

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVICE
PO BOX 2288
MORRISTOWN, New Jersey, 07962-2288**

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
5562	09-0771-818	06/01/2009	15-1S3-132 LT 34 BLK A CEDARBROOK ESTATES PB 15 P 56 OR 6158 P 1731

2010 TAX ROLL

DUNCAN BILLY J
C/O OPHELIA DUNCAN
213 E HERNANDEZ ST
PENSACOLA, Florida 32503

Wachovia
06/01/09

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.

MistyPlym (Misty Busted)
Applicant's Signature

04/19/2011
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 19, 2011 / 110374

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 5562** , issued the **1st day of June, 2009**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-0771-818**

Certificate Holder:
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX
SERVIC
PO BOX 2288
MORRISTOWN, NEW JERSEY 07962-2288

Property Owner:
DUNCAN BILLY J
C/O OPHELIA DUNCAN
213 E HERNANDEZ ST
PENSACOLA, FLORIDA 32503

Legal Description: 15-1S3-132
LT 34 BLK A CEDARBROOK ESTATES PB 15 P 56 OR 6158 P 1731

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	5562	06/01/09	\$2,366.99	\$0.00	\$430.99	\$2,797.98

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
2010	5892	06/01/10	\$2,266.60	\$6.25	\$113.33	\$2,386.18

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 (2010)
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

\$5,184.16
\$0.00
\$2,034.71
\$150.00
\$75.00
\$7,443.87
\$7,443.87
\$6.25

*Done this 19th day of April, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Donald McArthur

Date of Sale:

September 6, 2011

* 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

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: 2009 TD 005562



00053161527

Dkt: TD83 Pg#:

3

Original Documents Follow

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

FLORIDA CERTIFICATE OF DEATH

LOCAL FILE NO. 2517

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Billy Jean Duncan				2. SEX Male	
3. DATE OF BIRTH (Month, Day, Year) February 9, 1942		4a. AGE-Last Birthday (Years) 67		4b. UNDER 1 YEAR Months _____ Days _____ Hours _____ Minutes _____	
5. DATE OF DEATH (Month, Day, Year) December 28, 2009					
6. SOCIAL SECURITY NUMBER [REDACTED]		7. BIRTHPLACE (City and State or Foreign Country) Pensacola, Florida		8. COUNTY OF DEATH Escambia	
9. PLACE OF DEATH (Check only one) HOSPITAL: _____ Inpatient _____ Emergency Room/Outpatient _____ Dead on Arrival NON-HOSPITAL: _____ Hospice facility _____ Nursing Home/Long Term Care Facility _____ Decedent's Home _____ Other (Specify) _____					
10. FACILITY NAME (If not institution, give street address) 213 East Hernandez Street				11a. CITY, TOWN, OR LOCATION OF DEATH Pensacola	
12. MARITAL STATUS (Specify) ____ Married _____ Married, but Separated _____ Widowed _____ ☒ Divorced _____ Never Married				13. SURVIVING SPOUSE'S NAME (If wife, give maiden name) ____	
14a. RESIDENCE - STATE Florida		14b. COUNTY Escambia		14c. CITY, TOWN, OR LOCATION Pensacola	
14d. STREET ADDRESS 213 East Hernandez Street		14e. APT. NO. ____		14f. ZIP CODE 32503	
15a. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life.) Supervisor		15b. KIND OF BUSINESS/INDUSTRY NAS Commissioner			
16. DECEDENT'S RACE (Specify the race/ethnicity to indicate what decedent considered himself/herself to be. More than one race may be specified.) ____ White _____ ☒ Black or African American _____ American Indian or Alaskan Native (Specify tribe) ____ Asian Indian _____ Chinese _____ Filipino _____ Japanese _____ Korean _____ Vietnamese _____ Other Asian (Specify) ____ Native Hawaiian _____ Guamanian or Chamorro _____ Samoan _____ Other Pacific Isl. (Specify) _____ Other (Specify)					
17. DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify if decedent was of Hispanic or Haitian Origin.) ____ Yes (If Yes, specify) _____ ☒ No _____ Mexican _____ Puerto Rican _____ Cuban _____ Central/South American _____ Other Hispanic (Specify)					
18. DECEDENT'S EDUCATION (Specify the decedent's highest degree or level of school completed at time of death.) ____ 8th or less _____ High school but no diploma _____ ☒ High school diploma or GED _____ College but no degree _____ College degree (Specify): _____ Associate _____ Bachelor's _____ Master's _____ Doctorate					
19. WAS DECEDENT EVER IN U.S. ARMED FORCES? ____ Yes _____ ☒ No					
20. FATHER'S NAME (First, Middle, Last, Suffix) Harold Duncan				21. MOTHER'S NAME (First, Middle, Maiden Surname) Ophelia Williams	
22a. INFORMANT'S NAME Arminique Duncan				22b. RELATIONSHIP TO DECEDENT Daughter	
23a. CITY OR TOWN Jacksonville				23b. STREET ADDRESS 9765 Southbrook Drive #2409	
24. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Barrancas National Cemetery				25a. LOCATION - STATE Florida	
25b. LOCATION - CITY OR TOWN Pensacola				26a. METHOD OF DISPOSITION ____ Burial _____ Entombment _____ Cremation _____ Donation _____ Removal from State _____ Other (Specify)	
27a. LICENSE NUMBER (of Licensee) #047235				27b. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>[Signature]</i>	
28. NAME OF FUNERAL FACILITY Joe Morris & Son Funeral Home				29a. FACILITY'S MAILING - STATE Florida	
29b. CITY OR TOWN Pensacola				29c. STREET ADDRESS 701 North Devilliers Street	
29d. ZIP CODE 32501					
30. CERTIFIER: _____ Certifying Physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. (Check one) ☒ Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, due to the cause(s) and manner stated.					
31a. (Signature and Title of Certifier) <i>[Signature]</i>		31b. DATE SIGNED (mm/dd/yyyy) 12/31/09		32. TIME OF DEATH (24 hr.) 0355	
33. MEDICAL EXAMINER'S CASE NUMBER ME-33555		34. CERTIFIER'S NAME Louis B. Fowler, M.D.			
35a. CERTIFIER'S - STATE Florida		35b. CITY OR TOWN Pensacola		35c. STREET ADDRESS 431 East Government Street	
35d. ZIP CODE 32502					
37. SUBREGISTRAR - Signature and Date <i>[Signature]</i> JAN 01-05-10		38a. LOCAL REGISTRAR - Signature <i>[Signature]</i>		38b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) JAN 06 2010	
39. PROBABLE MANNER OF DEATH: The following are under the jurisdiction of the medical examiner					

[Signature]
Janis L. Carpenter
CHIEF DEPUTY REGISTRAR

JAN 28 2010

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA ON THE FRONT, AND THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

WARNING:



DH FORM 1946 (08-04)

25913855

CERTIFICATION OF VITAL RECORD

* 2 5 9 1 3 8 5 5 *

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF
BILLY JEAN DUNCAN

File No. 2010 CP 87

Division C

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

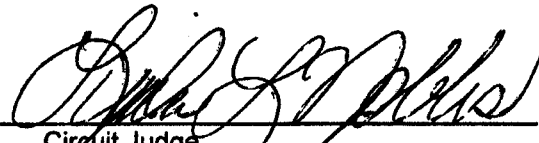
2010 MAR 11 P 2:59
PROBATE DIVISION
FILED & RECORDED
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

WHEREAS, BILLY JEAN DUNCAN, a resident of Escambia County, Florida, died on
December 28, 2009, owning assets in the State of Florida, and

WHEREAS, OPHELIA DUNCAN has been appointed personal representative of the estate
of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in
the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare OPHELIA DUNCAN duly
qualified under the laws of the State of Florida to act as personal representative of the estate of
BILLY JEAN DUNCAN, deceased, with full power to administer the estate according to law; to ask,
demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent
as far as the assets of the estate will permit and the law directs; and to make distribution of the
estate according to law.

ORDERED on March 11, 2010.


Circuit Judge

Case: 2010 CP 000087

00052690401

Dkt: CPLA Pg#: 1

1098

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR ESCAMBIA COUNTY
GENERAL CIVIL DIVISION

BENEFICIAL FLORIDA, INC.
Plaintiff

Case No. 2010 CA 2015

vs

Division A

ESTATE OF BILLY JEAN DUNCAN
a/k/a BILLY J. DUNCAN;
ARMINIQUE C. DUNCAN; UNKNOWN
SPOUSE OF ARMINIQUE C. DUNCAN;
OPHELIA DUNCAN; UNKNOWN SPOUSE
OF OPHELIA DUNCAN; KERRIA LASHAY
WRIGHT; UNKNOWN SPOUSE OF KERRIA
LASHAY WRIGHT; KAILA NICOLE
WRIGHT; UNKNOWN SPOUSE OF KAILA
NICOLE WRIGHT, and UNKNOWN
OCCUPANTS, TENANTS, OWNERS,
AND OTHER UNKNOWN PARTIES,
including, if a named defendant
is deceased, the personal
representatives, the surviving
spouse, heirs, devisees, grantees,
creditors, and all other parties
claiming by, through, under
or against that defendant, and all
claimants, persons or parties,
natural or corporate, or whose
exact legal status is unknown,
claiming under any of the above
named or described defendants
Defendants

2010 JUL 13 P 1:19
GENERAL CIVIL DIVISION
CIRCUIT COURT
FLORIDA

NOTICE OF LIS PENDENS

TO ALL OF THE ABOVE NAMED DEFENDANTS
AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of the above styled
action by the above-named plaintiff against you seeking to foreclose a
mortgage on the following property in Escambia County, Florida.

LOT 34, BLOCK A, CEDARBROOK ESTATES, SECTION 15, TOWNSHIP 1 SOUTH, RANGE
31 WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 56,
OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ENRICO G. GONZALEZ, P.A.
Attorney at Law

ENRICO G. GONZALEZ, ESQUIRE
6255 East Fowler Avenue
Temple Terrace, FL 33617
813/980-6302
813/980-6802 (Fax)
Florida Bar No. 861472
Attorney for Plaintiff

Case: 2010 CA 002015

00087212350

Dkt: CA1039 Pg#: 1

Return To:
Records Processing Services
577 Lamont Road
Elmhurst, IL 60126

MORTGAGE

311724

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 25TH day of JANUARY 20 08, between the Mortgagor,
BILLY J. DUNCAN, JTRS

(herein "Borrower"), and Mortgagee BENEFICIAL FLORIDA INC.
a corporation organized and existing under the laws of DELAWARE whose address is
6601 N DAVIS HWY, SUITE 21, PENSACOLA, FL 32504
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 165,074.66,
evidenced by Borrower's Loan Agreement dated JANUARY 25, 2008 and any extensions or renewals thereof
(including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of
principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is
variable), with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 25, 2048;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ _____, or so much
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated _____
and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and
under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and
providing for a credit limit stated in the principal sum above and an initial advance of \$ _____;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon,
including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3)
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does
hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property
located in the County of ESCAMBIA State of Florida:

LOT 34, BLOCK 'A', CEDAR BROCK ESTATES, SECTION 15, TOWNSHIP
1 SOUTH, RANGE 31 WEST, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 15, PAGE 56, OF THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.
TAX MAP OR PARCEL ID NO.: 090771818

This instrument was prepared by: LISA M. WILSON

(Name)

6601 N DAVIS HWY, SUITE 21, PENSACOLA, FL 32504

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Giannino
Grand American Title & Escrow
533 South Dixie Highway Suite 102
Deerfield Beach, FL 33441
Property Appraisers Parcel Identification (Folio) Numbers: 09-0771-818

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4th day of June, 2007 by Gary Holt Homes Inc., a Florida corporation, whose post office address is 4650 Wilde Lake Blvd, Pensacola, FL 32526 herein called the grantor, to Billy J. Duncan, a single man, whose post office address is 3432 Holt Circle, Pensacola, FL 32526, 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 grantor, 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.:

Lot 34, Block "A", CEDAR BROCK ESTATES, Section 15, Township 1 South, Range 31 West, according to the Plat thereof recorded in Plat Book 15, page 56, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 2006.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Akilah Long

Witness #1 Printed Name
Akilah Long

Witness #2 Signature
Akilah Long

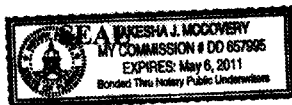
Witness #2 Printed Name
Akilah Long

GARY HOLT HOMES, INC.

By: Gary L. Holt, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of June, 2007 by Gary L. Holt, President of Gary Holt Homes Inc. who is personally known to me or has produced Driver's License as identification.



My Commission Expires: 5/6/11

Notary Public
Akilah J. McCoverly

Printed Notary Name

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: September 6, 2011

TAX ACCOUNT NO.: 09-0771-818

CERTIFICATE NO.: 2009-5562

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

YES NO
X

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

___ X Notify Escambia County, 190 Governmental Center, 32501

___ X Homestead for tax year.

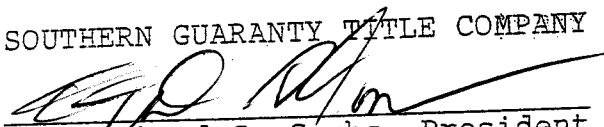
Estate of Billy J. Duncan
c/o Ophelia Duncan
213 E. Hernandez St.
Pensacola, FL 32503

Unknown Tenant
3422 Holt Circle
Pensacola, FL 32526

Beneficial Florida, Inc.
6601 N. Davis Hwy. Ste 21
Pensacola, FL 32504
and
577 Lamont Rd.
Elmhurst, IL 60126
and its attorney Enrico G. Gonzalez
6255 E. Fowler Ave.
Temple Terrace, FL 33617

Certified and delivered to Escambia County Tax Collector,
this 12th day of May, 2011.

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 ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8831

May 9, 2011

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

1. That certain mortgage executed by Billy J. Duncan in favor of Beneficial Florida, Inc. dated 01/25/2008 and recorded 01/30/2008 in Official Records Book 6281, page 691 of the public records of Escambia County, Florida, in the original amount of \$165,074.66.
2. Notice of Lis Pendens filed by Beneficial Florida, Inc. recorded in O.R. Book 6615, page 1378.
3. Taxes for the year 2008-2009 delinquent. The assessed value is \$122,094.00. Tax ID 09-0771-818.

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 ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8831

May 9, 2011

Lot 34, Block A, Cedar Brock Estates, as per plat thereof, recorded in Plat Book 15, Page 56, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 8831

May 9, 2011

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-09-91, through 05-09-11, and said search reveals the following:

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

Estate of Billy J. Duncan

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: 

May 9, 2011

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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Case: 2009 TD 005562

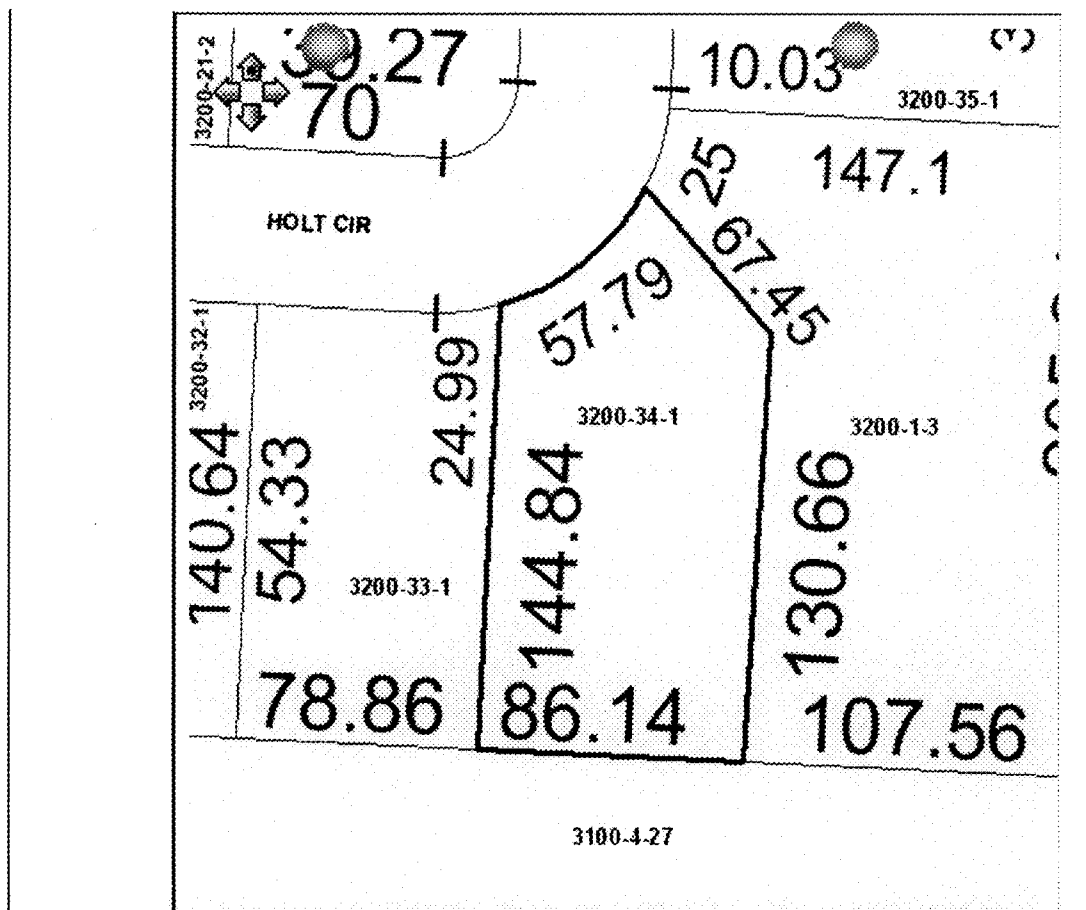


00019934582

Dkt: TD82 Pg#:

Original Documents Follow

10



Buildings

Building 1 - Address 3432 HOLT CIR, Year Built: 1999, Effective Year: 1999

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-BRICK-FACE
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
ROOF FRAMING-HIP
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-DECORAT
FLOOR COVER-CARPET
NO. STORIES-1.00
DECOR/MILLWORK-ABOVE AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

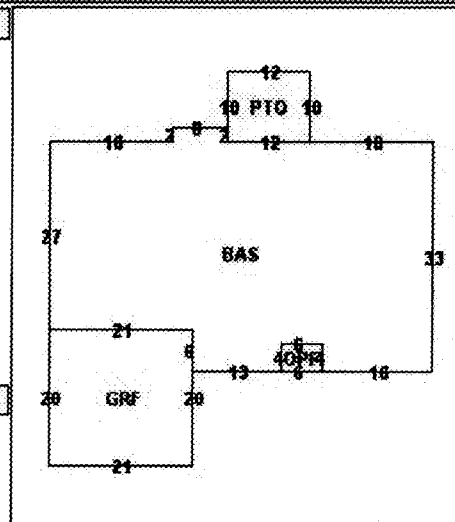
Areas - 2278 Total SF

BASE AREA - 1714

GARAGE FIN - 420

OPEN PORCH FIN - 24

PATIO - 120



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

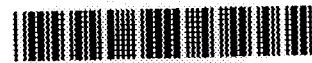
Escambia County Property Appraiser

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

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

[Print Friendly Version](#)

General Information Reference: 151S313200034001 Account: 090771818 Owners: DUNCAN BILLY J Mail: C/O OPHELIA DUNCAN 213 E HERNANDEZ ST. PENSACOLA, FL 32503 Situs: 3432 HOLT CIR 32526 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					2010 Certified Roll Assessment Improvements: \$88,844 Land: \$33,250 Total: \$122,094 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																								
Sales Data					2010 Certified Roll Exemptions 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>06/2007</td> <td>6158</td> <td>1731</td> <td>\$170,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/1998</td> <td>4341</td> <td>60</td> <td>\$213,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/1998</td> <td>4330</td> <td>1317</td> <td>\$20,000</td> <td>WD</td> <td>View Instr</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)	06/2007	6158	1731	\$170,000	WD	View Instr	11/1998	4341	60	\$213,000	WD	View Instr	10/1998	4330	1317	\$20,000	WD	View Instr	Legal Description LT 34 BLK A CEDARBROOK ESTATES PB 15 P 56 OR 6158 P 1731				
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06/2007	6158	1731	\$170,000	WD	View Instr																								
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10/1998	4330	1317	\$20,000	WD	View Instr																								
Extra Features None																													
Parcel Information																													
Section Map																													
Section Map Id: 15-1S-31																													
Approx. Acreage: 0.3200																													
Zoned: ☒ R-1																													
Get Map Image Launch Interactive Map																													



Print Date:
5/5/2011 9:31:59 AM

Transaction #: **857318**
Receipt #: **201123987**
Cashier Date: **5/5/2011 9:31:57 AM (MAVILA)**

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	Date Received: 05/05/2011 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



(MISC FEE) MISCELLANEOUS FEES 2009

TD 05562

TAXCR	330	\$330.00
TAXCT	1	\$60.00

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1282300 Receipt Date 05/05/2011

Case Number 2009 TD 005562

Description WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED APPLICATION

Judge

Received From PLYMOUTH PARK TAX SERVICES

On Behalf Of WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVIC

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#857318

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/05/2011 09:32:44

Comments

MEMORANDUM TAX BILL

PREPARED BY *CoreLogic Tax Services*
 FOR **HSBC - 1st Mortgage**

Tax Year

2008

TAX IDENTIFICATION

012594762

HIT CODE**BILL NUMBER****PROPERTY LOCATION / LEGAL DESCRIPTION****CUSTOMER**

0010139

MORTGAGE ACCOUNT NUMBER

0016998510

CONTRACT

10631545

ISSUE DATE

6/17/2009

OWNER / ADDRESS

Heidy Hayden

INST	ELD DATE	BASE AMOUNT	P & I
1	2/1/2008	\$9,464.48	\$0.00
TOTAL		\$9,464.48	\$0.00
TOTAL DUE BASE + P & I		\$9,464.48	

MAIL TO
 ESCAMBIA COUNTY CLERK
 PARCEL 01 2594 762

CHECK MADE
 PAYABLE TO

Notes:

Escrow Advance - confirm disbursement has been made from borrower escrow, Escrow Advance (E3)- requires verification that disbursement is payable to FA, Prefunded Customer and sum of E3 items does not match check.....

For Questions or Problems please contact

Tammy Satter at 1-800-229-8426 ext. 3350


CASHIER'S CHECK
 First American Trust, FSB
 10000 Highway 90
 Santa Ana, CA 92705
 (949) 440-1473

0200053866
 00011257223
 JUL 07 2011

PAY
 EIGHT THOUSAND FOUR HUNDRED SIXTY-TWO DOLLARS AND SIXTY-SIX CENTS *****
\$\$\$
 \$8,462.66

TO THE ORDER OF
 ESCAMBIA COUNTY CLERK

0010138 0017944877 1544719
 Remitter:

HP D. Kelly
 Void Over \$8,462.66

⑈0200053866⑈ ⑆122241255⑆ 2000215002⑈

ORIGIN ID: MWLA (817) 899 1000
MAIL CENTER
CORELOGIC
1 CORELOGIC DR

ROANOKE, TX 76262
UNITED STATES US

SHIP DATE: 06JUL11
ACTWGT: 1 LB
CAD: 275736/FXRS1004

BILL SENDER

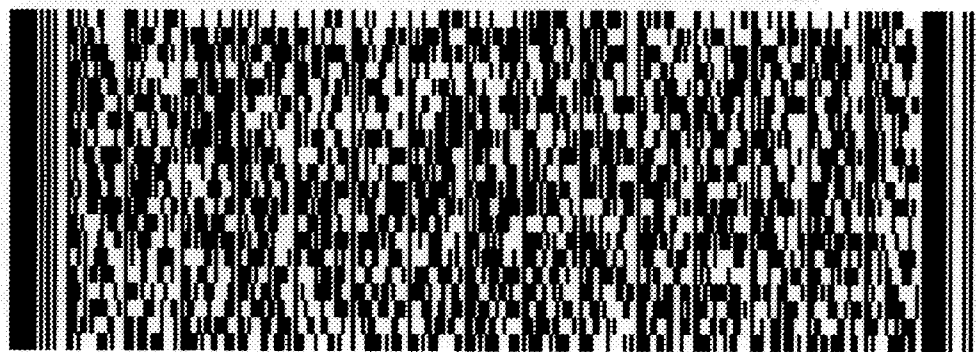
TO **TAX COLLECTOR/TREASURER**
ESCAMBIA COUNTY
221 PALAFOX STREET
SUITE 110
PENSACOLA FL 32502

(850) 438 6500

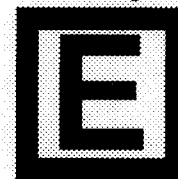
REF: 700703920

INV:
PO:

DEPT:



FedEx
Express



C05

THU - 07JUL A2

TRK#

0201

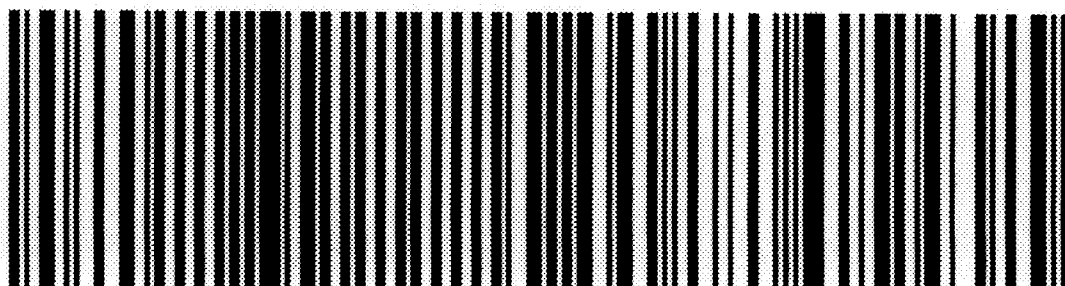
4752 5907 3892 **PRIORITY OVERNIGHT**

32502

FL-US

BFM

XH PNSA



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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1306190	Receipt Date	07/12/2011

Case Number	2009 TD 005562
Description	WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED REDEMPTION

Judge

Received From CORELOGIC

On Behalf Of WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVIC

Total Received	8,462.66
Net Received	8,462.66
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	8,462.66	200053866	

Receipt Applications	Amount
Holding	8,427.66
Service Charge	35.00

Deputy Clerk: mavila Transaction Date 07/12/2011 09:26:54

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 # 2009 TD 005562
 Redeemed Date 07/12/2011**

Name CORELOGIC 1 CORELOGIC DR ROANOKE, TX 76262

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$8,008.41
Postage = TD2	\$30.00
ResearcherCopies = TD6	\$5.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1282300 Date: 05/05/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1282300 Date: 05/05/2011	60.00	0.00	
05/02/2011	TD83	TAX COLLECTOR CERTIFICATION nlk	0.00	0.00	
05/27/2011	TD82	O & E REPORT nlk	0.00	0.00	
07/12/2011	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
07/12/2011	TAXDEED	TAXDEED Due Tax Collector	8,008.41	8,008.41	
07/12/2011	TD2	POSTAGE TAX DEEDS	30.00	30.00	
07/12/2011	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$95.00	\$60.00	\$0.00	\$35.00
2	Holding	\$8,757.66	\$330.00	\$0.00	\$8,427.66
	TOTAL	\$8,852.66	\$390.00	\$0.00	\$8,462.66

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: 090771818 Certificate Number: 005562 of 2009

Payor: CORELOGIC 1 CORELOGIC DR ROANOKE, TX 76262 Date 07/12/2011

Clerk's Check #	200053866	Clerk's Total	\$419.25
Tax Collector Check #	1	Tax Collector's Total	\$8,008.41
		Postage	\$30.00
		Researcher Copies	\$5.00
		Total Received	\$8,462.66

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 090771818 Certificate Number: 005562 of 2009

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/06/2011	Redemption Date 07/12/2011
Months	5	3
Tax Collector	\$7,443.87	\$7,443.87
Tax Collector Interest	\$558.29	\$334.97
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$8,008.41	\$7,785.09
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$29.25	\$17.55
Total Clerk	\$419.25	\$407.55
Postage	\$30.00	\$30.00
Researcher Copies	\$5.00	\$5.00
Total Redemption Amount	\$8,462.66	\$8,227.64
	Repayment Overpayment Refund Amount	\$235.02 $+ 120 + 210 = 565.02$

Notes: ACTUAL SHERIFF \$80.00 COM FEE \$20.50
 6/27/2011 Moletta from Corelogic called for quote...nlk
 06/29/2011 First American Title called for quote...mva

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

9000014611

PAY

*ONE THOUSAND ONE HUNDRED FIFTY EIGHT AND 50/100

CORELOGIC

TO THE ORDER OF
 CORELOGIC
 1 CORELOGIC DR
 ROANOKE, TX 76262

DATE

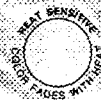
AMOUNT

07/13/2011

1,158.50

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014611⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000014611

Date	Case Number	Description	Amount
07/13/2011	2009 TD 000436	PAYMENT TAX DEEDS	593.48
07/13/2011	2009 TD 005562	PAYMENT TAX DEEDS	565.02

9000014611

Check: 9000014611 07/13/2011 CORELOGIC

Check Amount: 1,158.50

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

9000014616

PAY

*EIGHT HUNDRED FIFTEEN AND 10/100

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
 TAX SERVICE

TO THE
 ORDER
 OF

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX
 P O BOX 2288
 MORRISTOWN, NJ 07962

DATE

AMOUNT

07/13/2011

815.10

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014616⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000014616

Date	Case Number	Description	Amount
07/13/2011	2009 TD 005562	PAYMENT TAX DEEDS	407.55
07/13/2011	2009 TD 000436	PAYMENT TAX DEEDS	407.55

9000014616

Check: 9000014616 07/13/2011 WACHOVIA AS CUST/TTEE FOR
 PLYMOUTH PARK TAX SERVICE

Check Amount: 815.10

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

Bank of America
PENSACOLA, FLORIDA

9000014614

63-27
631

VOID AFTER 6 MONTHS

PAY

SEVENTEEN THOUSAND SIX HUNDRED THIRTY FIVE AND 08/100

JANET HOLLEY TAX COLLECTOR

DATE

AMOUNT

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

07/13/2011

17,635.08

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014614⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014614

Date	Case Number	Description	Amount
07/13/2011	2009 TD 000436	PAYMENT TAX DEEDS	8,776.45
07/13/2011	2009 TD 005562	PAYMENT TAX DEEDS	1,785.09
07/13/2011	2009 TD 000774	PAYMENT TAX DEEDS	7,073.54

9000014614

Check: 9000014614 07/13/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 17,635.08

D. Mahan
7-13-11