

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**RILEY DICK N & BETTY N TRUSTEE OF RILEY
LIVING TRU
C/O M&F BANK
NICEVILLE, Florida, 32578**

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
7833	12-2750-100	05/30/2008	02-5N3-244 BEG AT NE COR OF SE 1/4 OF SE 1/4 OF SEC N 89 DEG 24 MIN 56 SEC W 328 20/100 FT S 01 DEG 0 MIN 52 SEC W 295 20/100 FT S 89 DEG 24 MIN 56 SEC E 328 20/100 FT TO E LI OF SEC N 01 DEG 0 DEG 52 SEC E 295 20/100 FT TO POB OR 4666 P 1313 LESS RD R/W

2009 TAX ROLL

COLEMAN DAVID L & JANICE A
6901 PINE BARREN RD
CENTURY, Florida 32535

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.

dick668 (DICK RILEY)

Applicant's Signature

04/25/2010

Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/25/2010

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-2750-100

April 27, 2010
Tax Year: 2007
Certificate Number: 7833

BEG AT NE COR OF SE 1/4 OF SE 1/4 OF SEC N 89 DEG 24 MIN 56 SEC W 328 20/100 FT S 01 DEG 0 MIN 52 SEC W
295 20/100 FT S 89 DEG 24 MIN 56 SEC E 328 20/100 FT TO E LI OF SEC N 01 DEG 0 DEG 52 SEC E 295 20/100 FT
TO POB OR 4666 P 1313 LESS RD R/W

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 25, 2010 / 2186

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 7833** , 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: 12-2750-100**

Certificate Holder:
RILEY DICK N & BETTY N TRUSTEE OF RILEY LIVING TRU
C/O M&F BANK
NICEVILLE, FLORIDA 32578

Property Owner:
COLEMAN DAVID L & JANICE A
6901 PINE BARREN RD
CENTURY, FLORIDA 32535

Legal Description: 02-5N3-244
BEG AT NE COR OF SE 1/4 OF SE 1/4 OF SEC N 89 DEG 24 MIN 56 SEC W 328 20/100 FT S 01 DEG 0 MIN 52 SEC W 295 20/100 FT S 89 DEG 24 MIN 56 SEC E 328 20 ...
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	7833	05/30/08	\$1,510.90	\$0.00	\$521.26	\$2,032.16

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	9928	06/01/09	\$1,428.76	\$6.25	\$214.31	\$1,649.32

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

\$3,681.48
\$0.00
\$655.22
\$150.00
\$75.00
\$4,561.70
\$4,561.70
\$35,940.50
\$6.25

*Done this 25th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Betty Dunning

Date of Sale: November 1, 2000

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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 007833



00097775253

Dkt: TD83 Pg#:

4

Original Documents Follow

2/23/2009

EXHIBIT A

The mortgages described in the foregoing assignment are described more particularly in the following list which sets forth the names of the mortgagors under such mortgages (the last name of each such mortgagor appearing first), the original principal balance of the promissory note secured thereby, and the o.r. book and page number of the public records of the county and state listed below, where such instruments are recorded.

State of : FL

County of : Escambia

2003586000	CLEVELAND-GREEN KIMBERLY R	5275	0359	174,056.40
	POWELL DELORES COSTELLO			

KELVIN L GREEN

2004243100	CHASE STANLEY A	5278	1326	242,503.20
	MADDAX RONDA			

2006912700	COLEMAN DAVID L.	5414	1809	255,272.40
	COLEMAN JANICE A.			

2007114200	NEWELL KELLY ANN	5275	0943	214,502.40
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FLORIDA
ASSIGNMENT OF MORTGAGE LIEN UPON TITLE AND REVERSION

THIS ASSIGNMENT OF MORTGAGE, dated December 30, 2008, from Jim Walter Homes, Inc., a Florida corporation, having an address of 4211 W. Boy Scout Boulevard, Tampa, Florida 33607 ("Assignor") to Walter Mortgage Company, LLC, having an address of P.O. Box 31601, Tampa, Florida 33631-3601 ("Assignee").

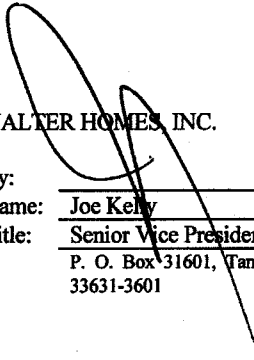
WITNESSETH:


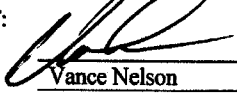
FOR VALUE RECEIVED, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, and does mortgage and grant a security interest in those certain mortgages contained on "Exhibit A" attached hereto, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appear of record in the Public Records of Escambia County, Florida.

IN WITNESS WHEREOF, the Assignor has caused these presents to be executed by causing its name to be signed by its representative, such representative being duly authorized

EXECUTED this 30th day of December, 2008.

JIM WALTER HOMES, INC.

By: 
Name: Joe Kelly
Title: Senior Vice President
P. O. Box 31601, Tampa, Florida
33631-3601


ATTEST:
By: 
Name: Vance Nelson
Title: Assistant Secretary
P. O. Box 31601, Tampa,
Florida 33631-3601

WITNESS: Terri Martin
Print Name: Terri Martin

WITNESS: 
Print Name: Sophia Metosh

OR BK 5414 PG1811
Escambia County, Florida
INSTRUMENT 2004-242775

RCD May 20, 2004 04:12 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-242775

EXHIBIT " E "

Beginning at the Northeast corner of Southeast Quarter of Southeast Quarter of Section 2, Township 5 North, Range 32 West; thence run North 89 degrees 24 minutes 56 seconds West a distance of 328.20 feet to a 1/2" capped iron rod (FL. R.L.S. #3286); thence run South 01 degrees 00 minutes 52 seconds West 295.20 feet; thence run South 89 degrees 24 minutes 56 seconds East 328.20 feet to the East line of said Section 2; thence run North 01 degrees 00 minutes 52 seconds East 295.20 feet to the point of beginning. SUBJECT TO Pine Barren Road right-of-way over the East 33 feet.

The Mortgagor agrees that any sum or sums which may be loaned or advanced by Mortgagee to the Mortgagor at any time within twenty (20) years from the date of this Mortgage, shall be equally secured with and have the same priority as the original indebtedness hereunder and shall be subject to all the terms and provisions of this Mortgage; provided that the aggregate amount of the principal outstanding at any time shall not exceed one hundred fifty percent (150%) of the amount originally secured hereby. Nothing contained herein shall obligate Mortgagee to make any such loans or advances.

The Mortgagor further covenants to keep said property and the buildings now located thereon or hereafter to be erected thereon in good repair and to permit, commit or suffer no waste, impairment or deterioration thereof, and to comply strictly with all laws and governmental regulations and rules affecting said property or its operation.

It is further covenanted and made the essence hereof that in case of default for thirty days in the payment of any sums of money to be paid hereunder by the Mortgagor or in the performance of any of the covenants herein on the part of the Mortgagor to be performed, then it shall be optional with the Mortgagee to consider all unmatured indebtedness or liability secured hereby, including any additional sums hereunder advanced and secured hereby and any interest due thereon, as immediately due and payable, without demand and without notice or declaration of said option, and the Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all monies secured hereby, including the right to foreclose the lien hereof.

Upon default of payment by the Mortgagor, the Mortgagee may charge and collect 10% interest on all installments of the amount financed and finance charges payable by the terms of this instrument then owing and all other sums that may hereafter be or become owing, including but not limited to, late charges, attorneys' fees and court costs.

Notwithstanding any provision in this Mortgage to the contrary, no interest or finance charges, or other payments in excess of those permitted by law shall accrue or become payable under the note secured by this Mortgage and any excessive payments which may be made shall be applied to the amount financed in reduction of the balance of the note secured by this Mortgage.

Upon the sale or transfer of the premises described herein, or any part thereof, the whole of said indebtedness less any unearned Finance Charge shall, at the option of the Mortgagee, become immediately due and payable. Any such sale or transfer between Mortgagor and spouse shall not fall within the provisions of this paragraph.

The Mortgagor hereby waives all right of homestead exemption and any other exemption with respect to Mortgagee's rights granted by the Constitution and laws of Florida with respect to the property described in this Mortgage. It is specifically agreed that time is of the essence of this contract and that no waiver by the Mortgagee or any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the obligation secured hereby.

It is covenanted and agreed that the terms "Mortgagor" and "Mortgagee" are for convenience herein employed, and any pronouns used in connection therewith, shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter gender, whenever and wherever the context so admits or requires; and that all covenants and obligations of the respective parties hereto shall extend to and be obligatory upon their heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the said Mortgagor has hereunto set his hand and seal on the 29th day of April, 2004

Signed, sealed and delivered in the presence of:

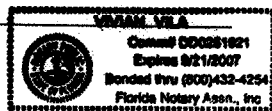
[Signature]
VIVIAN VILA
[Signature]
WALTER LOBLE

[Signature] (SEAL)
DAVID L COLEMAN
[Signature] (SEAL)
JANICE A COLEMAN
11290 Hwy # 31 (ADDRESS)
MT MORE, AL 36502

STATE OF FLORIDA
COUNTY OF Escambia

I HEREBY CERTIFY That on this day, personally appeared David L. Coleman
and Janice A. Coleman, Mortgagor(s), who are personally known to me or have produced
as identification and who did not take an oath, acknowledged they signed the foregoing instrument.

WITNESS my hand and official seal in the County and State last foresaid this 29th day of April, 2004
My Commission Expires:



[Signature]
(Signature of Notary)
VIVIAN VILA
(Printed Name of Notary)

FILED FOR record the _____ day of _____, _____ and recorded in Mortgage Book
_____, Page _____ of the public records of _____ County, Florida.

THIS INSTRUMENT PREPARED BY

OF JIM WALTER HOMES, INC.

Clerk, Circuit Court

OR BK 5414 PG1809
Escambia County, Florida
INSTRUMENT 2004-242775

MTS DOC STAMPS PD & ESC CO \$ 283.15
05/20/04 ERNIE LEE NAGHA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 161.74
05/20/04 ERNIE LEE NAGHA, CLERK

15.00
283.15
141.74
Amount Financed \$ 80,870.00
Finance Charge \$ 174,402.40
Total of Payments \$ 255,272.40

mal
MORTGAGE - FLORIDA - JIM WALTER HOMES, INC. *Pensacola*

THIS MORTGAGE, Made this 29 day of April, 20 04 # 20005832
between DAVID L COLEMAN & JANICE A COLEMAN, Husband & Wife
of ESCAMBIA County, Florida, hereinafter called Mortgagor and
JIM WALTER HOMES, INC., a Florida Corporation, with offices at 4211 W. Boy Scout Blvd., Tampa, Florida, 33607 hereinafter called
Mortgagee.

WITNESSETH: That Mortgagor, in consideration of the mutual covenants and conditions herein contained and other valuable
consideration delivered by the Mortgagee to the Mortgagor, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant,
bargain, sell, assign, transfer, convey and confirm unto Mortgagee the property situated in ESCAMBIA County, Florida,
described as:

RETURN TO
✓ JIM WALTER HOMES, INC.
P. O. Box 31601

SEE ATTACHED EXHIBIT "E"

TAMPA, FLORIDA 33631-3601 This instrument Prepared By
Thomas E. Portsmouth, Attorney
P.O. Box 31601
Tampa, FL 33631-3601

TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and
appurtenances thereunto belonging or in any way appertaining, and all houses, buildings, structures and other improvements now on said
land or that hereafter may be erected or placed thereon, and added thereto, and all fixtures attached thereto and all rents, income, issues and
profits accruing and to accrue therefrom:

TO HAVE AND TO HOLD the above described property, and said improvements unto the Mortgagee, its successors and assigns, in
fee simple.

Mortgagor hereby covenants with Mortgagee that Mortgagor is lawfully seized of the fee simple title to the above described property
and has full power and authority to grant, bargain, sell and mortgage the same to the Mortgagee; that said property is free and discharged
from all liens, encumbrances and claims of every kind, including taxes and assessments except the lien of taxes that may not yet be due and
payable; that said Mortgagor, his heirs, legal representatives and successors, shall warrant and defend the title to said property unto the
Mortgagee against the lawful claims and demands of all persons whomsoever, and will make such further assurances to perfect the fee
simple title to said property in the Mortgagee as may be reasonably required.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if Mortgagor shall promptly pay to Mortgagee one
certain promissory note, of even date herewith, made by Mortgagor to Mortgagee in the amount of \$ 255,272.40
payable in equal monthly installments of \$ 709.09 each, the first installment to become due and payable on the
"Payment Commencement Date" as set forth in the Completion Notice to be mailed or delivered by Jim Walter Homes upon "release" (as
that term is defined in the Limited Warranty) of the House by Jim Walter Homes, Inc. and one installment to become due and payable on
the same day of each succeeding month until payment in full; unless otherwise shown on the face hereof, the Payment Commencement Date
shall be deemed to be nine (9) months from the date of this Mortgage (if not sooner paid, the entire outstanding indebtedness shall be due
and payable 360 months from the Payment Commencement Date) and shall pay all other indebtedness or liability that may become
due or owing hereunder and shall faithfully and promptly comply with and perform each and every other covenant and provision contained
herein on the part of Mortgagor to be complied with and performed, then this Mortgage and the estate hereby created shall cease, determine
and become null and void. Upon full payment, as above provided, Mortgagee shall, at Mortgagor's request and expense, execute a
satisfaction of this Mortgage.

Mortgagor further covenants and agrees with the Mortgagee as follows:

To pay the indebtedness recited in and evidenced by said note and any extensions or renewals thereof, and all other indebtedness or
liability hereby secured, however created or evidenced; to pay all taxes, assessments, levies, liens and encumbrances of every kind and
nature on said property and upon this Mortgage and contract and the monies secured hereby promptly when due and before delinquency
thereof; to pay all costs and expenses incurred or paid by the Mortgagee in collecting the indebtedness hereby secured or in enforcing or
protecting the rights and security of the Mortgagee hereunder, including actual court costs and reasonable attorney's fees if referred to an
attorney, who is not a salaried employee of Mortgagee or its assigns; to keep all buildings and structures now or hereafter erected upon the
mortgaged premises permanently insured against physical damage or loss from fire, lightning and extended coverage to the extent of the
lesser of the actual cash value of the house or the indebtedness secured by this Mortgage. Mortgagor must maintain the required insurance
coverage from the date of release of the house to Mortgagor until Mortgagor's obligations under the contract executed with reference to this
Mortgage are fully discharged. The required policy or policies shall contain a clause making the proceeds payable to Mortgagee to the
extent of its interest in the property. Mortgagee reserves the right to refuse to accept an insurer offered by the Mortgagor if the policy is not
in the form or the amount acceptable to the Mortgagee.

It is further covenanted that the Mortgagee may at its option, but in no event shall it be obligated to do so, advance money that should
have been paid by Mortgagor hereunder in order to protect said property or the lien or security hereof, and Mortgagor agrees without
demand to forthwith repay such money which amount shall bear interest from the date so advanced until paid at the rate of 10% per annum
(but in no event shall the rate exceed the maximum rate permitted under Florida law), and shall be considered as so much additional
indebtedness secured hereby; but no payment by the Mortgagee of any such money shall be deemed a waiver of the Mortgagee's right to
declare any sums hereunder due by reason of the default or violation of Mortgagor in any of Mortgagor's covenants hereunder.

STATE OF Florida
COUNTY OF Escambia

The foregoing conveyance was acknowledged before me this 10th day of FEB, 2001, by Gregory D. Peterson, who is personally known to me or who has Produced LICENSE D.L. as identification and who did take an oath and acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date..



NOTARY PUBLIC:

Sign: Sandra B. Mason

Print: SANDRA B. MASON

State of: ALABAMA at large

My Commission Expires October 14, 2002

WITNESS: Steve Lambeth
William D. Weaver

- Note: No title examination was made in the preparation of this conveyance.

GRANTORS' ADDRESS
6102 SYRCLE AVENUE
MILTON, FL 32570

GRANTEE'S ADDRESS
11290 HIGHWAY 31
ATMORE, AL 36502

RCD Feb 27, 2001 02:53 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-817581

10.50
21.00

OR BK 4666 PG1313
Escambia County, Florida
INSTRUMENT 2001-817581

DEED DOC STAMPS PD @ ESC CO \$ 21.00
02/27/01 EMILIE LEE HARRIS, CLERK
By: Saine Wnash

STATE OF FLORIDA

WARRANTY DEED

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, **GREGORY D. PETERSON, individual**, hereinafter called Grantor, for and in consideration of **THREE THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **DAVID L COLEMAN and JANICE A. COLEMAN, husband and wife**, hereinafter called Grantees, the following described real estate, situated in Escambia County, Florida, to-wit:

Beginning at the Northeast corner of Southeast Quarter of Southeast Quarter of Section 2, Township 5 North, Range 32 West; thence run North 89 degrees 24 minutes 56 seconds West a distance of 328.20 feet to a 1/2" capped iron rod (FL. R.L.S. #3286); thence run South 01 degrees 00 minutes 52 seconds West 295.20 feet; thence run South 89 degrees 24 minutes 56 seconds East 328.20 feet to the East line of said Section 2; thence run North 01 degrees 00 degrees 52 seconds East 295.20 feet to the point of beginning, **SUBJECT TO Pine Barren Road right-of-way over the East 33 feet.** 02-57-32-4401-000-001

TO HAVE AND TO HOLD, the same unto the said Grantees, their heirs and assigns forever.

AND I do, for me and my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10th day of FEB, 2001.


Gregory D. Peterson

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: 11-01-10

TAX ACCOUNT NO.: 12-2750-100

CERTIFICATE NO.: 2008-7833

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32596

 X Notify Escambia County, 190 Governmental Center, 32501

 X Homestead for 2009 tax year.

David L. Coleman
Janice A. Coleman
6901 Pine Barren Rd.
Century, FL 32535

Walter Mortgage Co., LLC
P.O. Box 31601
Tampa, FL 33631-3601

Certified and delivered to Escambia County Tax Collector,
this 28th day of July, 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.: 8072

July 27, 2010

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

1. That certain mortgage executed by David L. and Janice A. Coleman in favor of Jim Walter Homes, Inc. dated April 29, 2004 and recorded May 20, 2004 in Official Records Book 5414, page 1809 of the public records of Escambia County, Florida, in the original amount of \$80,870.00. Assigned to Walter Mortgage Co. LLC in O.R. Book 6441, page 952.
2. Taxes for the year 2007-2008 delinquent. The assessed value is \$71,881.00. Tax ID 12-2750-100.

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.: 8072

July 27, 2010

025N324401000001 - Full Legal Description

BEG AT NE COR OF SE 1/4 OF SE 1/4 OF SEC N 89 DEG 24 MIN 56 SEC W 328 20/100 FT S 01
DEG 0 MIN 52 SEC W 295 20/100 FT S 89 DEG 24 MIN 56 SEC E 328 20/100 FT TO E LI OF SEC
N 01 DEG 0 DEG 52 SEC E 295 20/100 FT TO POB OR 4666 P 1313 LESS RD R/W

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

10-518

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8072

July 27, 2010

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Beth Donnelly

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 07-26-90, through 07-26-10, and said search reveals the following:

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

David L. Coleman and Janice A. Coleman, husband and wife

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

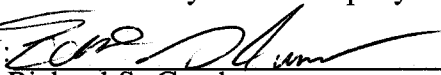
4. Taxes:

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

July 27, 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 007833

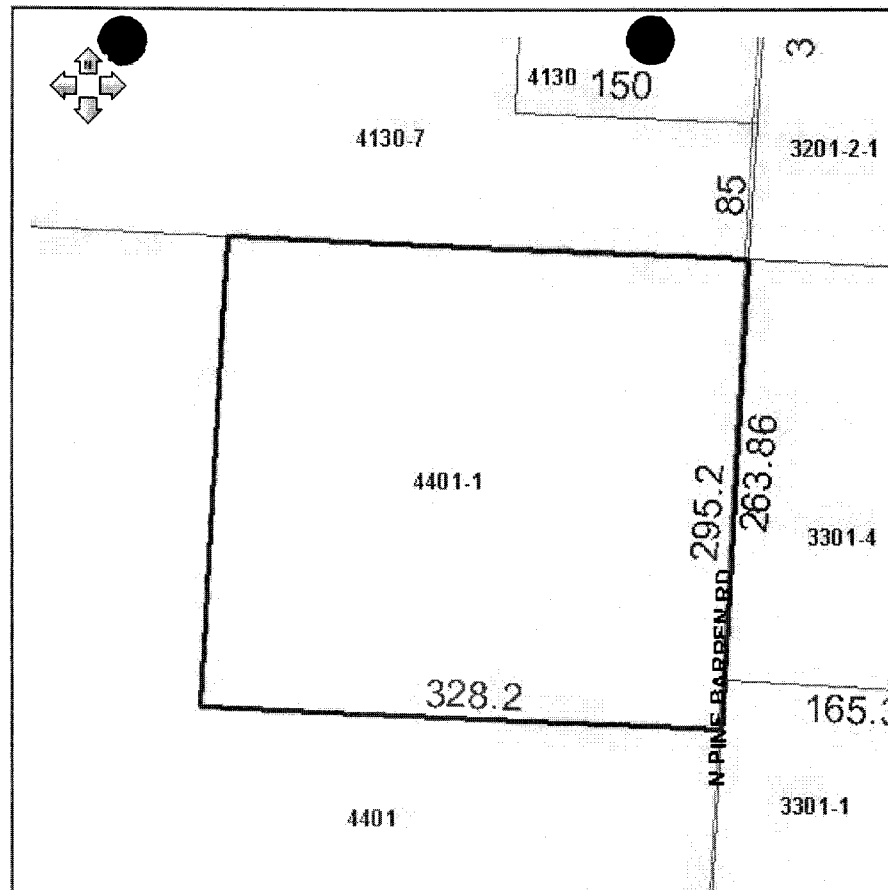


00079311877

Dkt: TD82 Pg#:

12

Original Documents Follow



Buildings

Building 1 - Address: 6901 N PINE BARREN RD, Year Built: 2005, Effective Year: 2005

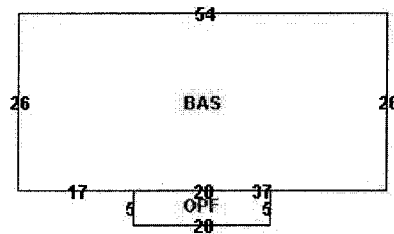
Structural Elements

FOUNDATION-WOOD/NO SUB FLR
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-7.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-DIMEN/ARCH SHNG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
NO. STORIES-1.00
FLOOR COVER-VINYL/CORK
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 1504 Total SF

BASE AREA - 1404

OPEN PORCH FIN - 100



Images

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

General Information	
Reference:	025N324401000001
Account:	122750100
Owners:	COLEMAN DAVID L & JANICE A
Mail:	6901 PINE BARREN RD CENTURY, FL 32535
Situs:	6901 N PINE BARREN RD
Use Code:	SINGLE FAMILY RESID
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:	\$63,203
Land:	\$8,678
Total:	\$71,881
<i>Save Our Homes:</i>	\$71,881
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2001	4666	1313	\$3,000	WD	View Instr
04/1999	4417	103	\$100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2009 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	BEG AT NE COR OF SE 1/4 OF SE 1/4 OF SEC N 89 DEG 24 MIN 56 SEC W 328 20/100 FT S 01 DEG 0 MIN 52 SEC W...
Extra Features	
CARPORT FRAME BUILDING	

Parcel Information	Restore Map	Get Map Image	Launch Interactive Map
--------------------	-----------------------------	-------------------------------	--

Section Map Id: 02-5N-32
Approx. Acreage: 2.2200
Zoned: VAG-2

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1150033	Receipt Date	05/11/2010

Case Number 2008 TD 007833

Description DICK N & BETTY N RILEY TRUSTEES VS

Action TAX DEED APPLICATION

Judge

Received From DICK & BETTY RILEY TRUSTEES

On Behalf Of DICK N & BETTY N RILEY TRUSTEES

Total Received	390.00
Net Received	390.00
Change	0.00

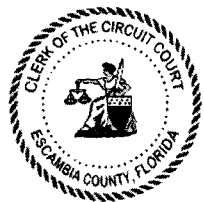
Receipt Payments	Amount	Reference Description
Cash	390.00	ONC TRANS 792227

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Disbursement Accounts	Amount
DEPOSITS - TAX DEEDS	330.00
TAX DEED CERTIFICATE	60.00
CLERKS FEE	

Deputy Clerk: bbr Transaction Date 05/11/2010 10:27:43

Comments



Print Date:
5/11/2010 10:27:05
AM


Transaction #: 793783

Receipt #: 201021111

Cashier Date: 5/11/2010 10:27:06 AM (BROBINSON)


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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/11/2010 Source Code: Drop-off 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 TX CERT 2008 TD 007833</div>		
TAXCR	330	\$330.00
TAXCT	1	\$60.00

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@escambiaclerk.com>; "Brenda Robinson" <brobinson@escambiaclerk.com>
Sent: Monday, June 21, 2010 4:31 PM
Subject: Check Request Tax Cert 2008 TD 07833

2008 TD 07833

Please issue checks:

Janet Holley Tax Collector
\$4,704.80(taxes due)

Dick N & Betty N Riley Trustee
Riley Living Trust
C/o M&F Bank
750 John Sims Pkwy
Niceville FL 32578
\$401.70(\$390.00 app fees, \$11.70 interest)

Janice Coleman
C/O Karen Tibbals
146 Northfield Dr
Winchester TN 37398
\$701.38(refund overpayment)

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

10-578

Janice Coleman
c/o Karen Tibbals
146 Northfield Dr.
Winchester TN 37398

Escambia County Clerk of Court
221 Palafox Place
Suite 110
Pensacola, FL 32502

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1165432	Receipt Date	06/21/2010

Case Number **2008 TD 007833**

Description **DICK N & BETTY N RILEY TRUSTEES VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **JANICE COLEMAN**

On Behalf Of **DICK N & BETTY N RILEY TRUSTEES**

Total Received	5,577.88
Net Received	5,577.88
Change	0.00

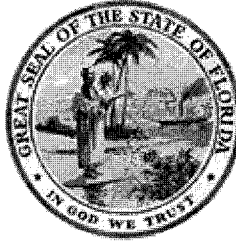
Receipt Payments	Amount	Reference Description
Check	5,577.88	276502024

Receipt Applications	Amount
Holding	5,477.88
Service Charge	100.00

Deputy Clerk: mavila Transaction Date 06/21/2010 16:25:37

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 # 2008 TD 007833

Redeemed Date 06/21/2010

Name JANICE COLEMAN C/O KAREN TIBBALS 146 NORTHFIELD DR WINCHESTER TN 37398

Clerk's Total = TAXDEED	\$430.95
Due Tax Collector = TAXDEED	\$5,046.93
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

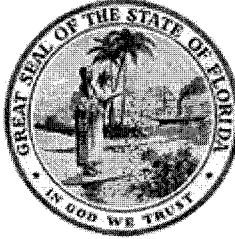
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1150033 Date: 05/11/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1150033 Date: 05/11/2010	60.00	0.00	
06/14/2010	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/21/2010	TAXDEED	TAXDEED Clerk's Total	430.95	430.95	
06/21/2010	TAXDEED	TAXDEED Due Tax Collector	5,046.93	5,046.93	
06/21/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
06/21/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$5,807.88	\$330.00	\$0.00	\$5,477.88
	TOTAL	\$5,967.88	\$390.00	\$0.00	\$5,577.88

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: 122750100 Certificate Number: 007833 of 2008**

**Payor: JANICE COLEMAN C/O KAREN TIBBALS 146 NORTHFIELD DR WINCHESTER TN
37398 Date 06/21/2010**

Clerk's Check #	276502024	Clerk's Total	\$430.95
Tax Collector Check #	1	Tax Collector's Total	\$5,046.93
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,577.88

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>**

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



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

Tax Deed - Redemption Calculator

Account: 122750100 Certificate Number: 007833 of 2008

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/01/2010"/>	Redemption Date <input type="text" value="06/21/2010"/>
Months	7	2
Tax Collector	<input type="text" value="\$4,561.70"/>	<input type="text" value="\$4,561.70"/>
Tax Collector Interest	\$478.98	\$136.85
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,046.93	\$4,704.80
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	\$40.95	\$11.70
Total Clerk	\$430.95	\$401.70
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$5,577.88	\$5,206.50
	Repayment Overpayment Refund Amount	\$371.38 + 120 + 210 = 701.38

Notes

Submit

Reset

Print Preview

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

Bank of America

PENSACOLA, FLORIDA

63-27
 631

9000012513

VOID AFTER 6 MONTHS

PAY

*SEVEN HUNDRED ONE AND 38/100

JANICE COLEMAN

TO THE
 ORDER
 OF

JANICE COLEMAN
 C/O KAREN TIBBALS
 146 NORTHFIELD DRIVE
 WINCHESTER, TN 37398

DATE

AMOUNT

06/22/2010

701.38

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012513⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000012513

Date	Case Number	Description	Amount
06/22/2010	2008 TD 007833	PAYMENT TAX DEEDS	701.38

9000012513

Check: 9000012513 06/22/2010 JANICE COLEMAN

Check Amount: 701.38

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

9000012505

PAY

*FOUR HUNDRED ONE AND 70/100

DICK N AND BETTY N RILEY TRUSTEES

TO THE
 ORDER
 OF

DICK N AND BETTY N RILEY TRUSTEES
 C/O M&F BANK
 750 JOHN SIMS PKWY
 NICEVILLE, FL 32578

DATE

06/22/2010

AMOUNT

401.70

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012505⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000012505

Date	Case Number	Description	Amount
06/22/2010	2008 TD 007833	PAYMENT TAX DEEDS	401.70

9000012505

Check: 9000012505 06/22/2010 DICK N AND BETTY N RILEY TRUSTEES Check Amount: 401.70

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, FL
VOID AFTER 6 MONTHS

63-27
631

9000012512

PAY *ONE HUNDRED FIFTY TWO THOUSAND FORTY FIVE AND 64/100

JANET HOLLEY TAX COLLECTOR

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

DATE 06/22/2010 AMOUNT 152,045.64

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012512⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012512

Date	Case Number	Description	Amount
06/22/2010	2008 TD 000412	PAYMENT TAX DEEDS	19,535.71
06/22/2010	2008 TD 000410	PAYMENT TAX DEEDS	5,958.80
06/22/2010	2008 TD 005780	PAYMENT TAX DEEDS	18,128.12
06/22/2010	2008 TD 003969	PAYMENT TAX DEEDS	5,988.91
06/22/2010	2008 TD 000411	PAYMENT TAX DEEDS	17,641.92
06/22/2010	2008 TD 004411	PAYMENT TAX DEEDS	6,174.04
06/22/2010	2008 TD 004375	PAYMENT TAX DEEDS	8,294.74
06/22/2010	2008 TD 000989	PAYMENT TAX DEEDS	16,092.77
06/22/2010	2008 TD 007833	PAYMENT TAX DEEDS	4,704.80
06/22/2010	2008 TD 006916	PAYMENT TAX DEEDS	3,460.50

There are additional check details for this check that total:

46,065.33

9000012512

Check: 9000012512 06/22/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 152,045.64

2008 td 04521 23,056.87

2008 td 03399 23,018.46

Gloria Mallum
6-22-10

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

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the original documents

Case: 2008 TD 007833



00032007364

Dkt: TD80 Pg#:

14

Original Documents Follow