

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Amendment 1 Calculations

[Back](#)



**Navigate Mode**

☒ **Account**

☐ **Reference**



Printer Friendly Version

<b>General Information</b> <b>Reference:</b> 332S304302002001 <b>Account:</b> 064365000 <b>Owners:</b> H&D PAINT & BODY INC & PHAM HUNG Q & PHAM HUE <b>Mail:</b> 518 FRISCO RD PENSACOLA, FL 32507 <b>Situs:</b> 502 N W ST <b>Use Code:</b> OPEN STORAGE <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector					<b>2009 Certified Roll Assessment</b> <b>Improvements:</b> \$114 <b>Land:</b> \$7,125 <hr/> <b>Total:</b> \$7,239 <b>Save Our Homes:</b> \$0  <a href="#">Disclaimer</a> <hr/> <b>Amendment 1 Calculations</b>																														
<b>Sales Data</b>					<b>2009 Certified Roll Exemptions</b> None																														
<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/2006</td> <td>5932</td> <td>1827</td> <td>\$240,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>09/2003</td> <td>5287</td> <td>52</td> <td>\$65,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/2002</td> <td>4848</td> <td>913</td> <td>\$175,000</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/1995</td> <td>3781</td> <td>315</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court				Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2006	5932	1827	\$240,000	WD	<a href="#">View Instr</a>	09/2003	5287	52	\$65,000	WD	<a href="#">View Instr</a>	01/2002	4848	913	\$175,000	QC	<a href="#">View Instr</a>	06/1995	3781	315	\$100	QC	<a href="#">View Instr</a>	<b>Legal Description</b> BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT...	
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				<b>Extra Features</b> 6' CHAINLINK FENCE																															
<b>Parcel Information</b>																																			
<div> <a href="#">Restore Map</a> <a href="#">Get Map Image</a> <a href="#">Launch Interactive Map</a> </div>																																			
<b>Section Map Id:</b> CA140  <b>Approx. Acreage:</b> 0.1800  <b>Zoned:</b> C-2																																			

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE J & MARY J TRUSTEE  
BLACKWELL LIVIN  
723 OVERBROOK DRIVE  
FT WALTON BEACH, Florida, 32547**

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>
3387	06-4365-000	05/30/2008	33-2S3-043 BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140

**2009 TAX ROLL**

H&D PAINT & BODY INC & PHAM HUNG Q &  
PHAM HUE  
518 FRISCO RD  
PENSACOLA , 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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

04/28/2010

Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

4/28/2010

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 06-4365-000**

May 03, 2010  
Tax Year: 2007  
Certificate Number: 3387

BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 28, 2010 / 2224

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 3387**, issued the **30th** day of **May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-4365-000**

**Certificate Holder:**  
BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN  
723 OVERBROOK DRIVE  
FT WALTON BEACH, FLORIDA 32547

**Property Owner:**  
H&D PAINT & BODY INC & PHAM HUNG Q & PHAM HUE  
518 FRISCO RD  
PENSACOLA, FLORIDA 32507

**Legal Description:** 33-2S3-043  
BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF ...  
**See attachment for full legal description.**

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

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2008	3387	05/30/08	\$147.89	\$0.00	\$44.37	\$192.26

**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	4317	06/01/09	\$133.05	\$6.25	\$21.95	\$161.25

- 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

\$353.51
\$0.00
\$126.26
\$150.00
\$75.00
\$704.77
\$704.77
\$6.25

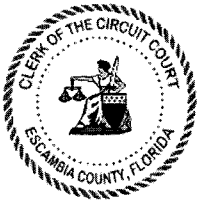
\*Done this 28th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: December 6, 2010

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




**Print Date:**  
5/10/2010 11:28:55  
AM

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, FL  
P.O. Box 333  
Pensacola, FL 32591  
850-595-3930


Transaction #: 793489  
Receipt #: 201020823  
Cashier Date: 5/10/2010 11:28:52 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/10/2010 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments
 CLERK \$390.00

0 Recorded Items
------------------

0 Search Items
----------------

1 Miscellaneous Items		
<div> (MISC FEE) MISCELLANEOUS FEES 2008</div> <div>TD 03387</div>		
TAXCT	1	\$60.00
TAXCR	330	\$330.00

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

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1149494</b>	Receipt Date	<b>05/10/2010</b>

Case Number	<b>2008 TD 003387</b>
Description	<b>EDDIE J &amp; MARY J BLACKWELL TRUSTEES VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **EDDIE J & MARY J BLACKWELL TRUSTEES**

On Behalf Of **EDDIE J & MARY J BLACKWELL TRUSTEES**

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

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference Description</b>
Cash	<b>390.00</b>	<b>ONCORE TRANS#793489</b>

<b>Receipt Applications</b>	<b>Amount</b>
Holding	<b>330.00</b>
Service Charge	<b>60.00</b>

Deputy Clerk:            mavila            Transaction Date    05/10/2010 11:31:28

Comments

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1152881	Receipt Date	05/18/2010

Case Number	2008 TD 003387
Description	EDDIE J & MARY J BLACKWELL TRUSTEES VS

Action **TAX DEED REDEMPTION**

Judge

Received From **HUNG PHAM**

On Behalf Of **EDDIE J & MARY J BLACKWELL TRUSTEES**

Total Received	1,377.19
Net Received	1,377.19
Change	0.00

Receipt Payments	Amount	Reference Description
OTC Credit Card	1,377.19	4086628

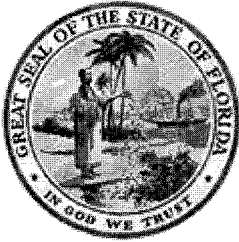
Receipt Applications	Amount
Holding	1,337.19
Service Charge	40.00

Deputy Clerk: mavila Transaction Date 05/18/2010 12:17:47

Comments



Search Property	Property Sheet	Lien Holder's	Redeem	Courtview
Redeemed From Sale				



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

**Tax Deed - Redemption Calculator**

**Account: 064365000 Certificate Number: 003387 of 2008**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/06/2010"/>	Redemption Date <input type="text" value="05/18/2010"/>
Months	8	1
Tax Collector	<input type="text" value="\$704.77"/>	<input type="text" value="\$704.77"/>
Tax Collector Interest	\$84.57	\$10.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$795.59	\$721.59
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$51.60	\$5.85
Total Clerk	\$481.60	\$395.85
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$1,377.19	\$1,157.44
Repayment Overpayment Refund Amount		\$219.75

Notes

**Submit**

**Reset**

**Print Preview**

*549.75*

**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

9000012300

PAY

\*SEVEN HUNDRED NINETY ONE AND 70/100

EDDIE J & MARY J BLACKWELL TRUSTEES

TO THE ORDER OF EDDIE J & MARY J BLACKWELL TRUSTEES  
 C/O M&F BANK  
 750 JOHN SIMS PKWY  
 NICEVILLE, FL 32578

DATE

05/19/2010

AMOUNT

791.70

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



⑈9000012300⑈ ⑆063100277⑆ 898033991356⑈

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

9000012300

Date	Case Number	Description	Amount
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 006355	PAYMENT TAX DEEDS	395.85

9000012300

Check: 9000012300 05/19/2010 EDDIE J & MARY J BLACKWELL TRUSTEES

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

9000012308

PAY

\*FIVE HUNDRED FORTY NINE AND 75/100

HUNG PHAM

TO THE ORDER OF HUNG PHAM  
 518 FRISCO RD  
 PENSACOLA, FL 32507

DATE

05/19/2010

AMOUNT

549.75

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



⑈9000012308⑈ ⑆063100277⑆ 898033991356⑈

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

9000012308

Date	Case Number	Description	Amount
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	549.75

9000012308

Check: 9000012308 05/19/2010 HUNG PHAM

Check Amount:

549.75



**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

9000012309

PAY \*EIGHTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE AND 60/100  
 JANET HOLLEY TAX COLLECTOR

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

DATE 05/19/2010  
 AMOUNT 85,185.60

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



⑈9000012309⑈ ⑆063100277⑆ 898033991356⑈

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

9000012309

Date	Case Number	Description	Amount
05/19/2010	2008 TD 009100	PAYMENT TAX DEEDS	5,738.39
05/19/2010	2008 TD 000868	PAYMENT TAX DEEDS	18,180.38
05/19/2010	2008 TD 003815	PAYMENT TAX DEEDS	767.92
05/19/2010	2008 TD 009250	PAYMENT TAX DEEDS	18,560.43
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	721.59
05/19/2010	2008 TD 006355	PAYMENT TAX DEEDS	560.97
05/19/2010	2008 TD 000866	PAYMENT TAX DEEDS	13,403.78
05/19/2010	2008 TD 000867	PAYMENT TAX DEEDS	12,206.53
05/19/2010	2008 TD 000048	PAYMENT TAX DEEDS	3,126.15
05/19/2010	2008 TD 000452	PAYMENT TAX DEEDS	7,042.44

There are additional check details for this check that total:

4,877.02  
 9000012309

Check: 9000012309 05/19/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 85,185.60

2008 tx 08905 - 4,877.02

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: 2008 TD 003387



00086067225

Dkt: TD80 Pg#:

13

Original Documents Follow

EXHIBIT A

(Here set forth the entire legal description of the Property covered by the Mortgage granted by the Assignor to Assignee.)

Parcel 1: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin 150.00 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated, for Point of Beginning; thence South along said line 60.00 feet; thence East parallel to the South line of Jackson Street 129.84 feet to the East line of said Section; thence North along said East line of Section a distance of 60.01 feet; thence West parallel to the South line of Jackson Street 128.02 feet to the Point of Beginning;

and

Lots 4 and 5, Block 229, Duval Tract, according to the plat recorded in plat book 1 at page 49 of the public records of Escambia County, Florida;

Parcel 2: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 330 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130 feet, more or less, to the East line of said property; thence North parallel to the East line of "W" Street, 60 feet; thence West parallel to the South line of Jackson Street 130 feet, more or less, to the Point of Beginning;

Parcel 3: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 210 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a point of beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130.46 feet parallel to the East line of said Section; thence North along the East line of said Section 60.01 feet; thence West parallel to the South line of Jackson Street 129.84 feet to the Point of Beginning;

Parcel 4: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 270 feet South of the South line of Jackson Street on the East line of "W" Street, as extended, for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 150 feet to the East line of said property; thence North along said line 60 feet; thence West parallel to the South line of Jackson Street to the Point of Beginning;

PREPARED BY & RETURN TO:

**Charles Curry**  
Stonewall Title Group  
100 North Spring Street, Suite 1  
Pensacola, Florida 32502

**NON-IDENTITY AFFIDAVIT**

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

**BEFORE ME**, the undersigned authority, personally appeared **HUNG Q. PHAM** who, upon being first sworn according to law, deposes and says:

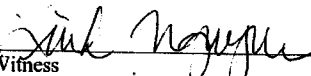
(1) That this affidavit is given to induce **Stonewall Title Group** to insure title to the property legally described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

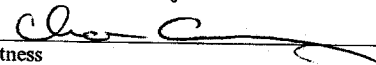
(2) That affiant has examined copies of the following described judgements and/or liens and hereby states that he/she is **not** one and the same as the defendant in the following judgment(s):

**THE JUDGEMENT AGAINST A HUNG PHAM, IN FAVOR OF ESCAMBIA COUNTY, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 4561, PAGE 996, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**FURTHER AFFIANT SAYETH NAUGHT**

  
Witness

Linh Nguyen  
Printed Witness Name

  
Witness


Charles T. Curry  
Printed Witness Name

  
HUNG Q. PHAM

The foregoing instrument was acknowledged before me this <sup>18<sup>th</sup></sup> ~~30<sup>th</sup>~~ day of **June**, 2006, by **HUNG Q. PHAM** who is personally known to me or have produced FL Drivers License as identification and did (did not) take an oath.

**{SEAL}**

**CHARLES T. CURRY**  
Notary Public, State of Florida  
My comm. exp. Nov. 22, 2008  
Comm. No. DD 374200

  
Notary Public

Printed Notary Name

My Commission Expires:

## Exhibit A

**Parcel 1:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin 150.00 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated, for Point of Beginning; thence South along said line 60.00 feet; thence East parallel to the South line of Jackson Street 129.64 feet to the East line of said Section; thence North along said East line of Section a distance of 60.01 feet; thence West parallel to the South line of Jackson Street 128.02 feet to the Point of Beginning;

and

Lots 4 and 5, Block 229, Duval Tract, according to the plat recorded in plat book 1 at page 49 of the public records of Escambia County, Florida;

**Parcel 2:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 330 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130 feet, more or less, to the East line of said property; thence North parallel to the East line of "W" Street, 60 feet; thence West parallel to the South line of Jackson Street 130 feet, more or less, to the Point of Beginning;

**Parcel 3:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 210 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a point of beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130.46 feet parallel to the East line of said Section; thence North along the East line of said Section 60.01 feet; thence West parallel to the South line of Jackson Street 129.64 feet to the Point of Beginning;

**Parcel 4:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 270 feet South of the South line of Jackson Street on the East line of "W" Street, as extended, for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 150 feet to the East line of said property; thence North along said line 60 feet; thence West parallel to the South line of Jackson Street to the Point of Beginning;



IN WITNESS WHEREOF, each Mortgagor has executed under seal this Mortgage the day and year first above written.

Signed, sealed and delivered in the presence of:

**If Mortgagor is a Corporation:**

WITNESS:

Charles T. Curry (SEAL)  
Charles T. Curry  
 (Print Name)

Linh Nguyen (SEAL)  
Linh Nguyen  
 (Print Name)

H & D Paint & Body Inc  
NAME OF CORPORATION  
 By: [Signature] (SEAL)  
Hung Q Pham, President  
(Print Name)  
 Title \_\_\_\_\_  
 By: Hue Pham, Vice President (SEAL)  
[Signature]  
(Print Name)  
 Title \_\_\_\_\_

**If Mortgagor is a Partnership, Limited Liability Company, Limited Liability Partnership, or Limited Liability Limited Partnership:**

WITNESS:

_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	GENERAL PARTNER, MEMBER OR MANAGER
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	GENERAL PARTNER, MEMBER OR MANAGER
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	GENERAL PARTNER, MEMBER OR MANAGER
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	GENERAL PARTNER, MEMBER OR MANAGER
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	GENERAL PARTNER, MEMBER OR MANAGER

WITNESS:

**If Mortgagor is an Individual:**

Charles T. Curry (SEAL)  
Charles T. Curry  
 (Print Name)  
Linh Nguyen (SEAL)  
Linh Nguyen  
 (Print Name)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (Print Name)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (Print Name)

[Signature]  
Hung Q Pham  
TYPE NAME OF MORTGAGOR  
[Signature] (SEAL)  
Hue Pham  
TYPE NAME OF MORTGAGOR  
 \_\_\_\_\_ (SEAL)

STONEWALL TITLE  
100 N. SPRING ST.  
PENSACOLA FL 32502

☐ This is a refinance of a mortgage dated \_\_\_\_\_ in the original principal amount of \$ \_\_\_\_\_ in which the amount is being increased by \$ \_\_\_\_\_ ("New Money"). Documentary Stamps and Intangible Tax in the amount of \$ \_\_\_\_\_ are being paid on the new money advanced.

STATE OF FLORIDA

Prepared by and return to

BRANCH BANKING & TRUST MORTGAGE )  
5061 NORTH 12TH AVENUE )  
PENSACOLA, FLORIDA 32504 )  
~~Escambia County~~

**BB&T**

## MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 19th day of June, 2006, by \_\_\_\_\_, by

(hereinafter referred to as "Mortgagor"), and granted and given to <sup>(Address)</sup> BRANCH BANKING AND TRUST COMPANY (hereinafter referred to as "Mortgagee"), a corporation organized and existing under the laws of the State of North Carolina, whose address is 5061 N 12TH AVENUE, PENSACOLA, FL 32504-8916.

WHEREAS, H & D PAINT & BODY INC, HUE PHAM and HUNG Q PHAM is indebted to Mortgagee, as evidenced by a certain promissory note dated the 19th day of June, 2006, executed in favor of Mortgagee in the principal sum of ONE HUNDRED NINETY-TWO THOUSAND DOLLARS & 00/100 Dollars (\$ 192,000.00), plus interest thereon, and any renewals, extensions or modifications thereto, the terms of which are incorporated herein by reference. Where used herein, the term "Note" or "Notes" shall be deemed to include the note above described, along with any other notes, additional advance agreements, or other documents now or hereafter evidencing any debt whatsoever incurred by Mortgagor and payable to Mortgagee.

☐ This Mortgage is given to secure that certain contingent liability under the Application and Agreement for Irrevocable Standby Letter of Credit. No promissory note was given to Branch Banking and Trust Company, the issuer of the Standby Letter of Credit, and therefore, neither Documentary Stamp Taxes nor Intangible Taxes are due hereunder.

NOW, THEREFORE, in consideration of the premises and One Dollar (\$1.00) in hand paid by Mortgagee, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby grant, bargain, sell, mortgage, assign and convey unto the Mortgagee the following described real property situated in ESCAMBIA County, State of Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with (i) all buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on such property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of such property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements, rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral including without limitation all gas, oil and mineral rights of every nature and kind, all timber to be cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The real property, buildings, improvements, fixtures, equipment, accessions thereto, appurtenances and all replacements and additions thereof and thereto, all leases and rents therefrom, and all other collateral described above are hereinafter collectively referred to as the "Property".

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee deems necessary to perfect, renew or continue such security interest under the Code.

This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note(s) and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in any loan agreement or security instrument in connection herewith and all advances to pay drafts on any letters of credit issued on the account of the Mortgagor or other obligor on the Note(s); (iii) all future advances made to the Mortgagor, or other obligor on the Note(s) if not the Mortgagor, not to exceed the maximum aggregate principal amount up to twice the original amount of the Note(s) described above, whether evidenced by the original Note(s) or any subsequent Note(s), notwithstanding whether any such subsequent Note is a part of the transaction governing the Note(s) or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgage or under any Application and Agreement for Irrevocable Letter of Credit executed by the Mortgagor or other obligor on the Note(s); (iv) all sums expended by the Mortgagee to protect and preserve the Property, including without limitation all taxes and insurance premium; and (v) all costs of collection of the Note(s), including without limitation all reasonable attorneys' and paralegal fees, court costs, publication fees and related costs.

# RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

Name of Roadway: 504 NORTH W STREET

Legal Address of Property: 504 NORTH W STREET, PENSACOLA, FLORIDA 32505  
The County ( ☒ ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Stonewall Title Group  
100 North Spring Street, Suite 1  
Pensacola, Florida 32502

Witness' Name:

Witness' Name:

Witness' Name: Charles T. Curry

Witness' Name:

Witness' Name: Charles T. Curry

Witness' Name: Chinh Nguyen

Witness' Name:

Witness' Name:

AS TO SELLER(S):

Calvin O'Neal Perry Jr  
CALVIN O'NEAL PERRY JR

Jamie Nicholson  
JAMIE NICHOLSON

AS TO BUYER(S): H&D PAINT & BODY INC.

Hung Q. Pham  
by HUNG Q. PHAM, President

Hue Pham  
by HUE PHAM, Vice President

Hung Q. Pham  
HUNG Q. PHAM, Individually

Hue Pham  
HUE PHAM, Individually

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/15/95

## Exhibit A

**Parcel 1:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin 150.00 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated, for Point of Beginning; thence South along said line 60.00 feet; thence East parallel to the South line of Jackson Street 129.64 feet to the East line of said Section; thence North along said East line of Section a distance of 60.01 feet; thence West parallel to the South line of Jackson Street 128.02 feet to the Point of Beginning;

and

Lots 4 and 5, Block 229, Duval Tract, according to the plat recorded in plat book 1 at page 49 of the public records of Escambia County, Florida;

**Parcel 2:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 330 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130 feet, more or less, to the East line of said property; thence North parallel to the East line of "W" Street, 60 feet; thence West parallel to the South line of Jackson Street 130 feet, more or less, to the Point of Beginning;

**Parcel 3:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 210 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a point of beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130.46 feet parallel to the East line of said Section; thence North along the East line of said Section 60.01 feet; thence West parallel to the South line of Jackson Street 129.64 feet to the Point of Beginning;

**Parcel 4:** That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 270 feet South of the South line of Jackson Street on the East line of "W" Street, as extended, for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 150 feet to the East line of said property; thence North along said line 60 feet; thence West parallel to the South line of Jackson Street to the Point of Beginning;

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Charles Curry

Stonewall Title Group

100 North Spring Street, Suite 1

Pensacola, Florida 32502

Property Appraisers Parcel Identification (Folio) Numbers: 332S30-4302-001-001

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the 19th day of June, 2006 by CALVIN O'NEAL PERRY JR and JAMIE NICHOLSON, tenants in common, herein called the grantors, to H&D PAINT & BODY INC., A FLORIDA CORPORATION, HUE PHAM and HUNG Q. PHAM, individually, whose post office address is 518 FRISCO ROAD, PENSACOLA, FLORIDA 32507, hereinafter called the Grantee:

(Wherever 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)

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

SUSAN BIZZELL

Witness #1 Printed Name

SUSAN BIZZELL

Witness #2 Signature

Witness #2 Printed Name

CALVIN O'NEAL PERRY JR

JAMIE NICHOLSON

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of June, 2006 by of CALVIN O'NEAL PERRY JR and JAMIE NICHOLSON, tenants in common on behalf of the corporation. He/She is personally known to me or has produced FL Drivers license as identification.

SEAL

CHARLES T. CURRY  
Notary Public, State of Florida  
My comm. exp. Nov. 22, 2008  
Comm. No. DD 374200

Notary Signature

Charles T Curry  
Printed Notary Signature

My Commission Expires:

# 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: 12-06-10

TAX ACCOUNT NO.: 06-4365-000

CERTIFICATE NO.: 2008-3387

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.

H & D Paint & Body, Inc.

Hue Pham

Hung Q. Pham

518 Frisco Rd.

Pensacola, FL 32507


Branch Banking & Trust Co.

5061 North 12th Ave.

Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 31st day of August, 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.: 8105

August 9, 2010

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

1. That certain mortgage executed by H&D Paint & Body, Inc., Hue Pham & Hung Q. Pham in favor of Branch Banking & Trust Co. dated June 19, 2006 and recorded June 21, 2006 in Official Records Book 5932, page 1830 of the public records of Escambia County, Florida, in the original amount of \$192,000.00. Assignment of Rents & Leases recorded in O.R. Book 5932, page 1836.
2. Taxes for the year 2007-2008 delinquent. The assessed value is \$7,239.00. Tax ID 06-4365-000.

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.

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 8105

August 9, 2010

**332S304302002001 - Full Legal Description**

BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI  
OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN  
UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140



# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

10-558

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8105

August 9, 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 08-09-90, through 08-09-10, and said search reveals the following:

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

H&D Paint & Body, Inc., Hue Pham and Hung Q. Pham

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

August 9, 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: 2008 TD 003387



00085224367

Dkt: TD82 Pg#:

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**Original Documents Follow**