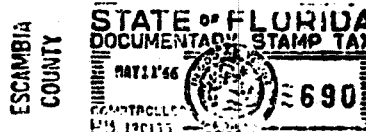
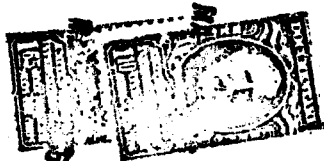
Know All Men by These Presents: That I, Thelma W. Calhoun, (A widow)

for and in consideration of (\$10.00) Ten dollars and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto David M. Calhoun  
and Angie B. Calhoun, (husband and wife)

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia, State of Florida, to wit:

Lots 17 and 18, both inclusive, in Block 94 of the East King Tract, East of  
Tarragona Street, as per plan of the said City copyrighted by Thos. C. Watson in 1906.



To have and to hold, unto the said grantee and their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I, the said Thelma W. Calhoun, well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that I, my heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I, the said Thelma W. Calhoun, have hereunto set my hand and seal this 26th day of April, A.D. 1966

Signed, sealed and delivered in the presence of

Robert L. Hester Jr.  
Barney E. Seymour

Thelma W. Calhoun (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida }  
Escambia County

Before the subscriber personally appeared Thelma W. Calhoun (A widow) and

his wife, known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Gives and sets my hand and official seal this 26th day of April, 1966

Barney E. Seymour  
NOTARY PUBLIC  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES NOV. 20, 1967

My Commission expires March 2, 1968

CLERK FILE NO.

RECORDED  
MAY 9 4 51 PM '66  
THE PUBLIC RECORDS  
OF ESCAMBA COUNTY, FLORIDA

284970

1050 R.  
213.85 D.  
122.09 Jm.

OR Bk3725 Pg0342  
INSTRUMENT 00189398

MORTGAGE DEED

Check If Applicable:

☐ THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ \_\_\_\_\_, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

THIS INDENTURE

Made this 14th day of February, 1995

BETWEEN DAVID M. CALHOUN and ANNIE R. CALHOUN, Husband and Wife.

called the Mortgagor(s) and ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC.,  
called the Mortgagee.

WITNESSETH, That the said Mortgagor(s), for good and valuable consideration the receipt whereof is hereby acknowledged, do(es) grant, bargain and sell to the said Mortgagee, its successors and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 17 and 18, both inclusive, in Block 94 of the East King Tract, East of Tarragona Street, as per plan of the said city copyrighted by Thos. C. Watson in 1906.

D S PD Deed \$0.00  
Mort \$213.85 ASUM \$0.00  
FEBRUARY 20, 1995  
Joe A. Flowers, Comptroller  
Cert. Reg. 59-2043328-27-01  
By: J. Knighton D.C.

Received \$122.06  
in payment of Taxes due on  
Class 'C' Intangible Personal  
Property, pursuant to FL Statutes  
JOE A. FLOWERS,  
COMPTROLLER  
Escambia County, FL

and the rents, issues and profits thereof, and the said Mortgagor(s) do(es) hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagor(s), their heirs, legal representatives or assigns, shall pay to the said Mortgagee, its legal representatives or assigns, a certain loan agreement dated February 14, 1995, in the amount of \$ 61,042.69, together with interest as provided in the loan agreement, and shall perform and comply with each and every stipulation, agreement and covenant of said loan agreement and of this Mortgage, then this Mortgage and the estate hereby created shall be void.

Mortgagor(s) covenant(s) to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building on said land for not less than \$ 61,000, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building on said land in proper repair. Mortgagor(s) further covenant(s) not to sell, further encumber or transfer title to the property encumbered by this Mortgage without Mortgagee's prior written approval.

ORIGINAL (1)
BORROWER COPY (1)
RETENTION COPY (1)

Should Mortgagor(s) sell, convey, transfer or dispose of said property, or any part thereof, or any interest therein, or agree to do so without the written consent of Mortgagee being first obtained, then Mortgagee shall have the right, at its option, to declare all sums secured hereby immediately due and payable.

Should any of the above covenants be broken, then said loan agreement and all moneys secured hereby shall, without demand, if the Mortgagee, its legal representatives or assigns, so elect, at once become due and payable and the mortgage be foreclosed, and all costs and expenses of collection of said moneys with or without suit, including a reasonable fee for the Mortgagee's attorney, shall be paid by the Mortgagor(s), and the same are hereby secured.

IN WITNESS WHEREOF, The said Mortgagor(s) hereunto set thier hand s  
and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Check if Applicable:

☐ THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ \_\_\_\_\_, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Steve Coller  
STEVE COLLIER  
Debi Lindon  
DEBI LINDON

David M. Calhoun LS  
DAVID M. CALHOUN  
Annie R. Calhoun LS  
ANNIE R. CALHOUN

This Instrument prepared by: Debi Lindon  
Address 6249 N. Davis Hwy.  
Suite B  
Pensacola, FL 32504-6966

STATE OF Florida }  
COUNTY OF Escambia }

The foregoing instrument was acknowledged before me this 14th day of February, 1995  
by David M. and Annie R. Calhoun  
who personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.

Deborah M. Lindon  
Notary Signature

 DEBORAH M. LINDON  
Notary Name (typed, printed or stamped) COMMISSION # CC346786 EXPIRES  
February 22, 1998  
BONDED THRU TROY FARM INSURANCE, INC.

Title or Rank (if any)

Instrument 00189398  
Filed and recorded in the  
public records  
FEBRUARY 20, 1995  
at 12:10 P.M.  
in Book and Page noted  
above or herein  
and record verified  
JOE A. FLOWERS,  
COMPTROLLER  
Escambia County,  
Florida



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
PROBATE DIVISION

IN RE: ESTATE OF  
DAVID M. CALHOUN,  
Deceased.

FILE NO.: 2000-CP-1869  
DIVISION: "A"

ORDER ADMINISTRATIVELY CLOSING ESTATE

THIS CAUSE having come before the Court on a Motion to  
Administratively Close Estate filed by the attorney for the  
Personal Representative herein, and the Court having been advised  
that there is outstanding litigation involving the estate, and  
Court being otherwise fully advised in the premises at this time,

ADJUDGED that:

1. The estate is hereby administratively closed, with  
prejudice however as to any and all outstanding or pending matters,  
including without limitation any ongoing litigation.

2. To the extent necessary to complete any matter pertaining  
to the estate, the estate, upon petition, may be reopened to  
facilitate any and all estate matters.

ORDERED this 7<sup>th</sup> day of December, 2006.

*James R. Green*  
CIRCUIT JUDGE

✓  
CONFORMED COPY TO:  
James R. Green, Esquire

Case: 2000 CP 001869

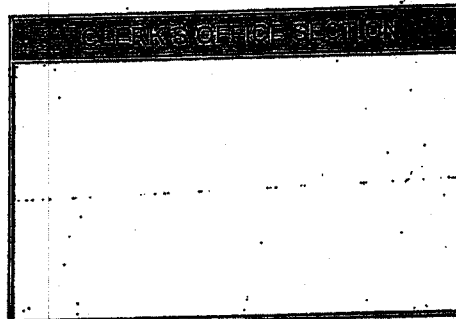
00014885242

Dkt: CP0D Pg#: 1 ✓



## Notice of Commencement

State of Florida  
County of Escambia



Permit Number: \_\_\_\_\_

Tax Folio Number: \_\_\_\_\_

The Undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Legal Description of the Property, Required, and Street Address, If Available:		Legal Description
2601 N. 16 <sup>th</sup> Ave. Bland Brick House		LTS 17 & 18 BLK 94 EAST KING TRACT BROOKS S/D DB 549 P 403 OR 286 P 505 CA 62
2. General Description of the Improvement: Inside work floors, bathrooms, deck, outside shed, fence, carport		
3. Owner's Name: Chandra Calhoun for estate Annie Calhoun		
Owner's Address: 935 J E Boyd Lane		
Interest in the Property: Hurricane Repairs		
Fee Simple Title Holder's Name (If other than Owner):		
Fee Simple Title Holder's Address (If other than Owner):		
4. Contractor's Name: Donice Brown Construction Company, Inc.		
Contractor's Address: 2265 Welcome Circle Cantonment, FL		
Phone Number: 393-7811 Fax Number:		
5. Surety's Name:		
Surety's Address:		
Amount of Bond: Phone Number: Fax Number:		
6. Lender's Name (If not completed, there is no lender):		
Lender's Address:		
Phone Number: Fax Number:		
7. Name of Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a) 7, Florida Statutes:		
Address:		
Phone Number: Fax Number:		
8. In addition to himself, owner designates:		
of:		
Phone Number: Fax Number:		
to receive a copy of the Lender's Notice as provided in Section 713.13(1)(b), Florida Statutes.		
9. Expiration date for the Notice of Commencement is one (1) year from the date of recording unless a different date is specified.		
Chandra Calhoun		Chandra Calhoun 2/20/07
Owner's Name (PLEASE PRINT)		Owner's Signature Date
STATE OF FLORIDA, COUNTY OF ESCAMBIA		
The foregoing instrument was acknowledged before me this 20 day of February, 2007		
by CHANDRA FAYE CALHOUN who is personally known to me or who has produced		
FL DRIV LIC as identification.		
Ernie Lee Magaha, Clerk of the Circuit Court		Notary Public
Chandra Calhoun 1		GAIL BARE Deputy Clerk
Prepared by: 935 J E BOYD LN		Printed Name of Notary Public
PENSACOLA FL 32534		Commission Expires:
Confirmation Number:		

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

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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

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Case: 2007 TD 006942



00024866073

Dkt: TD83 Pg#:

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2

**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 27, 2009 / 1561

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 6942**, 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: 13-3650-000**

**Certificate Holder:**  
ELLA III, LLC ELLA III, LLC  
PO BOX 100736  
ATLANTA, GEORGIA 30384-0736

**Property Owner:**  
CALHOUN ANNIE R EST OF  
2601 N 6TH AVE  
PENSACOLA FL, FLORIDA 32503

**Legal Description:** 00-0S0-090  
LTS 17 & 18 BLK 94 EAST KING TRACT BROOKS S/D DB 549 P 403 OR 286 P 505 CA 62

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	6942	06/01/07	\$473.67	\$0.00	\$43.12	\$516.79

**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	8342	05/30/08	\$514.05	\$6.25	\$92.53	\$612.83

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

\$1,129.62
\$0.00
\$1,722.11
\$125.00
\$75.00
\$3,051.73
\$3,051.73
\$3,051.73
\$6.25
\$3,057.98

\*Done this 4 day of May, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Beth 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.

**CitiFinancial**  
605 Munn Road, First Floor  
Fort Mill, SC 29715



ESCAMBIA COUNTY TAX  
COLLECTOR  
213 S PALAFOX PL  
PENSACOLA, FL 32501

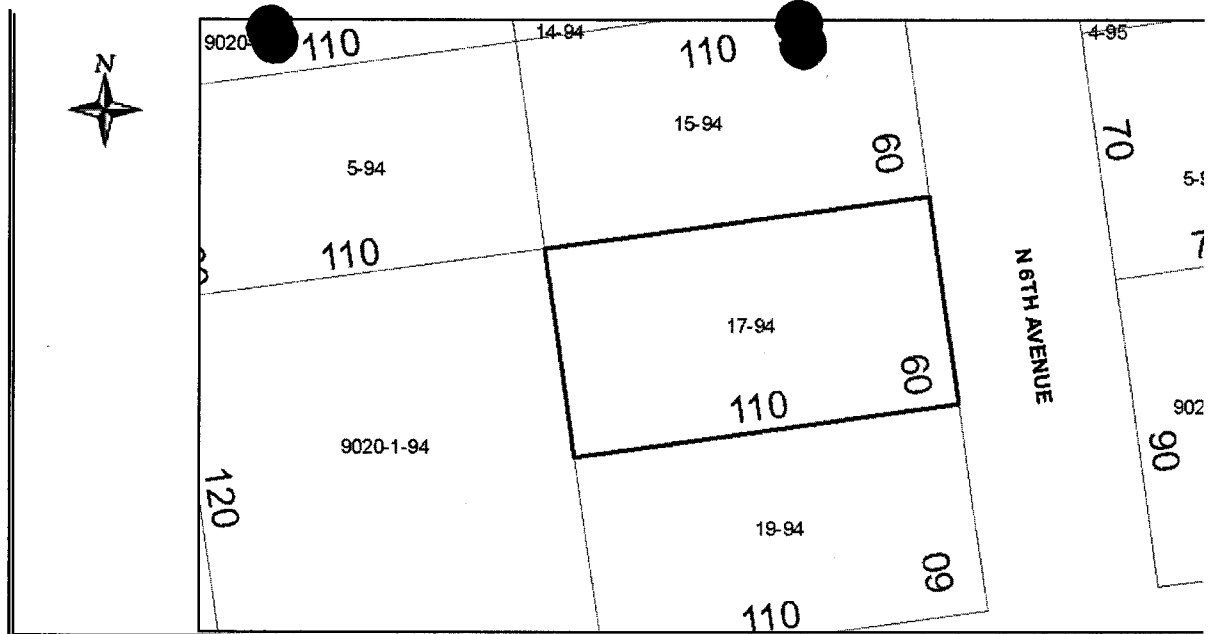


UNITED STATES POSTAGE  
PRIMEV BOWES  
02 1A  
0004340158  
OCT 14 2009  
MAILED FROM ZIP CODE 29715  
**\$ 00.44<sup>0</sup>**

#10CF-B

3250235622 0009





### Buildings

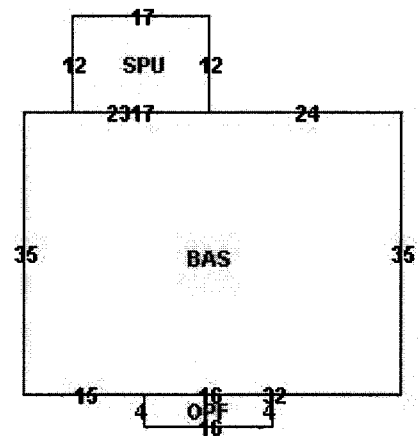
Building 1 - Address: 2601 N 6TH AVE, Year Built: 1973

#### Structural Elements

FOUNDATION-WOOD/SUB FLOOR  
 EXTERIOR WALL-BRICK-FACE  
 NO. PLUMBING FIXTURES (6)  
 DWELLING UNITS (1)  
 ROOF FRAMING-GABLE  
 ROOF COVER-COMPOSITION SHG  
 INTERIOR WALL-DRYWALL-PLASTER  
 FLOOR COVER-CARPET  
 NO. STORIES (1)  
 DECOR/MILLWORK-AVERAGE  
 HEAT/AIR-CENTRAL H/AC  
 STRUCTURAL FRAME-WOOD FRAME

#### Areas - 1913 Total SF

BASE AREA - 1645  
 OPEN PORCH FIN - 64  
 SCRPN PORCH UNF - 204



### 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.

HOME

Chris  
Jones, ECPA

RECORD  
SEARCH

GENERAL  
INFORMATION

DIRECTORY OF GOVERNMENT  
AGENCIES

MAPS DISCLAIMER

Last Updated: 5/7/2009 (tc.2929)



# 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		2008 Certified Roll Assessment	
<b>Reference:</b>	000S009020017094	<b>Improvements:</b>	\$6
<b>Account:</b>	133650000	<b>Land:</b>	\$1
<b>Owners:</b>	CALHOUN ANNIE R EST OF		
<b>Mail:</b>	2601 N 6TH AVE PENSACOLA, FL 32503	<b>Total:</b>	\$8
<b>Situs:</b>	2601 N 6TH AVE	<a href="#">Save Our Homes:</a>	
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Disclaimer</a>	
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<a href="#">Amendment 1 Calculati</a>	
<b>Tax Inquiry:</b>	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
Sales Data		2008 Certified Roll Exemption	
<b>Sale Date Book Page Value Type</b>	<b>Official Records (New Window)</b>	None	
None			
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
		Legal Description	
		LTS 17 & 18 BLK 94 EAST KIN TRACT BROOKS S/D DB 549 P OR 286 P 505 CA 62	
		Extra Features	
		CARPORT METAL BUILDING	

Parcel Information	<a href="#">View Onli</a>
<b>Section</b>	
<b>Map Id:</b> CA062	
<b>Approx. Acreage:</b> 0.1500	
<b>County Zoned:</b> R-NC	

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**ELLA III, LLC ELLA III, 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6942	13-3650-000	06/01/2007	00-0S0-090 LTS 17 & 18 BLK 94 EAST KING TRACT BROOKS S/D DB 549 P 403 OR 286 P 505 CA 62

### **2008 TAX ROLL**

CALHOUN ANNIE R EST OF  
2601 N 6TH AVE  
PENSACOLA FL, Florida 32503

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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 133650000 Certificate Number: 006942 of 2007**

Redemption ☐ 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="05/07/2009"/>
Months	8	1
Tax Collector	<input type="text" value="\$3,051.73"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$366.21	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$3,424.19	\$0.00
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	\$39.60	\$0.00
Total Clerk	\$369.60	\$0.00
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,853.79	\$0.00
	Repayment Overpayment Refund Amount	\$3,853.79

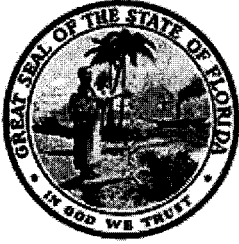
Notes

**Submit**

**Reset**

**Print Preview**

*Quoted price to sheriff's incl*




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

**Tax Deed - Redemption Calculator**

**Account: 133650000 Certificate Number: 006942 of 2007**

Redemption ☐ 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="05/07/2009"/> 
Months	8	1
Tax Collector	<input type="text" value="\$3,051.73"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	\$366.21	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	\$3,424.19	\$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	\$46.80	\$0.00
Total Clerk	\$436.80	\$0.00
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,920.99	\$0.00
	Repayment Overpayment Refund Amount	\$3,920.99

Notes

**Submit**

**Reset**

**Print Preview**



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

**Tax Deed - Redemption Calculator**

**Account: 133650000 Certificate Number: 006942 of 2007**

Redemption ☒ Yes      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="10/20/2009"/>
Months	8	6
Tax Collector	<input type="text" value="\$3,051.73"/>	<input type="text" value="\$3,051.73"/>
Tax Collector Interest	\$366.21	\$274.66
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,424.19	\$3,332.64
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	\$35.10
Total Clerk	\$436.80	\$425.10
Postage	<input type="text" value="\$30.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$3,895.99	\$3,762.74
	Repayment Overpayment Refund Amount	\$133.25 + 120 + 210 = 463.25

Notes

**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	1071140	Receipt Date	10/07/2009

Case Number	2007 TD 006942
Description	ELLA III LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **ELLA III LLC**

On Behalf Of **ELLA III LLC**

Total Received	390.00
Net Received	390.00
Change	0.00

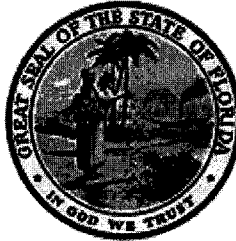
Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#759074

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk:            mavila            Transaction Date    10/07/2009    10:26:43

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 006942  
 Redeemed Date 10/20/2009**

**Name CITIFINANCIAL 605 MUNN ROAD FIRST FLOOR FORT MILL SC 29715**

Clerk's Total = TAXDEED	\$436.80
Due Tax Collector = TAXDEED	\$3,424.19
Postage = TD2	\$30.00
ResearcherCopies = TD6	\$5.00

**Apply Docket Codes**

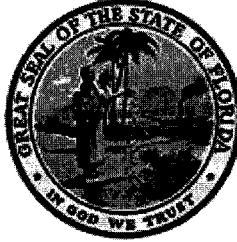
**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/17/2007	TD1	TAX DEED APPLICATION Receipt: 1071140 Date: 10/07/2009	60.00	0.00	
06/17/2007	TAXDEED	TAX DEED CERTIFICATES Receipt: 1071140 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	
10/20/2009	TAXDEED	TAXDEED Due Tax Collector	3,424.19	3,424.19	
10/20/2009	TD2	POSTAGE TAX DEEDS	30.00	30.00	
10/20/2009	TAXDEED	TAXDEED Clerk's Total	436.80	436.80	
10/20/2009	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$95.00	\$60.00	\$0.00	\$35.00
2	Holding	\$4,190.99	\$330.00	\$0.00	\$3,860.99
	<b>TOTAL</b>	<b>\$4,285.99</b>	<b>\$390.00</b>	<b>\$0.00</b>	<b>\$3,895.99</b>

**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: 133650000 Certificate Number: 006942 of 2007**

**Payor: CITIFINANCIAL 605 MUNN ROAD FIRST FLOOR FORT MILL SC 29715      Date**  
**10/20/2009**

Clerk's Check #	20051	Clerk's Total	\$436.80
Tax Collector Check #	1	Tax Collector's Total	\$3,424.19
		Postage	\$30.00
		Researcher Copies	\$5.00
		Total Received	\$3,895.99

**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	1076291	Receipt Date	10/20/2009

Case Number	2007 TD 006942
Description	ELLA III LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **CITIFINANCIAL**

On Behalf Of **ELLA III LLC**

Total Received	3,895.99
Net Received	3,895.99
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	3,895.99	20051	

Receipt Applications	Amount
Holding	3,890.99
Service Charge	5.00

Deputy Clerk:            mavila            Transaction Date    10/20/2009    16:33:17

Comments

**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

9000011353

VOID AFTER 6 MONTHS

PAY

\*EIGHT HUNDRED FIFTY AND 20/100

ELLA III LLC

TO THE  
 ORDER  
 OF

ELLA III LLC

DATE

AMOUNT

10/27/2009

850.20

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011353⑈ ⑆063100277⑆ 898033991356⑈

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

9000011353

Date	Case Number	Description	Amount
10/27/2009	2007 TD 003597	PAYMENT TAX DEEDS	425.10
10/27/2009	2007 TD 006942	PAYMENT TAX DEEDS	425.10

9000011353

Check: 9000011353 10/27/2009 ELLA III LLC

Check Amount: 850.20



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

Bank of America

9000011349

PENSACOLA, FLORIDA

63-27  
631

VOID AFTER 6 MONTHS

PAY

\*FOUR HUNDRED SIXTY THREE AND 25/100

CITIFINANCIAL INC

TO THE ORDER OF  
 CITIFINANCIAL INC  
 605 MUNN RD  
 FORT MILL, SC 29715

DATE

AMOUNT

10/27/2009

463.25

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011349⑈ ⑆063100277⑆ 898033991356⑈

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

9000011349

Date	Case Number
10/27/2009	2007 TD 006942

Description
PAYMENT TAX DEEDS

Amount
463.25

9000011349

Check: 9000011349 10/27/2009 CITIFINANCIAL INC

Check Amount: 463.25

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

9000011360

PAY

\*FIFTEEN THOUSAND FORTY SEVEN AND 49/100

JANET HOLLEY TAX COLLECTOR

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

DATE

10/27/2009

AMOUNT

15,047.49

*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011360⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000011360

Date	Case Number	Description	Amount
10/27/2009	2007 TD 001733	PAYMENT TAX DEEDS	2,872.84
10/27/2009	2007 TD 006466	PAYMENT TAX DEEDS	1,274.57
10/27/2009	2007 TD 000578	PAYMENT TAX DEEDS	1,981.12
10/27/2009	2007 TD 000417	PAYMENT TAX DEEDS	728.38
10/27/2009	2007 TD 001336	PAYMENT TAX DEEDS	906.03
10/27/2009	2007 TD 003597	PAYMENT TAX DEEDS	879.73
10/27/2009	2007 TD 006904	PAYMENT TAX DEEDS	1,857.50
10/27/2009	2007 TD 006942	PAYMENT TAX DEEDS	3,332.64
10/27/2009	2007 TD 007269	PAYMENT TAX DEEDS	1,214.68

9000011360

Check: 9000011360 10/27/2009 JANET HOLLEY TAX COLLECTOR

Check Amount: 15,047.49

**Maryline Avila**

---

**From:** "Maryline Avila" <mavila@escambiaclerk.com>  
**To:** "Dana Moye" <dmoye@escambiaclerk.com>  
**Cc:** "Brenda Robinson" <brobinson@clerk.co.escambia.fl.us>; "Carolyn Holland" <cholland@escambiaclerk.com>  
**Sent:** Tuesday, October 20, 2009 4:40 PM  
**Subject:** Check Request Tax Cert 2007 TD 06942

2007 TD 06942

Please issue checks:

Janet Holley Tax Collector  
\$3,332.64(taxes due)

09 - 322

ELLA III LLC  
PO BOX 100736  
Atlanta GA 30384-0736  
\$425.10(\$390.00 app fees \$35.10 interest )

CITIFINANCIAL  
605 Munn Road First Floor  
Fort Mill SC 29715  
\$463.25(refund overpayment)

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

**ERNIE LEE MAGAHA**  
CLERK OF THE 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

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Case: 2007 TD 006942



00021532192

Dkt: TD80 Pg#:

16

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**Original Documents Follow**