

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

CENTURY

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 011535



00039560843

Dkt: TD83 Pg#:

A large, handwritten number '2' in black ink, positioned to the right of the case information.

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

{R 12/96}

APR 19, 2011 10402

This is to certify that the holder listed below of Tax Sale Certificate Number 2009/ 11535.000, Issued the 01st day of June, 2009, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 17-1223-500

Cert WACHOVIA AS CUST/TTEE FOR
Holder PLYMOUTH PARK TAX SERVICES LLC
PO BOX 2288
MORRISTOWN NJ 07962-2288

Property HAMMONS JOSEPH L &
Owner ROYSTER MARGARET &
17 W CERVANTES ST
PENSACOLA FL, 32501-3125

LT 9 BLK 47 S/D OF PORTION
OF 1ST ADDN VILLA SEGUNDA
PB 4 P 59
OR 5945 P 1824
SHEET 13

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 Application:

Table with 6 columns: Certificate, Date of Sale, Face Amount, T/C Fee, Interest, Total. Row 1: 2009/ 11535.000, 06/01/2009, 2,460.69, 0.00, 123.03, 2,583.72

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,583.72
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
4. Ownership and Encumbrance Report Fee 150.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 2,808.72
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 06th day of May, 2011

Date of Sale: October 3, 2011 TAX COLLECTOR OF Escambia County Tax Collector County By [Signature]

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
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**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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IMAGING COVER PAGE

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Case: 2009 TD 011535



00000463959

Dkt: TD82 Pg#:

Original Documents Follow

A large, thick, black handwritten number '6' is written on the right side of the page.

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.: 8907

May 26, 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 05-25-91, through 05-25-11, and said search reveals the following:

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

Joseph Lee Hammons, Margaret Royster, Lynda Austin and Sally Stanfield

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 26, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8907

May 26, 2011

Lot 9, Block 47, First Addition to Villa Segunda, being a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, as per plat thereof, recorded in Plat Book 4, Page 59, of the Public Records of said County.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8907

May 26, 2011

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

1. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments, or condominium documents applicable to this parcel.
2. Santa Rosa Island MSBU Lien recorded in O.R. Book 6598, page 622.
3. Taxes for the year 2008 delinquent. The assessed value is \$246,759.00. Tax ID 17-1223-500.

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: rcsqt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: October 3, 2011

TAX ACCOUNT NO.: 17-1223-500

CERTIFICATE NO.: 2009-11535

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~~ ^{221 Palafox Place, 4th Floor/} Governmental Center, 32501
 Homestead for tax year.

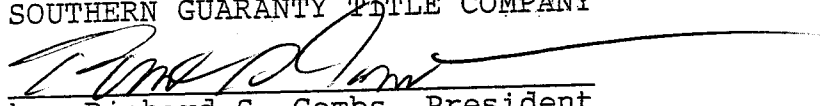
Joseph Lee Hammons
Margaret Royster
Lynda Austin
Sally Stanfield
c/o 17 W. Cervantes St.
Pensacola, FL 32501

SRIA
P.O. Box 1208
Pensacola Beach, FL 32562

Unknown Tenant
1301 Maldonado Dr.
Pensacola Beach, FL 32561

Certified and delivered to Escambia County Tax Collector,
this 26th 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.

RECORDED AS RECEIVED

This instrument prepared by:
Joseph L. Hammons
Hammons, Longoria & Whittaker
17 West Cervantes Street
Pensacola, FL 32501

Parcel Identification No.
28-2S-26-2150-009-047

ASSIGNMENT OF LEASE

Know all men by these presents, that JOSEPH L. HAMMONS, as Personal Representative of the Estate of Joseph E. Hammons (Escambia County, Florida, Circuit Court Case No. 2007-CP-1526), hereafter called Assignor, in consideration of ten dollars (\$10.00) and other good and valuable consideration paid to Assignor by JOSEPH LEE HAMMONS, MARGARET ROYSTER, LYNDA AUSTIN and SALLY STANFIELD, hereafter called Assignees, receipt and sufficiency of which is hereby acknowledged, hereby sets over, conveys, assigns and transfers forever to Assignees that certain lease recorded in OR Book 1181, at Page 438, of the Public Records of Escambia County, Florida, regarding the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 9, Block 47, First Addition to Villa Segunda, being a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat Book 4, at Page 59, of the Public Records of said County.

Premises Address: 1301 Maldonado, Pensacola Beach, Florida

"Assignor" and "Assignee" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns or Assignor and Assignee whenever the context so requires or admits.

By acceptance of this assignment, Assignees hereby assume and agree to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignees may at all times peaceably and quietly enter upon, hold, occupy and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor warrants the leasehold title and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the undersigned Assignor has executed this instrument under seal this 16th day of June, 2008.

Signed, sealed and delivered in the presence of:

Cynthia J. Gordon
Witness Signature
Printed Name: CYNTHIA J. GORDON
Jennifer Bass
Witness Signature
Printed Name: Jennifer Bass

Joseph L. Hammons
JOSEPH L. HAMMONS, Personal
Representative of the Estate of Joseph
Ernest Hammons

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 2008 by JOSEPH L. HAMMONS, who is personally known to me and who did not take oath.

Lauren Basilli
Notary Public - State of Florida
My Commission Expires: 2-4-12



THE REVERSE SIDE OF THIS DOCUMENT INCLUDES HIGH-PRIORitized ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER
 P.O. BOX 333
 PENSACOLA, FL 32581-0333
 (850) 595-4140
 REGISTRY ACCOUNT

Bank of America
 PENSACOLA, FLORIDA

9000014295

63-27
 631

VOID AFTER 6 MONTHS

11-639

PAY **EIGHTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 16/100**

JANET HOLLEY TAX COLLECTOR

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

DATE: 05/10/2011
 AMOUNT: 82,545.16

Ernie Lee Magaha
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014295⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000014295

Date	Case Number	Description	Amount
05/10/2011	2008 TD 001689	PAYMENT TAX DEEDS	1,951.05
05/10/2011	2008 TD 002332	PAYMENT TAX DEEDS	464.01
05/10/2011	2009 TD 008637	PAYMENT TAX DEEDS	9,256.56
05/10/2011	2008 TD 001286	PAYMENT TAX DEEDS	1,257.57
05/10/2011	2008 TD 005193	PAYMENT TAX DEEDS	11,496.51
05/10/2011	2009 TD 000320	PAYMENT TAX DEEDS	11,469.81
05/10/2011	2009 TD 007254	PAYMENT TAX DEEDS	19,651.33
05/10/2011	2008 TD 003071	PAYMENT TAX DEEDS	3,007.74
05/10/2011	2008 TD 001772	PAYMENT TAX DEEDS	507.17
05/10/2011	2008 TD 001093	PAYMENT TAX DEEDS	844.39

There are additional check details for this check that total:

21,106.81

9000014295

Check: 9000014295 05/10/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 82,545.16

2006 TD 05661 936.87
 2008 TD 03017 961.68
 2009 TD 07164 5,095.54
 2009 TD 02847 7,215.53
 2009 TD 011535 2,857.10
 2008 TD 02185 1,812.37
 2009 TD 00081 2,220.95

Janet M
 5-10-11

ERNIE LEE MAGAHA
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 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
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BRANCH OFFICES
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JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 171223500 Certificate Number: 011535 of 2009

Payor: LYNDA S AUSTIN 5935 CREEKSIDE CIRCLE PENSACOLA, FL 32504 Date 05/09/2011

Clerk's Check #	600401541	Clerk's Total	\$512.30
Tax Collector Check #	1	Tax Collector's Total	\$3,067.75
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,680.05

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
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 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2009 TD 011535
Redeemed Date 05/09/2011

Name LYNDA S AUSTIN 5935 CREEKSIDE CIRCLE PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$512.30
Due Tax Collector = TAXDEED	\$3,067.75
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

Apply Docket Codes

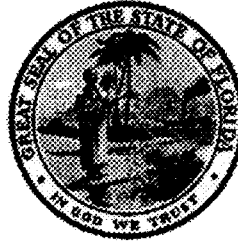
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1283247 Date: 05/06/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1283247 Date: 05/06/2011	60.00	0.00	
05/09/2011	TAXDEED	TAXDEED Clerk's Total	512.30	512.30	
05/09/2011	TAXDEED	TAXDEED Due Tax Collector	3,067.75	3,067.75	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$3,910.05	\$330.00	\$0.00	\$3,580.05
	TOTAL	\$3,970.05	\$390.00	\$0.00	\$3,580.05

ERNIE LEE MAGAHA
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 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2009 TD 011535
Redeemed Date 05/09/2011

Name LYNDA S AUSTIN 5935 CREEKSIDE CIRCLE PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$512.30
Due Tax Collector = TAXDEED	\$3,067.75
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1283247 Date: 05/06/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1283247 Date: 05/06/2011	60.00	0.00	
05/09/2011	TAXDEED	TAXDEED Clerk's Total	512.30	512.30	
05/09/2011	TAXDEED	TAXDEED Due Tax Collector	3,067.75	3,067.75	

FINANCIAL SUMMARY

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2	Holding	\$3,910.05	\$330.00	\$0.00	\$3,580.05
	TOTAL	\$3,970.05	\$390.00	\$0.00	\$3,580.05

Hancock Bank

PAY TO THE ORDER OF Clerk of Circuit Court, Escambia County

Three Thousand Six Hundred Eighty Dollars and 05/100

LYNDA S AUSTIN
REMITTER

ADDRESS

DRAWER: HANCOCK BANK

BY *Lynda S Austin*
AUTHORIZED SIGNATURE

ISSUED BY: HANCOCK BANK PAYMENT SYSTEMS, INC., P.O. BOX 1475, SHREVEPORT, LA 71202
DRAWER: HANCOCK BANK, N.A., BUFFALO, GA

May 09, 2011

\$ 3,680.05

600401541

⑆E00401541⑆ ⑆061103056⑆0160012150391⑆

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

Receipt Type **Case** Outstanding Amount **0.00**
Receipt Number **1283247** Receipt Date **05/06/2011**

Case Number **2009 TD 011535**
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**

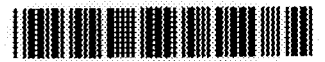
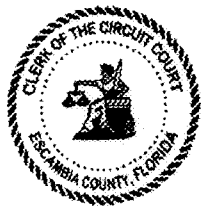
Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#857843

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: **mavila** Transaction Date **05/06/2011 16:21:50**

Comments



Print Date:
5/6/2011 4:13:11 PM

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

Transaction #: 857843
Receipt #: 201124502
Cashier Date: 5/6/2011 4:13:04 PM (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	
----------------	--

1 Miscellaneous Items		
(MISC FEE) MISCELLANEOUS FEES 2009 TD 11535		
TAXCR	330	\$330.00
TAXCT	1	\$60.00



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

Account

Reference



[Printer Friendly Version](#)

General Information	
Reference:	282S262150009047
Account:	171223500
Owners:	HAMMONS JOSEPH L & ROYSER MARGARET & AUSTIM LYNDA & STANFIELD SALLY
Mail:	17 W CERVANTES ST PENSACOLA, FL 32501-3125
Situs:	1301 MALDONADO DR 32561
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA BEACH
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2010 Certified Roll Assessment	
Improvements:	\$132,759
Land:	\$114,000
Total:	\$246,759
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/16/2008	6352	42	\$100	LI	View Instr
08/2007	6206	1287	\$100	OT	View Instr
06/2006	5945	1824	\$599,000	LI	View Instr
06/2000	4577	651	\$350,000	LI	View Instr
04/1995	3746	603	\$160,000	LI	View Instr
02/1995	3719	371	\$117,500	LI	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2010 Certified Roll Exemptions	
LAND (PENSACOLA BEACH)	
Legal Description	
LT 9 BLK 47 S/D OF PORTION OF 1ST ADDN VILLA SEGUNDA PB 4 P 59 OR 6352 P 42...	
Extra Features	
None	

Parcel Information

[Restore Map](#)


[Get Map Image](#)

[Launch Interactive Map](#)

Section Map Id:
PB013

Approx. Acreage:

0.3200

Zoned: 
LDR-PB



Buildings

Building 1 - Address: 1301 MALDONADO DR, Year Built: 1978, Effective Year: 1995

Structural Elements

FOUNDATION-PILINGS
EXTERIOR WALL-STUCCO
NO. PLUMBING FIXTURES-10.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-DIMEN/ARCH SHNG
INTERIOR WALL-DRYWALL-DECORAT
FLOOR COVER-CARPET
NO. STORIES-2.00
FLOOR COVER-TILE/STAIN CONC/BRICK
DECOR/MILLWORK-ABOVE AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 3967 Total S

BASE AREA - 1288

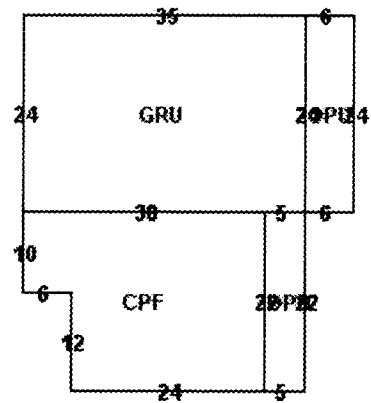
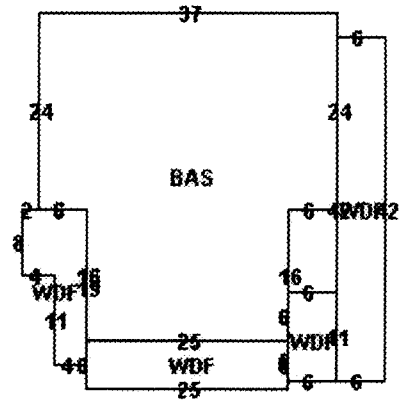
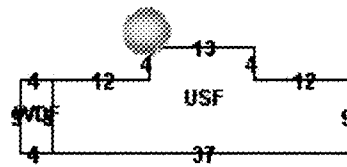
CARPORT FIN - 588

GARAGE UNFIN - 840

OPEN PORCH UNF - 254

UPPER STORY FIN - 385

WOOD DECK FIN - 612



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.