

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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

CENTURY

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 007974



00060630045

Dkt: TD83 Pg#:

3

Original Documents Follow

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 SERVIC
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
7974	11-0215-086	06/01/2009	19-1N3-009 LT 29 BLK B ROSEDOWN S/D PB 14 P 76 OR 6315 P 1386

2010 TAX ROLL

CORMIER CLIVEN J SR & CORMIER ANITA
2541 ROSEDOWN DR
CANTONMENT, Florida 32533

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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necessary to avoid obscuring any information on
the original documents

Case: 2009 TD 007974



00088824735

Dkt: TD82 Pg#:

10

Original Documents Follow

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.: 8871

May 19, 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 05-19-91, through 05-19-11, and said search reveals the following:

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

Cliven J. Cormier, S and Anita Cormier, 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: 

May 19, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8871

May 19, 2011

Lot 29, Block B, Rosedown, as per plat thereof, recorded in Plat Book 14, Page 76, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8871

May 19, 2011

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

1. That certain mortgage executed by Cliven J. Cormier, S and Anita Cormier, husband and wife in favor of U.S. Small Business Administration dated 08/11/2008 and recorded 09/22/2008 in Official Records Book 6378, page 1632 of the public records of Escambia County, Florida, in the original amount of \$114,500.00.
2. Taxes for the year 2008-2009 delinquent. The assessed value is \$178,964.00. Tax ID 11-0215-086.

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: 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: 10-03-11

TAX ACCOUNT NO.: 11-0215-086

CERTIFICATE NO.: 2009-7974

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

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

Notify Escambia County, 190 Governmental Center, 32501

Homestead for 2010 tax year.

Cliven J. Cormier, Sr.
Anita Cormier
2541 Rosedown Dr.
Cantonment, FL 32533

U.S. Small Business Administration
801 Tom Martin Dr. Ste 120
Birmingham, AL 35211

Certified and delivered to Escambia County Tax Collector,
this 23rd 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.

TO:
P.A.
/s.
317

PLEASE RETURN TO:
Shepard & Leskar, P.A.
100 NW 70th Ave.
Plantation, FL 33317

08-170

Prepared By:
Yaneth Garcia
Buyer's Title, Inc.
100 NW 70th Avenue
Plantation, FL 33317
incidental to the issuance of a title insurance policy.
File Number: 08-1707
Parcel ID #: 11-0215-086

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated this 28th day of July, 2008, by Wells Fargo Bank, National Association, as Trustee for Harborview 2006-10 whose post office address is: c/o GMAC, 2711 Haskell Drive, Suite 900, Dallas, TX 775204 hereinafter called the GRANTOR, to Cliven J. Cormier, Sr. and Anita Cormier a married couple whose post office address is: 2541 Rosedown Drive, Cantonment, Florida 32533 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 \$10.00 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, Florida, viz:

Lot 29, Block B, ROSEDOWN, being a portion of Section 19, Township 1 North, Range 30 West, according to the plat thereof, as recorded in Plat Book 14, Page 76, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Handwritten Signature]
Print Name: Issa Wilson

Wells Fargo Bank, National Association, as Trustee for Harborview 2006-10

By: Robert Hara as Vice President

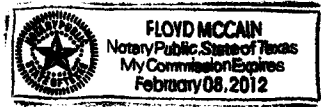
Signature: [Handwritten Signature]
Print Name: Tommy Hargraves

State of Texas
County of Dallas

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on this 28th day of July, 2008 by: Robert Hara as Vice President of Wells Fargo Bank, National Association, as Trustee for Harborview 2006-10 on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: [Handwritten Signature]
Print Name: Floyd McCain



MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
801 Tom Martin Drive Suite 120
Birmingham, AL 35211

THIS INSTRUMENT PREPARED BY AND MAIL
TO: Alec L. Czitrom, Attorney
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243
800-366-6303

CORMIER CLIVEN
0001513000 Loan No. DLH 15365860-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLEASE RETURN TO:
Shepard & Leskar, P.A. 08
100 NW 70th Ave. 107
Plantation, FL 33317

**MORTGAGE
(Direct)**

This mortgage made and entered into this 11th day of August 2008, by and between ANITA B CORMIER, WHO ACQUIRED TITLE AS ANITA CORMIER AND CLIVEN J. CORMIER WHO ACQUIRED TITLE AS CLIVEN J. CORMIER, SR, wife and husband, 3401 Blueridge Dr Mr Cliven Cormier Sr, Pensacola, FL 32504 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive Suite 120, Birmingham, AL, 35211.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of FL.

Lot 29, Block B, ROSEDOWN, being a portion of Section 19, Township 1 North, Range 30 West, according to the plat thereof, as recorded in Plat Book 14, Page 76, of the Public Records of Escambia County, Florida.

Municipal Address: 2541 Rosedown Dr. Cantonment FL 32533

More commonly known as: 2541 Rosedown Drive, Cantonment, FL 32533

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

Application No. / Loan No.: 0001513000 / DLH 15365860-00
CORMIER CLIVEN

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal and interest as set forth above; (2) Payment of any and all obligations and liability, which are now due or may hereafter become due from Mortgagor; (3) Performance of each agreement of Mortgagor hereincontained; (4) Payment of all sums to be paid to Mortgagee pursuant to the terms hereof.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated July 17, 2008 in the principal sum of \$114,500.00 and maturing on April 1, 2036.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

Application No. / Loan No.: 0001513000 / DLH 15365860-00

CORMIER CLIVEN

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA)
)
)ss
COUNTY OF ESCAMBIA)

Cliven J. Cormier Sr.
CLIVEN J. CORMIER, SR.

The foregoing instrument was acknowledged before me this
15 day of August, 2008 by

Cliven J. Cormier, Sr.
who produced a Florida Drivers License
as identification.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires: October 6, 2009

STATE OF FLORIDA)
)
)ss
COUNTY OF ESCAMBIA)

Anita B. Cormier
ANITA B. CORMIER

The foregoing instrument was acknowledged before me this
15 day of August, 2008, by

Anita B. Cormier
who produced a Florida Drivers License
as identification.



[Signature]
Notary Public, State of Florida at Large
My Commission Expires: October 6, 2009

ERNEE 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

9000014689

PAY *FIFTY NINE THOUSAND THREE HUNDRED TWENTY AND 76/100
 JANET HOLLEY TAX COLLECTOR

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

DATE 08/02/2011 AMOUNT 59,320.76

Ernie Lee Magaha
 ERNEE LEE MAGAHA, CLERK OF THE COURT



⑈9000014689⑈ ⑆063100277⑆ 898033991356⑈

ERNEE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000014689

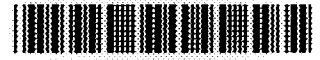
Date	Case Number	Description	Amount
08/02/2011	2008 TD 008685	PAYMENT TAX DEEDS	2,493.12
08/02/2011	2008 TD 005092	PAYMENT TAX DEEDS	3,575.32
08/02/2011	2008 TD 008900	PAYMENT TAX DEEDS	1,691.55
08/02/2011	2008 TD 009060	PAYMENT TAX DEEDS	1,544.93
08/02/2011	2008 TD 004905	PAYMENT TAX DEEDS	2,933.83
08/02/2011	2008 TD 006943	PAYMENT TAX DEEDS	1,613.25
08/02/2011	2008 TD 006753	PAYMENT TAX DEEDS	1,092.56
08/02/2011	2008 TD 008951	PAYMENT TAX DEEDS	1,170.60
08/02/2011	2008 TD 009069	PAYMENT TAX DEEDS	2,581.94
08/02/2011	2008 TD 008720	PAYMENT TAX DEEDS	1,653.29

There are additional check details for this check that total: 38,768.16
 9000014689

Check: 9000014689 08/02/2011 JANET HOLLEY TAX COLLECTOR Check Amount: 59,320.76

2008 TD 08797	1,214.94	2008 TD 08685	1,110.84
2008 TD 08758	1,092.40	2008 TD 08783	2,985.82
2009 TD 07974	9,021.18	2008 TD 03243	4,038.20
2008 TD 09062	574.80	2008 TD 08879	1,153.33
2009 TD 011525	10,936.46		
2008 TD 08868	1,561.98		
2008 TD 08964	1,293.92		
2008 TD 08087	1,190.29		
2008 TD 08773	2,604.00		

Ernie Lee Magaha
 8-2-11



Print Date:
5/6/2011 8:43:24 AM

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

Transaction #: **857650**
Receipt #: **201124317**
Cashier Date: **5/6/2011 8:43:23 AM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/06/2011 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	
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1 Miscellaneous Items		
(MISCFEE) MISCELLANEOUS FEES 2009 TD 07974		
TAXCR	330	\$330.00
TAXCT	1	\$60.00



Chris Jones Escambia County Property Appraiser

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

[Back](#)

[Reference](#) [Account](#)

[Print Friendly Version](#)

General Information	
Reference:	191N300985029002
Account:	110215086
Owners:	CORMIER CLIVEN J SR & CORMIER ANITA
Mail:	2541 ROSEDOWN DR CANTONMENT, FL 32533
Situs:	2541 ROSEDOWN DR 32533
Use Code:	SINGLE FAMILY RESID <input checked="" type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Halley, Escambia County Tax Collector	

2010 Certified Roll Assessment	
Improvements:	\$138,114
Land:	\$40,850
Total:	\$178,964
Save Our Homes:	\$178,964
Disclaimer	

[Amendment 1 Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/28/2008	6378	1629	\$190,000	WD	View Instr
03/31/2008	6315	1386	\$100	CT	View Instr
06/2004	5535	1928	\$229,900	WD	View Instr
04/1997	4125	1875	\$27,500	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2010 Certified Roll Exemption
HOMESTEAD EXEMPTION

Legal Description
LT 29 BLK B ROSEDOWN S/D PB 14
P 76 OR 6378 P 1629

Extra Features
None

Parcel Information [View Map](#) [Get Map Image](#) [Launch Interactive Map](#)

Section Map Id:
19-1N-30-1

Approx. Acreage:
0.9700

Zoned:
V-1

