

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

IMAGING COVER PAGE

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 005079



00076664121

Dkt: TD83 Pg#:

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Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 28, 2010 / 2245

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 5079** , 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: 09-4656-275**

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

Property Owner:
PROFESSIONAL LEASING & DEVELOPMENT CORPORATION
PO BOX 7117
PENSACOLA, FLORIDA 32534

Legal Description: 27-2S3-121

BEG AT NW COR LT 7 BLK A WILDWOOD LAKES S/D PB 11 P 69 S 40 DEG 30 MIN 51 SEC W 79 19/100 FT TO POB
S 25 DEG 42 MIN 45 SEC E 140 73/ 100 FT TO N R/W ...

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
2009	6473	06/01/09	\$403.91	\$0.00	\$48.47	\$452.38
2008	5079	05/30/08	\$435.52	\$0.00	\$130.66	\$566.18

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
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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 (2009)
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

\$1,018.56
\$0.00
\$361.17
\$150.00
\$75.00
\$1,604.73
\$1,604.73
\$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.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/28/2010

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-4656-275

May 03, 2010
Tax Year: 2007
Certificate Number: 5079

BEG AT NW COR LT 7 BLK A WILDWOOD LAKES S/D PB 11 P 69 S 40 DEG 30 MIN 51 SEC W 79 19/100 FT TO POB
S 25 DEG 42 MIN 45 SEC E 140 73/ 100 FT TO N R/W LI AILANTHUS CIR (50 FT R/W) S 45 DEG 11 MIN W ALG R/W LI
47 30/100 FT N 44 DEG 49 MIN W 125 38/100 FT N 46 DEG 23 MIN E 29 45/100 FT N 40 DEG 30 MIN 51 SEC E 64
12/100 FT TO POB OR 5753 P 457

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:

Certificate No.	Parcel ID Number	Date	Legal Description
5079	09-4656-275	05/30/2008	27-2S3-121 BEG AT NW COR LT 7 BLK A WILDWOOD LAKES S/D PB 11 P 69 S 40 DEG 30 MIN 51 SEC W 79 19/100 FT TO POB S 25 DEG 42 MIN 45 SEC E 140 73/ 100 FT TO N R/W LI AILANTHUS CIR (50 FT R/W) S 45 DEG 11 MIN W ALG R/W LI 47 30/100 FT N 44 DEG 49 MIN W 125 38/100 FT N 46 DEG 23 MIN E 29 45/100 FT N 40 DEG 30 MIN 51 SEC E 64 12/100 FT TO POB OR 5753 P 457

2009 TAX ROLL

PROFESSIONAL LEASING & DEVELOPMENT
CORPORATION
PO BOX 7117
PENSACOLA, Florida 32534

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

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
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**COUNTY OF ESCAMBIA
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CLERK TO THE BOARD OF
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AUDITOR

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Case: 2008 TD 005079



00039602464

Dkt: TD82 Pg#:

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Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8125

August 16, 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 08-16-90, through 08-16-10, and said search reveals the following:

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

Professional Leasing & Development Corp.

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 16, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 8125

August 16, 2010

272S312100730001 - Full Legal Description

BEG AT NW COR LT 7 BLK A WILDWOOD LAKES S/D PB 11 P 69 S 40 DEG 30 MIN 51 SEC W
79 19/100 FT TO POB S 25 DEG 42 MIN 45 SEC E 140 73/ 100 FT TO N R/W LI AILANTHUS CIR
(50 FT R/W) S 45 DEG 11 MIN W ALG R/W LI 47 30/100 FT N 44 DEG 49 MIN W 125 38/100 FT N
46 DEG 23 MIN E 29 45/100 FT N 40 DEG 30 MIN 51 SEC E 64 12/100 FT TO POB OR 5753 P 457

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 8125

August 16, 2010

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

1. That certain mortgage executed by Professional Leasing & Development Corp. in favor of J. Fletcher Fleming dated January 3, 2005 and recorded March 21, 2005 in Official Records Book 5597, page 705 of the public records of Escambia County, Florida, in the original amount of \$6,451.35.
2. Taxes for the year 2007-2008 delinquent. The assessed value is \$17,709.00. Tax ID 09-4656-275.

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: 12-06-10

TAX ACCOUNT NO.: 09-4656-275

CERTIFICATE NO.: 2008-5079

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.

Professional Leasing & Development Corp.
P.O. Box 7117
Pensacola, FL 32534

J. Flecher Fleming
226 Palafox Place
Seville Tower, 9th Floor
Pensacola, FL 32502

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.

This instrument prepared by:
Fletcher Fleming, Esq. of
Shell, Fleming, Davis & Menge, P.A.
226 Palafox Place, 9th Floor (32502)
Post Office Box 1831
Pensacola, Florida 32591-1831
SFD&M File No. F920.14760

____ Recording Fee
____ Stamps
____ TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

CORRECTED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHARLES W. WHATLEY AND GAIL H. WHATLEY, INDIVIDUALLY AND AS TRUSTEES FOR THE WHATLEY LIVING TRUST DATED OCTOBER 11, 2000, Grantors, whose address is 202 Man-O-War Circle, Cantonment, Florida 32533, the Grantors named in that certain Warranty Deed recorded in the public records of Escambia County, Florida in Official Records Book 5401 at Page 537, in order to correct the names of the Grantors in said deed and for other good and valuable consideration paid to Grantors by the Grantee hereafter named, do hereby bargain, sell, convey and grant to PROFESSIONAL LEASING AND DEVELOPMENT CORPORATION, a Florida corporation, whose address is 25 East Nine Mile Road, Pensacola, Florida 32534-3119, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and successors and assigns of Grantee, forever, the real property in County, Florida, described as:

Commence at the Northwest corner of Lot 7, Block "A" Wildwood Lakes Subdivision. A subdivision of a portion of Section 27, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 11 at Page 69 of the Public Records of said county; thence S. 40°30'51"W for 79.19' to the Point of Beginning; Thence S. 25°42'45"E for 140.73' to the North Right-Of-Way line of Ailanthus Circle (50' R/W); Thence S. 45°11'00"W along said Right-Of-Way line for 47.30'; Thence N.44°49'00"W for 125.38'; Thence N.46°23'00"E for 29.45'; Thence N.40°30'51"E for 64.12' to the Point of Beginning.

This property is not Grantors' homestead property.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

Grantors covenant and agree with Grantee that they have a good right to convey the above property and will defend the title conveyed hereby against the lawful claims of all persons whomsoever and further warrant as follows:

(a) That they are the current Trustees for the Whatley Living Trust Dated October 11, 2000, and are authorized to execute this instrument and to convey the above-described

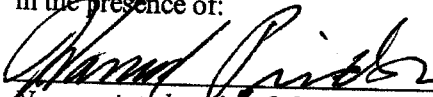
property pursuant to the provisions of the said Trust, a pertinent portion of which is attached hereto and is hereby certified by Grantors to be a true copy of the pertinent provisions of the Whatley Living Trust Dated October 11, 2000;

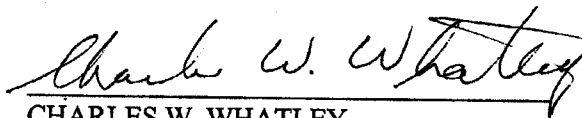
(b) That the Whatley Living Trust Dated October 11, 2000, is in full force and effect and the provisions thereof attached hereto remain in full force and effect as of the date hereof, without alteration, modification or amendment;

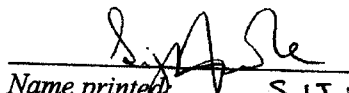
(c) That Grantee and all third parties having need to do so, may rely upon the warranties contained in (a), (b) and (c) hereof.

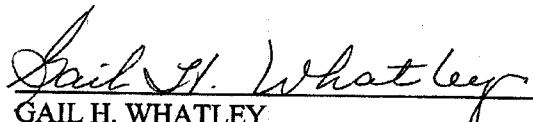
IN WITNESS WHEREOF, this instrument has been executed by Grantors under the hand and seal of Grantors this _____ day of September, 2005.

Signed, sealed and delivered
in the presence of:


Name printed: HAROLD BRIDGEN

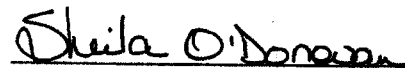

CHARLES W. WHATLEY
Individually and as Trustee

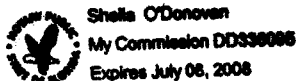

Name printed: SISI AMOLE


GAIL H. WHATLEY
Individually and as Trustee

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23rd day of September, 2005, by CHARLES W. WHATLEY, individually and as Trustee for the Whatley Living Trust Dated October 11, 2000, (☒) who is personally known to me or (☐) who has produced _____ as identification, and by GAIL H. WHATLEY, individually and as Trustee for the Whatley Living Trust Dated October 11, 2000, (☒) who is personally known to me or (☐) who has produced _____ as identification.


NOTARY PUBLIC
Name: SHEILA O'DONOVAN
Commission Number: DD336095
Commission Expiration Date: 7-8-05



98
22.75
12.90

PREPARED BY AND RETURN TO:
FLETCHER FLEMING, OF
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 PALAFOX PLACE
SEVILLE TOWER - NINTH FLOOR
PENSACOLA, FLORIDA 32502
SFD&M FILE NO.: F920-14760

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

MORTGAGE

This Mortgage, dated the 3rd day of January, 2005, from Professional Leasing and Development Corp., a Florida corporation (hereinafter called "MORTGAGOR"), (but which term shall include the plural as well as the singular whenever the context so permits or requires) to J. Fletcher Fleming (hereinafter called "MORTGAGEE"),

WITNESSETH:

Mortgagor, for and in consideration of the principal sum set forth in the promissory note hereafter mentioned, the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby bargain, sell, convey, and grant unto Mortgagee, her successors and assigns, forever the following described parcel of real property ("Property") in Escambia County, Florida, to-wit:

Commence at the Northwest corner of Lot 7, Block "A" Wildwood Lakes Subdivision. A subdivision of a portion of Section 27, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 11 at Page 69 of the Public Records of said county; thence S. 40°30'51"W for 79.19' to the Point of Beginning; Thence S. 25°42'45"E for 140.73' to the North Right-Of-Way line of Ailanthus Circle (50' R/W); Thence S. 45°11'00"W along said Right-Of-Way line for 47.30'; Thence N.44°49'00"W for 125.38'; Thence N.46°23'00"E for 29.45'; Thence N.40°30'51"E for 64.12' to the Point of Beginning.

and all structures and improvements now or hereafter on said Property and all fixtures attached thereto and all rents, issues, proceeds, and property accruing therefrom.

AND Mortgagor, for Mortgagor and the heirs and legal representatives of Mortgagor, covenants with Mortgagee, and the successors and assigns of Mortgagee, that Mortgagor is indefeasibly seized of said property in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagee, its successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy, and enjoy said property and every part thereof; and the said property and every part thereof is free from all encumbrances of every kind and character except as is heretofore or hereafter indicated; and that the Mortgagor will make such further assurances to perfect the fee simple title to said land in Mortgagee, the successors and assigns of Mortgagee, as may reasonably be required; and that Mortgagor does hereby warrant title to said property and every part thereof, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is intended to be and is a mortgage to secure the payment of the following:

(a) That certain promissory note from Mortgagor to Mortgagee of even date herewith in the principal amount of **Six Thousand Four Hundred Fifty One and 35/100 Dollars (\$6,451.35)** payable at the interest rate and on the terms specified in said promissory note ("Note"). This Mortgage also secures all

renewals, extensions, modifications and consolidations of said note.

AND MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. To pay all and singular the Note, and other sums of money payable by virtue of all indebtedness described above, by virtue of any instrument or instruments evidencing one or more future or additional advances to be made under this Mortgage, and by virtue of any provision contained in this Mortgage, promptly on the days that the same respectively become due.

2. To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of the said property or any part thereof.

3. To pay all and singular the taxes, assessments, levies, obligations and encumbrances of every nature now on said property or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid, Mortgagee may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this mortgage or any other right hereunder and all sums so paid shall become a part of the indebtedness secured hereby.

4. Mortgagor shall keep the improvements now existing or hereinafter erected on the mortgaged property insured against loss by fire, wind, hazards included within the term "extended coverage". The insurance shall be for the full insurable value of the improvements. All policies shall contain a standard mortgage clause naming Mortgagee. If Mortgagor fails to maintain said insurance, Mortgagee shall be entitled to obtain said insurance and the charge related thereto shall become an obligation of Mortgagor secured by this Mortgage.

Unless Mortgagor and Mortgagee otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the mortgaged property damaged, if the restoration or repair is economically feasible and if Mortgagee's security is not lessened. If the restoration or repair is not economically feasible by the restoration, or Mortgagee's security would be lessened, the insurance proceeds shall be applied to the sum secured by this Mortgage, whether or not then due, with any excess paid to Mortgagor. If Mortgagor abandons the mortgaged property, or does not answer within 30 days a notice from Mortgagee that the insurance carrier has offered to settle a claim, then Mortgagee may collect the insurance proceeds. Mortgagee may use the proceeds to repair or restore the mortgaged property or to pay sums secured by this mortgage, whether or not then due. The 30 day period will begin when the notice is given in the same manner set forth in paragraph 6.

Unless Mortgagee and Mortgagor otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments due under the Note. If this mortgage is foreclosed, Mortgagor's right to any insurance policies and proceeds resulting from damage to the mortgaged property prior to the foreclosure sale shall pass to Mortgagee to the extent of the sums secured by this Mortgage.

5. That in the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for the Property and of all rent, income, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint a receiver of the Property, all and singular, and of such rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right

to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the Property or to the solvency or insolvency of the Mortgagor, his legal representatives or assigns, and that such rents, profits, incomes, issues and revenues shall be applied by such receiver to the payment of the Note and other mortgage indebtedness, costs and charges according to the order of said court.

6. In the event of any breach of this Mortgage of even date or default on the part of Mortgagor, or in the event that each and every stipulation, agreement, condition, and covenant of the Note or any other obligations secured hereby, are not duly, properly and fully performed, then in either or any such event all sums secured hereby remaining unpaid, with interest thereon, and all other sums of money secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums and moneys were originally stipulated to be paid on such date. Thereupon or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or at equity may be prosecuted as if all sums and moneys secured hereby had matured prior to its institution. Mortgagee, or its assigns, may foreclose this Mortgage, as to the amount so declared due and payable, and the mortgaged premises shall be sold to satisfy and pay the same with costs, attorney's fees, expenses and allowances.

7. Mortgagor shall not convey away said premises or sell same under contract and the legal or equitable title to said premises shall not become vested in any other person or persons in any manner whatsoever.

8. If foreclosure proceedings of any prior mortgage, or any second mortgage or any superior or junior lien of any kind upon the Property or any part thereof (to include, without limitation, such liens held by Mortgagee) shall be instituted, Mortgagee may, at its option, immediately or thereafter declare this Mortgage and all or any part of the Note or other indebtedness secured hereby due and payable forthwith, and thereupon may at its option proceed to foreclose this mortgage, all without notice. Mortgagee shall not invoke this paragraph if Mortgagor can provide adequate assurances that the lien can be satisfied in its entirety without jeopardizing the Mortgagee's interest.

9. To pay all and singular the costs, charges and expenses, including reasonable attorneys' fees and costs of abstracts of title, incurred or paid at any time by Mortgagee or its assigns in collecting or attempting to collect the Note or other indebtedness secured hereby or in foreclosing or attempting to foreclose this Mortgage or in enforcing any of its rights hereunder or incurred or paid by it because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of the instrument or instruments evidencing the Note or other indebtedness secured hereby and this Mortgage; and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this Mortgage.

10. The Mortgagor does also hereby assign, transfer, set over and pledge to Mortgagee, its successors and assigns, as further security and means for the discharge of the indebtedness, obligations, undertakings and liabilities secured hereby and those evidenced hereby, all leases of all or any part of the Property now made, executed or delivered, whether written or verbal, or to be hereafter made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and all of the rents, issues and profits of the Property and the improvements now or hereafter thereon, which rents, issues and profits may become due and payable at any time during the life of this Mortgage when any amount shall be due and unpaid by the Mortgagor hereunder or when the Mortgagor shall otherwise be in default hereunder, whether said rents, issues and profits shall be due from the present or any future tenants or lessees thereof, with full power and authority in Mortgagee or its assigns to collect and receive the same from said tenants or lessees or from any real estate agent or other person collecting the same, and to give proper receipts and acquittances therefor and after paying attorneys' fees and other expenses incurred in

collecting the same to apply the net proceeds of such collection upon any and all indebtedness, obligations, undertakings or liabilities of the Mortgagor hereunder.

11. To the extent of the indebtedness of the Mortgagor to Mortgagee secured hereby Mortgagee is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every mortgage, lien or other encumbrance on the land described herein which is paid or satisfied, in whole or in part, from the proceeds of the loan secured by this Mortgage or from the proceeds of any future or additional advances, and the liens of said mortgages or other encumbrances, shall be and the same and each of them hereby are preserved and shall pass to and be held by Mortgagee herein as security for the indebtedness to Mortgagee hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by Mortgagee had it been duly and regularly assigned, transferred, set over and delivered unto Mortgagee and separate deed of assignment, notwithstanding the fact that the same may be satisfied and cancelled of record, it being the intention that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this Mortgage.


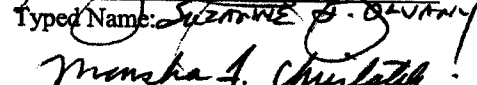
12. To the extent of the indebtedness, Mortgagor grants to Mortgagee a security interest in any and all payments, awards, judgments or settlements, including interest thereon, to which Mortgagor may be or may become entitled or which Mortgagor may receive by reason of injury or damage to, or loss of, the premises or any part thereof as a result of the exercise of the right of eminent domain. Notwithstanding any injury or damage to, or loss of, the premises or any part thereof as a result of the exercise of the right of eminent domain, Mortgagor shall continue to pay the indebtedness. All sums paid or payable to Mortgagor by reason of any injury or damage to, or loss of, the premises or any part thereof as a result of the exercise of the right of eminent domain shall be applied as follows: At Mortgagee's option and at Mortgagee's sole discretion, Mortgagee may either (i) apply the sum or any part thereof to the indebtedness, or (ii) require Mortgagor to repair, replace or reconstruct the premises or any part thereof and disburse such sums to Mortgagee to be applied against the costs and expenses thereof as incurred or paid by Mortgagor.

13. Mortgagor shall not create any liens or encumbrances on the Property which are junior or inferior in terms of priority, to this Mortgage, nor sell, convey or transfer its interest in the Property unless Mortgagee shall give its consent in writing prior to such act or acts. A breach of this provision on the part of the Mortgagor shall constitute a default under the provisions hereof, giving Mortgagee the right, at Mortgagee's option, to accelerate of the maturity of the Note or other indebtedness secured hereby under the provisions hereof.

14. Mortgagor represents and agrees that Mortgagor has not caused and will not cause or permit any hazardous material to be brought upon, kept, or used in or about the demised premises by Mortgagor, Mortgagor's agents, contractors, or invitees.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

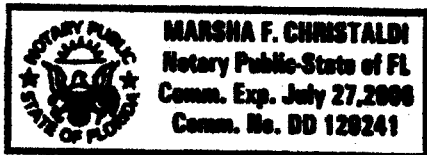

Typed Name: SUZANNE D. DAVANY

Typed Name: MONISHA F. CHRISTAL

Professional Leasing and Development Corp.

By: 
Harold Pridgen, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of January, 2005 by Harold Pridgen, President of Professional Leasing and Development Corp., on behalf of said corporation, () who is personally known to me or (X) who produced FL DRIVER LICENSE as identification.



Marsha F. Christaldi
NOTARY PUBLIC - STATE OF FLORIDA
Typed Name: MARSHA F. CHRISTALDI
My Commission Expires: 7-27-06

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 005079



00013783823

Dkt: TD80 Pg#:

13

Original Documents Follow

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

9000013226

63-27
631

PAY NINETY SIX THOUSAND TWO HUNDRED NINETY FIVE AND 19/100
JANET HOLLEY TAX COLLECTOR

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

DATE 11/02/2010 AMOUNT 96,295.19

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013226⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000013226

Date	Case Number	Description	Amount
11/02/2010	2008 TD 005438	PAYMENT TAX DEEDS	6.25
11/02/2010	2008 TD 007472	PAYMENT TAX DEEDS	2,320.20
11/02/2010	2008 TD 007850	PAYMENT TAX DEEDS	2,189.31
11/02/2010	2008 TD 005664	PAYMENT TAX DEEDS	1,280.24
11/02/2010	2008 TD 006327	PAYMENT TAX DEEDS	6.25
11/02/2010	2008 TD 005715	PAYMENT TAX DEEDS	855.77
11/02/2010	2008 TD 007936	PAYMENT TAX DEEDS	4,095.49
11/02/2010	2008 TD 008070	PAYMENT TAX DEEDS	4,774.55
11/02/2010	2008 TD 004374	PAYMENT TAX DEEDS	10,285.34
11/02/2010	2008 TD 008177	PAYMENT TAX DEEDS	5,051.96

11-3-10

There are additional check details for this check that total:

65,440.83 9000013226

Check: 9000013226 11/02/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 96,295.19

2008 TD 05081	3,635.10	2008 TD 05233	2,407.17	2008 TD 07713	3,695.00
2008 TD 05493	8,790.65	2008 TD 06067	5,119.88	2008 TD 05869	1,413.31
2008 TD 03359	724.84	2008 TD 08927	4,034.87	2008 TD 01246	601.49
2008 TD 01169	601.49	2008 TD 09046	8,240.54		
2008 TD 05079	1,761.66	2008 TD 06677	601.49		
2008 TD 08308	4,680.21	2008 TD 05896	5,898.33		
2008 TD 05077	1,561.45	2008 TD 02651	473.02		
2008 TD 05043	4,787.32	2008 TD 04040	6.25		
2008 TD 07181	930.76	2008 TD 05280	1,492.99		
		2008 TD 05002	3,991.97		

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

9000013217

PAY

*FOUR THOUSAND FOUR HUNDRED FOUR AND 23/100

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

AMOUNT

11/02/2010

4,404.23

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013217⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000013217

Date	Case Number	Description	Amount
11/02/2010	2008 TD 002651	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 005081	PAYMENT TAX DEEDS	499.22
11/02/2010	2008 TD 005280	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 005079	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 001169	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 007181	PAYMENT TAX DEEDS	498.36
11/02/2010	2008 TD 009046	PAYMENT TAX DEEDS	430.95
11/02/2010	2008 TD 006677	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 003359	PAYMENT TAX DEEDS	425.10
11/02/2010	2008 TD 001246	PAYMENT TAX DEEDS	425.10

9000013217

Check: 9000013217 11/02/2010 EDDIE J & MARY J BLACKWELL TRUSTEES

Check Amount: 4,404.23

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

9000013223

VOID AFTER 6 MONTHS

PAY

*ONE THOUSAND ONE HUNDRED NINETY EIGHT AND 50/100

HAROLD PRIDGEN

TO THE
ORDER
OF

HAROLD PRIDGEN
 P O BOX 7117
 4800 JACKSON STREET
 PENSACOLA, FL 32534

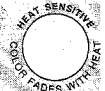
DATE

11/02/2010

AMOUNT

1,198.50

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000013223⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000013223

Date	Case Number	Description	Amount
11/02/2010	2008 TD 004374	PAYMENT TAX DEEDS	189.04
11/02/2010	2008 TD 005079	PAYMENT TAX DEEDS	389.84
11/02/2010	2008 TD 005077	PAYMENT TAX DEEDS	108.17
11/02/2010	2008 TD 005081	PAYMENT TAX DEEDS	511.45

9000013223

Check: 9000013223 11/02/2010 HAROLD PRIDGEN

Check Amount: 1,198.50



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

Tax Deed - Redemption Calculator

Account: 094656275 Certificate Number: 005079 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="10/27/2010"/>
Months	8	6
Tax Collector	<input type="text" value="\$1,604.73"/>	<input type="text" value="\$1,604.73"/>
Tax Collector Interest	\$192.57	\$144.43
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,809.80	\$1,761.66
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="\$12.00"/>	<input type="text" value="\$12.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$2,265.60	\$2,205.76
	Repayment Overpayment Refund Amount	\$59.84 + 120 + 210 = 389.84

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 05-19-2010 Mr pridgen called for quote...mva
 06-22-2010 Mr pridgen called for quote...mva

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: 094656275 Certificate Number: 005079 of 2008****Payor: HAROLD PRIDGEN 25 E NINE MILE RD PENSACOLA, FL 32534 Date 10/27/2010**

Clerk's Check #	52549	Clerk's Total	\$436.80
Tax Collector Check #	1	Tax Collector's Total	\$1,809.80
		Postage	\$12.00
		Researcher Copies	\$7.00
		Total Received	\$2,265.60

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 # 2008 TD 005079
 Redeemed Date 10/27/2010**

Name HAROLD PRIDGEN 25 E NINE MILE RD PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$436.80
Due Tax Collector = TAXDEED	\$1,809.80
Postage = TD2	\$12.00
ResearcherCopies = TD6	\$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1149558 Date: 05/10/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1149558 Date: 05/10/2010	60.00	0.00	
06/14/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
09/09/2010	TD82	O & E REPORT	0.00	0.00	
10/27/2010	TAXDEED	TAXDEED Due Tax Collector	1,809.80	1,809.80	
10/27/2010	TD2	POSTAGE TAX DEEDS	12.00	12.00	
10/27/2010	TAXDEED	TAXDEED Clerk's Total	436.80	436.80	
10/27/2010	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$79.00	\$60.00	\$0.00	\$19.00
2	Holding	\$2,576.60	\$330.00	\$0.00	\$2,246.60
	TOTAL	\$2,655.60	\$390.00	\$0.00	\$2,265.60



FORT WALTON BEACH, FL

Remitter: HAROLD PRIDGEN
Memo: ACCOUNT # 094656287 094656275 090530150 094656270

Cashiers Check

63-4513
631

52549
10/27/2010

Nineteen Thousand Six Hundred Forty-Nine dollars and Forty-Nine cents *****

\$19,649.49

CLERK OF THE COURT

Signature *Klaus Dimpax*

⑈52549⑈⑈063115136⑈39999901⑈

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1212955	Receipt Date	10/28/2010

Case Number **2008 TD 005079**

Description **EDDIE J & MARY J BLACKWELL TRUSTEES VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **HAROLD PRIDGEN**

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

Total Received	2,265.60
Net Received	2,265.60
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	2,265.60	52549	

Receipt Applications	Amount
Holding	2,246.60
Service Charge	19.00

Deputy Clerk: mavila Transaction Date 10/28/2010 08:34:30

Comments

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1149558	Receipt Date	05/10/2010

Case Number **2008 TD 005079**

Description **EDDIE J & MARY J BLACKWELL TRUSTEES VS**

Action **TAX DEED APPLICATION**

Judge

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

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

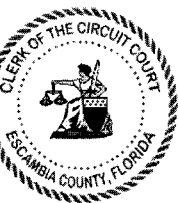
Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#793536

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/10/2010 12:17:21

Comments



Print Date:

5/10/2010 12:16:40

PM

Transaction #: 793536

Receipt #: 201020887

Cashier Date: 5/10/2010 12:16:34 PM (MAVILA)


RNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
905-595-3930

Customer Information	Transaction Information	Payment Summary
TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 21 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

Payments
 CLERK \$390.00

Recorded Items

Search Items

Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES 2008 TD 05079		
TAXCT	1	\$60.00
TAXCR	330	\$330.00



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)
[Back](#)

Navigate Mode
☒ **Account**
☐ **Reference**

[Printer Friendly Version](#)

General Information

Reference: 272S312100730001
Account: 094656275
Owners: PROFESSIONAL LEASING & DEVELOPMENT CORPORATION
Mail: PO BOX 7117
 PENSACOLA, FL 32534
Situs: 12290 AILANTHUS CIR
Use Code: MOBILE HOME
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley,
 Escambia County Tax Collector

2009 Certified Roll Assessment

Improvements: \$609
Land: \$17,100
Total: \$17,709
Save Our Homes: \$0

[Disclaimer](#)
[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2005	5753	457	\$100	WD	View Instr
05/2004	5401	537	\$10,000	WD	View Instr
04/2004	5378	929	\$11,900	WD	View Instr
04/1999	4537	711	\$15,500	WD	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha,
 Escambia County Clerk of the Court

2009 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR LT 7 BLK A
 WILDWOOD LAKES S/D PB 11 P
 69 S 40 DEG 30 MIN 51 SEC W
 79 19/100 FT TO POB S 25...

Extra Features

MOBILE HOME
 WOOD DECK

Parcel Information

[Restore Map](#)
[Get Map Image](#)
[Launch Interactive Map](#)

Section Map

Id:

27-2S-31-1

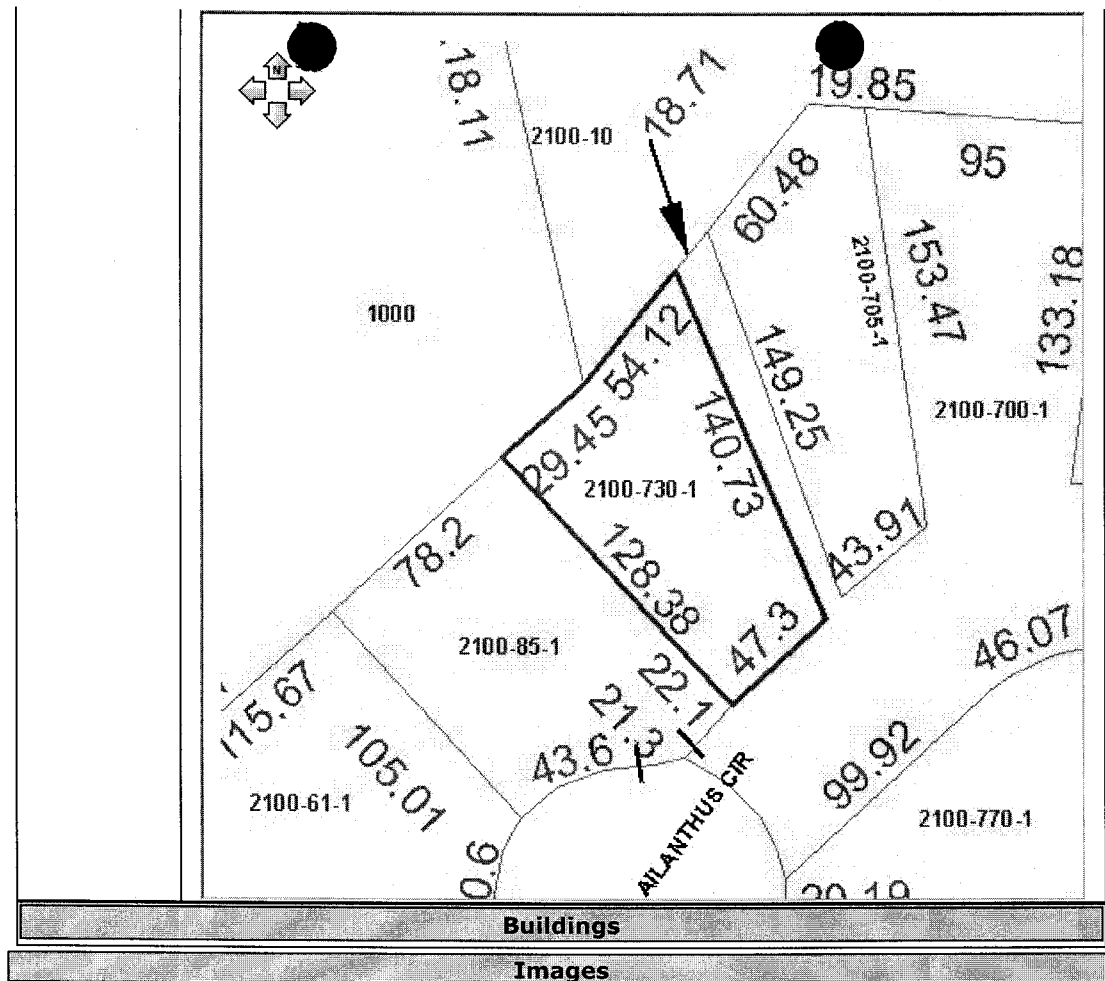
Approx.

Acreage:

0.2000

Zoned:

R-6



Buildings

Images



06/17/02

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.

Escambia County Receipt of Transaction

Receipt # 2020046927

Cashiered by: tjlemaster

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

MY FLORIDA

On Behalf Of:

On: 7/9/20 9:00 am
Transaction # 101493918

Non-Case Fees

Fee Description

	Fee	Prior Paid	Waived	Due	Paid	Balance
Total:	0.50	0.00	0.00	0.50	0.50	0.00

Grand Total:	0.50	0.00	0.00	0.50	0.50	0.00
--------------	------	------	------	------	------	------

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
ONLINE CC	WIRE IN BANK	OK	0.50	0.00	0.00	0.00	0.50
Payments Total:			0.50	0.00	0.00	0.00	0.50