#### 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:

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:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
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	2,000.72
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	0.23
* Done this the 06th day of May, 2011	

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

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**

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#:

**Original Documents Follow** 

Recorded in Public Records 07/14/2008 at 12:23 PM OR Book 6352 Page 42, Instrument #2008052930, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

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 day of, 2008.	executed this instrument under seal this
Signed, sealed and delivered in the presence of:  Witness Signature  Printed Name: Lynth A J. Coron  Witness Signature  Printed Name: Jennifer Bass	JOSEPHY. ANAMONS, Personal Representative of the Estate of Joseph Ernest Hammons
STATE OF ELODIDA	

STATE OF FLORIDA COUNTY OF ESCAMBIA

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



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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA October 3, 2011 TAX DEED SALE DATE: 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 X Notify City of Pensacola, P.O. Box 12910, 32596 \_\_\_\_ Notify Escambia County, 190 Governmental Center, 32501 Х X Homestead for \_\_\_\_ tax year. Joseph Lee Hammons P.O. Box 1208 Margaret Royster Pensacola Beach, FL 32562 Lynda Austin Sally Stanfield c/o 17 W. Cervantes St. Pensacola, FL 32501 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 PATLE 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.: 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.

# 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.

# **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.

May 26, 2011

CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
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**

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

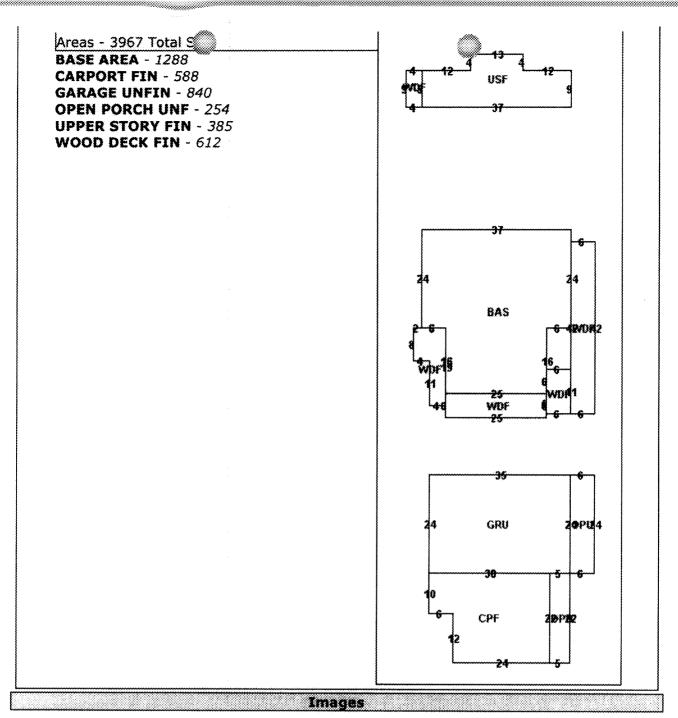
Case: 2009 TD 011535

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00000463959 Dkt: TD82 Pg#:

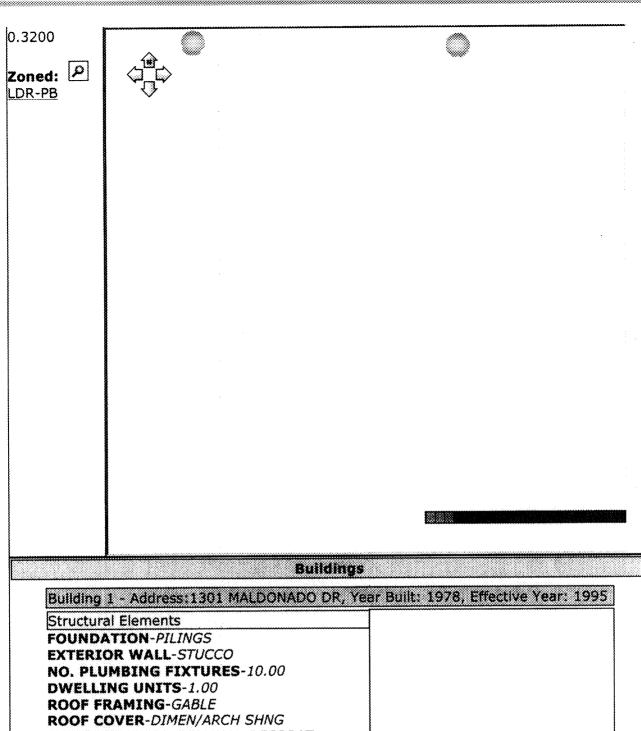


**Original Documents Follow** 



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.



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



# 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:

2825262150009047

Account:

171223500

**Owners:** 

HAMMONS JOSEPH L &

**ROYSTER 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

Official Records Sale Date Book Page Value Type (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 3719 371 \$117,500 LI View Instr 02/1995

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

2010 Certified Roll Exemptions

LAND (PENSACOLA BEACH)

## Legal Description

ø

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

Launch Interactive Map Get Map Image

Section Map

Id: PB013

Approx. Acreage:



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

l Recorded Rems



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

Transaction #: 857843 Receipt #: 201124502

Cashier Date: 5/6/2011 4:13:04 PM (MAVILA)

Customer informations	Fransaction Information	Resources Stonesiases	
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/06/2011 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees Total Payments	\$390.00 \$390.00

	\$390.00
PE CLERK	

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TD 11535

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 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 Net Received

Change

0.00

390.00

390.00

Receipt Payments

Cash

Amount Reference Description 390.00 ONCORE TRANS#857843

Receipt Applications

Holding

Amount 330.00

Service Charge

60.00

Deputy Clerk:

mavila Transaction Date 05/06/2011 16:21:50

Comments

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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 011535

Redeemed Date 05/09/2011

Name LYNDA S AUSTIN 5935 CREEKSIDE CIRCLE PENSACOLA, FL 32504

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

# Apply Docket Codes

## · For Office Use Only

Date	Docket	Desc	Amount Owed		Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1283247 Date: 05/06/2011	330.00	0.00	
06/01/2009		TAX DEED APPLICATION Receipt: 1283247 Date: 05/06/2011	60.00	0.00	
05/09/2011			512.30	512.30	
05/09/2011			3,067.75	3,067.75	

	FINAN	g jago saga jaga s	Y		
Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
-	Holding	\$3,910.05	\$330.00	\$0.00	\$3,580.05
	TOTAL	\$3,970.05	\$390.00	\$0.00	\$3,580.05

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 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	<b>\$3,067.75</b>
□ Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

# **Apply Docket Codes**

## • For Office Use Only

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

	FINAN	on sugar	Y		
Red	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

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: 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

THIS DOCUMENT DECLUDES MICHOPHINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW HKOF THE COURT & COMP WOLLER

NSACOLA, FL 32591-0333 (850), 595-4140

PENSACOLA, FLORIDA

**VOID AFTER 6 MONTHS** 

JANET HOLLEY TAX COLLECTOR 213 PALAFOX PLACE

#9000014295# #063100277# 898033991356#

## **ERNIE LEE MAGAHA** CLERK OF THE COURT & COMPTROLLER

9000014295

9000014295

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Date Case Number 05/10/2011 2008 TD 001689	Description PAYMENT TAX DEEDS	Amount 1,951.05
05/10/2011 2008 TD 002332	PAYMENT TAX DEEDS	464,01
05/10/2011 2009 TD 008637	PRYMENT TAX DEEDS	9,256.56
05/10/2011 2008 TO 001286	PAYMENT TAX DEEDS	1,257.57
05/10/2011 2004 CP-005193	PAYMENT TAX DEEDS	21,496.51
C5/10/2014 2009 TQ 000330	PAYMENT TAX DEEDS	11,459,81
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There are additional check details for this check that total

<sup>21,1</sup>9000014295

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

Check Amount:

2016 TD 05661 936.87

2008 TD 63017

961.68

2009 TD 07164 5,098 54

2009 TO 02847 7, ZIS 53

7009 77 BILLIST 2117-10

2008 TO 02/85 18/2-37

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