

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: 2010 TD 002253



00063341790

Dkt: TD83 Pg#:

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Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Oct 17, 2012 / 120922

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 2253**, issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-3524-382**

Certificate Holder:
TC 12, LLC BUYTHISTAXLIEN.COM
TC 12 LLC
TAMPA, FLORIDA 33601

Property Owner:
TODD EDDIE S JR & NORMA J
695 W LEE ST
PENSACOLA, FLORIDA 32501

Legal Description: 33-1S3-039
LT 13 BLK B THE RESERVE AT CARPENTERS CREEK PB 15 P 31 OR 4088 P 881 SHEET H

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
2012	2000.0000	06/01/12	\$1,209.20	\$0.00	\$60.46	\$1,269.66
2010	2253	06/01/10	\$1,225.59	\$0.00	\$259.16	\$1,484.75

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
2011	2245.0000	06/01/11	\$1,230.59	\$6.25	\$139.47	\$1,376.31

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
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

\$4,130.72
\$0.00
\$150.00
\$75.00
\$4,355.72
\$4,355.72
\$6.25

*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: _____

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

TC 12, LLC BUYTHISTAXLIEN.COM
TC 12 LLC
TAMPA, Florida, 33601

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
2253	03-3524-382	06/01/2010	33-1S3-039 LT 13 BLK B THE RESERVE AT CARPENTERS CREEK PB 15 P 31 OR 4088 P 881 SHEET H

2011 TAX ROLL

TODD EDDIE S JR & NORMA J
695 W LEE ST
PENSACOLA , Florida 32501

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.

mmattp777 (Matt Pallardy)

Applicant's Signature

10/17/2012

Date

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 002253



00048316794

Dkt: TD82 Pg#:

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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.: 10013

December 27, 2012

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 12-27-1992, through 12-27-2012, and said search reveals the following:

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

Eddie S. Todd, Jr. and Norma J. Todd, 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: 

December 27, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10013

December 27, 2012

Lot 13, Block B, The Reserve at Carpenters Creek, as per plat thereof, recorded in Plat Book 15, Page 31, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10013

December 27, 2012

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

1. Mortgage executed by Eddie S. Todd, Jr. and Norma J. Todd, husband and wife to Peoples First Community Bank, dated 12/19/1996 and recorded in Official Record Book 4088 on page 882 of the public records of Escambia County, Florida. given to secure the original principal sum of \$38,950.00 Assignment to Hancock Bank recorded in O.R. Book 6672, page 1485.
2. Taxes for the year 2009-02011 delinquent. The assesed value is \$57,000.00. Tax ID 03-3524-382.

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: 7-1-2013

TAX ACCOUNT NO.: 03-3524-382

CERTIFICATE NO.: 2010-2253

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, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Eddie S. Todd, Jr.
Norma J. Todd
695 W. Lee St.
Pensacola, FL 32501

Hancock Bank
2510 14th St.
One Hancock Plaza, 7th Floor
Gulfport, MS 39502

Certified and delivered to Escambia County Tax Collector,
this 8th day of January, 2013.

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.

This instrument prepared by:
John L. Gioiello, P. A.
P. O. Box 1987
Panama City, FL 32402

OR BK 4088 P60881
Escambia County, Florida
INSTRUMENT 97-352955

DEED DOC STAMPS PD @ ESC CO \$ 287.00
01/03/97 ERNIE LEE MAGAHA, CLERK

By: Sunde Granberg

RCD Jan 03, 1997 02:42 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-352955

[Space Above This Line For Recording Data]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made December 19, 1996, between Pensacola Apartments, Ltd., a Florida Limited Partnership, of the County of Bay in the State of Florida, party of the first part, whose post address is 1002 W 23rd Street, Panama City, FL 32405, and Eddie S. Todd, Jr. and wife, Norma J. Todd, party of the second part, and whose post office address is 695 West Lee Street, Pensacola, FL 32501, and whose Taxpayer Identification Number is ,

Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 13, Block B, The Reserve at Carpenters Creek, a subdivision of a portion of Section 33, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 15, Page 31, of the Public Records of Escambia County, Florida.

(For Information Only: Property Appraiser's Parcel Identification Number is 33-1S-30-3900-013-002

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:

PENSACOLA APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: ROYAL AMERICAN DEVELOPMENT, INC.
a Florida Corporation

Sign Sunde Granberg
Print Sunde Granberg
Sign Dana O. Thomas
Print Dana O. Thomas

By: Joseph F. Chapman, IV
Joseph F. Chapman, IV

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on December 19, 1996, by By: JOSEPH F. CHAPMAN, IV as Vice President of PENSACOLA APARTMENTS, LTD A FLORIDA LIMITED PARTNERSHIP BY: ROYAL AMERICAN DEVELOPMENT, INC. a Florida Corporation, who is personally known to me.

NOTARY PUBLIC:



SUNDE GRANBERG
My Commission CC488471
Expires Apr. 15, 1998

{Notaral Seal}

Sunde Granberg

(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is:

742.50
136.50
77.90

Return to:

Name: PEOPLES FIRST
COMMUNITY BANK
Address: 2305 HIGHWAY 77
PANAMA CITY, FL 32405

This Instrument Prepared by: CHRIS SCHRENGER

Address: 2305 HIGHWAY 77
PANAMA CITY, FL 32405

OR BK 4088 P60882
Escambia County, Florida
INSTRUMENT 97-352956

MTG DOC STAMPS PD @ ESC CO \$ 136.50

01/03/97 EDDIE LEE MAGNAN, CLERK

By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 77.90

01/03/97 EDDIE LEE MAGNAN, CLERK

By: Sally Arnold



THIS MORTGAGE, executed this
PEOPLES FIRST COMMUNITY BANK

19TH

day of December

1996

, at

by EDDIE S. TODD, JR. and NORMA J. TODD

of the first part, hereinafter called the Mortgagor, which term as used herein in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, including all subsequent grantees, either voluntary by act of the parties or involuntary by operation of law, and shall denote the singular and/or plural, and the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so requires or admits, to People's First Community Bank, a savings and loan association of the second part, hereinafter called the Mortgagee, which term as used herein in every instance shall include the Mortgagee's successors, legal representatives and assigns, including all subsequent assignees, either voluntary by act of the parties or involuntary by operation of law.

WITNESSETH:

THAT for divers good and valuable considerations, and also to secure the payment of the aggregate sum of money named in the promissory note of even date herewith, hereinafter mentioned, together with interest thereon, and all other sums of money secured hereby as hereinafter provided, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee, in fee simple:

(A) the following land:

Lot 13, Block B, The Reserve at Carpenters Creek, a subdivision of a portion of Section 33, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 15, Page 31, of the Public Records of Escambia County, Florida.

(B) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the said property, and all furniture, furnishings, fixtures, machinery, equipment, inventory and materials on site, and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and located in, on, or used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals and replacements to any of the foregoing, and all of the right of title and interest of the Mortgagor in any such personal property or fixtures subject to a conditional sales contract, chattel mortgage or similar lien or claim together with the benefit of any deposits or payments now or hereafter made by the Mortgagor or on its behalf.

Together with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging, or in any wise appertaining, and the rents, issues, and profits thereof, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor in and to the same, and every part and parcel thereof, and also specifically but not by way of limitation all gas and electric fixtures, radiators, heaters, water pumps, air conditioning equipment, machinery, boilers, ranges, elevators and motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, mantels, refrigerating plants and ice boxes, window screens, screen doors, venetian blinds, cornices, storm shutters and awnings, which are now or may hereafter pertain to or be used with, in or on said premises, even though they be detached or detachable, are and shall be deemed to be fixtures and accessories to the freehold and a part of the realty.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof, unto the said Mortgagee.

The said Mortgagor hereby covenants with the said Mortgagee that the said Mortgagor is indefeasibly seized with the absolute and fee simple title to said property, and has full power and lawful authority to sell, convey, transfer and mortgage the same, that it shall be lawful at any time hereafter for the Mortgagee to peaceably and quietly enter upon, have, hold and enjoy said property, and every part thereof; that said property is free and discharged from all liens, encumbrances and claims of any kind, including taxes and assessments, except those that may be set out above or hereinafter; that the Mortgagor will make at Mortgagor's expense and at no expense to Mortgagee such other and further assurances to perfect the fee simple title to said land, fixtures and personal property in the Mortgagee as may hereafter be required; and that the Mortgagor hereby fully warrants unto the Mortgagee the title to said property and will defend the same against the lawful claims and demands of all persons whomsoever.

NOW, THEREFORE, the conditions of this mortgage are such that if the Mortgagor shall well and truly pay unto the Mortgagee the indebtedness evidenced by that certain promissory note of even date herewith, made by the Mortgagor and payable to the Mortgagee in the principal sum of **THIRTY EIGHT THOUSAND NINE HUNDRED FIFTY AND 00/100**

(\$ **38,950.00**) the final payment of which is due on **01/01/98** together with any note or notes hereafter executed by the Mortgagor hereinby and in accordance with paragraph sixteen of this mortgage as hereinafter set forth and secured by the lien of this mortgage, together with interest as therein stated, and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants contained and set forth in this mortgage and in the promissory note secured hereby, then this mortgage and the estate hereby created shall cease and be null and void

AND, the Mortgagor does hereby covenant and agree

1. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants contained and set forth in said promissory note or notes, this mortgage and, if applicable, the loan agreement between the Mortgagee and Mortgagor.

2. To pay the indebtedness secured by this instrument and according to the true tenor and effect of the promissory note hereinabove mentioned or of any renewal thereof, promptly on the day or days the same severally become due.

3. To pay, before becoming delinquent, all obligations, encumbrances, taxes, assessments, paving, sidewalk, sanitary and other assessments, levies or liens, now or hereafter levied or imposed upon or against the mortgaged property, and to exhibit to

the Mortgagee before such taxes, assessments, liens and encumbrances become delinquent the official receipts for payment thereof, and if the same or any part thereof be not paid before becoming delinquent the Mortgagee may at any time pay the same with accrued interest and charges, if any, without waiving or affecting Mortgagee's option to foreclose this mortgage, or any right hereunder, and every payment so made shall bear interest from the date thereof at the highest rate authorized by law and all such payments with interest shall be secured by the lien hereof.

4. This mortgage is personal to the Mortgagor herein, and no conveyance shall be made by Mortgagor of the premises herein described or any part thereof without first obtaining the prior written consent of the Mortgagee. In the event Mortgagee gives this written consent, the grantee named in such conveyance shall assume and agree to pay the obligation evidenced by the promissory note secured hereby. Any conveyance of the property herein described or any part thereof in violation of the terms of this paragraph shall entitle Mortgagee to accelerate the payment of the obligation secured hereby and all sums of money secured hereby shall, at the option of Mortgagee, become due and payable and in default whether or not the same are so due and payable and in default by the specific terms hereof. Nothing herein contained shall be construed to constitute a novation or release Mortgagor or any subsequent owner of liability or obligation under the promissory note secured hereby or this mortgage by reason of the aforesaid assumption of the obligation under the note secured hereby, by a subsequent owner of the property described herein.

5. That in the event of a suit being instituted to foreclose this mortgage, the Mortgagee shall be entitled to apply at any time during such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver of all and singular the mortgaged property, and of all rents, incomes, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases; and said appointment shall be made by the court as a matter of strict right to the Mortgagee, and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagor or any other party defendant to such suit. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as aforesaid and hereby expressly consents that such appointment shall be made as an admitted equity and as a matter of absolute right to the Mortgagee and that the same may be done without notice to the Mortgagor.

6. That if any proceedings should be instituted against the property covered by this mortgage upon any other lien or claim whether superior or junior to the lien of this mortgage, the Mortgagee may at its option immediately upon institution of such suit or during the pendency thereof declare this mortgage and the indebtedness secured hereby due and payable forthwith and may at its option proceed to foreclose this mortgage.

7. To pay all and singular the costs, fees, charges and expenses of every kind, including the cost of an abstract of title to said lands found to be convenient or expedient in connection with any suit for the foreclosure of this mortgage, and also including, whether the Mortgagee is obligated to pay same or not, reasonable attorney's fees incurred or expended at any time by the Mortgagee because of the failure of the Mortgagor to perform, comply with and abide by all or any of the covenants, conditions and stipulations of said promissory note, or this mortgage, in the foreclosure of this mortgage and in collecting the amount secured hereby with or without legal proceedings, and to reimburse the Mortgagee for every payment made or incurred for any such purpose with interest from date of every such payment at the highest rate authorized by law; such payments and obligations, with interest thereon as aforesaid, shall be secured by the lien hereof.

8. To keep the building or buildings now or hereafter on said land insured against loss or damage by fire, extended coverage and other perils, including war risk insurance if available, in a sum not less than their full insurable value at the cost and expense of the Mortgagor in a company or companies approved by the Mortgagee, the policy or policies to be held by the Mortgagee, and such policy or policies of insurance shall have affixed thereto a Standard New York Mortgagee Clause, making all loss or losses under such policy or policies payable to the Mortgagee as its interests may appear, and to deliver said policy or policies to the Mortgagee when issued with the receipts for the payment of the premium therefor; and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness secured hereby or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage; and the Mortgagee if it deems necessary may place and pay for such insurance, or any part thereof, without losing, waiving or affecting Mortgagee's option to foreclose for breach of this covenant, or any part thereof, or any right or option under this mortgage, and every such payment shall bear interest from date thereof until paid at the highest rate authorized by law, and all such payments with interest as aforesaid shall be secured by the lien hereof. In the event any loss or damage is suffered Mortgagor shall notify Mortgagee of such loss or damage within forty-eight (48) hours after the happening thereof; the failure to give such notice shall constitute a default and the Mortgagee shall have the rights herein given for all defaults.

9. To permit, commit or suffer no waste and to maintain the improvements at all times in a state of good repair and condition; and to do or permit to be done to said premises nothing that will alter or change the use and character of said property or in any way impair or weaken the security of said mortgage. In case of the refusal, neglect or inability of the Mortgagor to repair and maintain said property, the Mortgagee may, at its option, make such repairs or cause the same to be made and advance monies in that behalf which sums shall be secured by the lien hereof and bear interest at the highest rate authorized by law.

10. To deliver the abstract or abstracts of title covering the mortgaged property to Mortgagee or its designated agent, which shall at all times, during the life of this mortgage, remain in the possession of the Mortgagee and in event of the foreclosure of this mortgage or other transfer of title, all right, title and interest of the Mortgagor in and to any such abstract or abstracts of title shall pass to the purchaser or grantee.

11. That no waiver of any covenant herein or in the obligation secured hereby shall at any time hereafter be held to be a waiver of any of the other terms hereof or of the note secured hereby, or future waiver of the same covenant.

12. That in order to accelerate the maturity of the indebtedness hereby secured because of the failure of the Mortgagor to pay any tax assessment, liability, obligation or encumbrance upon said property as herein provided, it shall not be necessary nor requisite that the Mortgagee shall first pay the same.

13. That if the Mortgagor shall fail, neglect or refuse for a period of thirty (30) days fully and promptly to pay the amounts required to be paid by the note hereby secured or the interest therein specified or any of the sums of money herein referred to or hereby secured, or otherwise duly, fully and promptly to perform, execute, comply with and abide by each, every or any of the covenants, conditions or stipulations of this mortgage, the promissory note hereby secured and/or the construction loan agreement, if any, then, and in either or in any of such events, without notice or demand, the said aggregate sum mentioned in said promissory note, less previous payments, if any, and any and all sums mentioned herein or secured hereby shall become due and payable forthwith or thereafter at the continuing option of the Mortgagee as fully and completely as if said aggregate sums were originally stipulated to be paid at such time, anything in said promissory note or herein to the contrary notwithstanding, and the Mortgagee shall be entitled thereupon or thereafter without notice or demand to institute suit at law or in equity to enforce the rights of the Mortgagee hereunder or under said promissory note. In the event of any default or breach on the part of the Mortgagor hereunder or under said promissory note, the Mortgagee shall have the continuing option to enforce payment of all sums secured hereby by action at law or by suit in equity to foreclose this mortgage, either or both, concurrently or otherwise, and one action or suit shall not abate or be a bar to or waiver of the Mortgagee's right to institute or maintain the other, provided said Mortgagee shall have only one payment and satisfaction of said indebtedness.

14. That in the event that Mortgagor shall (1) consent to the appointment of a receiver, trustee or liquidator of all or a substantial part of Mortgagor's assets, or (2) be adjudicated a bankrupt or insolvent, or file a voluntary petition in bankruptcy, or admit in writing its inability to pay its debts as they become due, or (3) make a general assignment for the benefit of creditors, or (4) file a petition or answer seeking reorganization or arrangement with creditors, or to take advantage of any insolvency law, or

(5) file an answer admitting the material allegations of a petition filed against the Mortgagor in any bankruptcy, reorganization or insolvency proceeding; or (6) action shall be taken by the Mortgagor for other purpose of effecting any of the foregoing or (7) any order, judgment or decree shall be entered upon an application of a creditor or Mortgagor by a court of competent jurisdiction approving a petition seeking appointment of a receiver or trustee of all or a substantial part of the Mortgagor's assets and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days, the Mortgagee may declare the note hereby secured forthwith due and payable, whereupon the principal of and the interest accrued on the note and all other sums hereby secured shall become forthwith due and payable, as if all of the said sums of money were originally stipulated to be paid on such day; and thereupon the Mortgagee without notice or demand may prosecute a suit at law and/or in equity as if all monies secured hereby had matured prior to its institution.

15. That the Mortgagee or any person authorized by the Mortgagee shall have the right to enter upon and inspect the mortgaged premises at all reasonable times.

16. That any sum of or sums which may be loaned or advanced by the Mortgagee to the Mortgagor at any time within twenty (20) years from the date of this indenture, together with interest thereon at the rate agreed upon at the time of such loan or advance, shall be equally secured with and have the same priority as the original indebtedness and be subject to all the terms and provisions of this mortgage; provided, that the aggregate amount of principal outstanding at any time shall not exceed (\$), or if the preceding blank is not completed, then an amount equal to one hundred and fifty per cent (150%) of the principal amount originally secured hereby shall apply.

17. That, if required by Mortgagee, the said Mortgagor will pay unto the Mortgagee, on the first day of each and every consecutive month, a sum equal to one-twelfth of the annual amount necessary to pay all taxes and assessments against the said mortgaged premises, said monthly sum to be estimated solely by Mortgagee and calculated to be an amount not less than the amount of taxes assessed against said mortgaged premises for the previous year, and if further required by Mortgagee to pay all insurance premiums in manner and form as provided herein for the payment of taxes and assessments.

18. That if this mortgage is in connection with construction loan financing, then this mortgage is subject to the Construction Loan Agreement dated , between the Mortgagor and the Mortgagee, an executed copy of which is in the possession of the Mortgagee and is incorporated herein by reference and made a part hereof; any default by Mortgagor under said agreement shall constitute an event of default under this mortgage.

19. That the Mortgagor will on the request of the Mortgagee furnish a written statement of the amount owing on the obligation which this mortgage secures and therein state whether or not Mortgagor claims any defenses or offsets thereto.

20. That Mortgagor will not permit any other liens to be filed against the said premises and if any such liens are filed, whether paramount or subordinate to this mortgage, Mortgagor will have or cause to be had said liens discharged immediately.

21. Mortgagee shall have the right to charge Mortgagor's account with Mortgagee for the interest and principal payable as provided in the promissory note as such becomes due in accordance therewith.

22. If the Mortgagee requests, Mortgagor hereby covenants and agrees that Mortgagor will furnish the Mortgagee annually from the date of this mortgage instrument, unless some other date is agreed to between the parties in writing, a certified audited financial statement of the Mortgagor and annual complete operating statements of Mortgagor. If the Mortgagor's fiscal or calendar year shall not coincide with the date herein specified, then the date which the Mortgagee shall specify shall be controlling. Mortgagor shall supply Mortgagee with such other financial statements as Mortgagee may from time to time request.

23. It is agreed that nothing herein contained nor any transaction related thereto shall be construed or so operate as to require the Mortgagor to pay interest at a rate greater than it is now lawful in such case to contract for, or to make any payment or to do any act contrary to law; that if any clauses or provisions herein contained operate or would prospectively operate to invalidate this Mortgage or said Note in whole or in part, then, such clauses and provisions only shall be held for naught, as though not herein contained, and the remainder of this Mortgage shall remain operative and in full force and effect.


24. If all or any part of the mortgaged property shall be damaged or taken through condemnation (which term when used in this mortgage shall include any damage or taking by any governmental authority, and any transfer by private sale in lieu thereof), either temporarily or permanently, the entire indebtedness secured hereby shall at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall be entitled to all compensation awards, and other payments or relief therefor and is hereby authorized, at its option, to commence, appear in and prosecute, in its own or the Mortgagor's name, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation, awards, damages, claims, rights of action and proceeds and the right thereto are hereby assigned by the Mortgagor to the Mortgagee, who, after deducting therefrom all its expenses, including attorney's fees, may release any moneys so received by it without affecting the lien of this mortgage or may apply the same in such manner as the Mortgagee shall determine, to the reduction of the sums secured hereby, and to any prepayment charge herein provided, and any balance of such moneys then remaining shall be paid to the Mortgagor. The Mortgagor agrees to execute such further assignments of any compensations, awards, damages, claims, rights of action and proceeds as the Mortgagee may require.


25. This mortgage shall be construed as a security agreement under the Florida Uniform Commercial Code.

26. Other provisions:

"This Mortgage also secures all other debts of Mortgagor to Mortgagee, including those guaranteed by Mortgagor, now existing or hereafter made, provided, however, that if the property herein encumbered is, or becomes, the primary residence of Mortgagor, that this security shall only apply to those debts which specifically reference this Mortgage."

IN WITNESS WHEREOF, the said Mortgagor, hereunto sets his hand and seal this the day and year first above written.


NAME: EDDIE S. TODD, JR.
ADDRESS: 695 WEST LEE STREET
PENSACOLA FLORIDA


NAME: NORMA J. TODD
ADDRESS: 695 WEST LEE STREET
PENSACOLA FLORIDA

NAME: _____ (SEAL)
ADDRESS: _____

NAME: _____ (SEAL)
ADDRESS: _____

NAME: _____ (SEAL)
ADDRESS: _____

NAME: _____ (SEAL)
ADDRESS: _____

Signed, sealed and delivered in the presence of

Signed, sealed and delivered in the presence of

NAME: _____

NAME: _____

NAME: _____

NAME: _____

NAME: _____

NAME: _____

STATE OF FLORIDA }
COUNTY OF
ESCAMBIA

I HEREBY CERTIFY that on this 19TH day of December 1996, A.D.

before me personally appeared EDDIE S. TODD, JR. and NORMA J. TODD
to me known and known to me to be the person described in and who executed the foregoing instrument to PEOPLES FIRST
Community Bank, and severally acknowledged the execution thereof to be THEIR
free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal, the day and year last aforesaid.



CHRISTINE M. SCHRENGER
My Commission CC364476
Expires Apr. 14, 1998
Bonded by HAI
800-422-1625


Name

My Commission expires:

PERSONALLY KNOWN OR TYPE OF
IDENTIFICATION PRODUCED

☐ DID ☐ DID NOT TAKE AN OATH

Notary Public, State of

at Large

STATE OF }
COUNTY OF

I HEREBY CERTIFY that on this _____ day of _____, A.D.

before me personally appeared _____
to me known and known to me to be the person described in and who executed the foregoing instrument to PEOPLES FIRST
Community Bank, and severally acknowledged the execution thereof to be
free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal, the day and year last aforesaid.

RCD Jan 03, 1997 02:42 pm
Escambia County, Florida

My Commission expires:

PERSONALLY KNOWN OR TYPE OF
IDENTIFICATION PRODUCED

☐ DID ☐ DID NOT TAKE AN OATH

Notary Public, State of

at Large

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-352956

RECORD & RETURN TO:

Hancock Bank
ATTN: Lending Services
P O Box 4020
Gulfport, MS 39502

PREPARED BY: Derek Eubanks
LOAN # 3410834

19.50
2204

ASSIGNMENT OF NOTE, MORTGAGE AND LOAN DOCUMENTS

THIS ASSIGNMENT (this "Assignment") is made effective this 18th day of December 2009, by and between the **FEDERAL DEPOSIT INSURANCE CORPORATION, RECEIVER OF PEOPLES FIRST COMMUNITY BANK, PANAMA CITY, FLORIDA**, organized under the laws of the United States of America ("Assignor"), having an address of 1601 Bryan Street, Suite 1700, Dallas, Texas 75201, Attention: Settlement Manager, and **HANCOCK BANK** ("Assignee") with an address of 2510 14th Street, One Hancock Plaza, 7th Floor, Gulfport, Mississippi 39502.

WHEREAS, on December 18, 2009, in accordance with Florida law and the Federal Deposit Insurance Act, 12 U.S.C §1821 *et. seq.* (the "FDIC Act"), the Office of Thrift Supervision closed the operations of Peoples First Community Bank, Panama City, Florida ("Peoples First"), and appointed the Assignor as the receiver of Peoples First.

WHEREAS, in accordance with the Act, the Assignor is empowered to liquidate the assets of Peoples First in order to wind down the affairs of Peoples First.

WHEREAS, on or about December 18, 2009, in accordance with that certain Purchase and Assumption Agreement (Modified Whole Bank, All Deposits) dated December 18, 2009 (the "Purchase Agreement"), by and among the Assignor, Assignee and the Federal Deposit Insurance Corporation ("FDIC"), the Assignor sold certain assets of Peoples First to Assignee, including, but not limited to, the following loan documents and other rights:

A. That certain **Promissory Note** dated June 28, 2007, executed by **Eddie S. Todd Jr. and Norma J. Todd** (the "Borrower"), in the original principal amount of Twenty-two Thousand Four Hundred Seventy-five and 18/100 Dollars (\$22,475.18) in favor of Peoples First (hereinafter referred to as the "Note");

B. That certain **Mortgage** dated December 19, 1996, granted by the Borrower to Peoples First, and recorded in Official Records Book 4088, Page 882, all of the public records of Escambia County, Florida, with respect to the real property described therein (hereinafter collectively referred to as the "Mortgage"), which Mortgage secures the repayment of the Note;

C. That certain **N/A Loan Agreement** dated _____, by and between Peoples First and Borrower (hereinafter referred to as the "Loan Agreement");

D. That certain **N/A Guaranty** dated _____, from _____, in favor of Peoples First (hereinafter referred to as the "Guaranty");

E. That certain **UCC-1 Financing Statement** from Borrower, as Debtor, filed in the Florida Secured Transaction Registry dated N/A, bearing Instrument No. _____, and recorded in Official Records Book _____, Page _____, of the public records of _____ County, Florida (hereinafter collectively referred to as the "Financing Statements");

F. That certain **Loan Policy of Title Insurance** dated January 3, 1997, issued by First American Title Insurance Company, Loan Policy #FA-36-134493, in the amount of \$38,950.00 (hereinafter referred to as the "Title Policy");

G. That certain **N/A** from _____, dated _____; (hereinafter referred to as the "_____").

H. Any and all claims, actions, causes of action, choses of action, judgments, demands, rights, damages and liens, together with the right to seek reimbursement of attorney's fees, costs or other expenses of any nature whatsoever, whether known or unknown, arising from, relating to or based upon that certain loan evidenced by the Note and Mortgage above, and/or which are the subject matter of the action filed in the N/A Court, _____ County, case-styled _____, Case Number _____ (the "Claims").

The documents identified in paragraph(s) **F** above are hereinafter collectively referred to as the "Collateral Documents."

NOW, THEREFORE, for valuable consideration granted by Assignee to Assignor, receipt of which is hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Note, Mortgage and Collateral Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in the Note, Mortgage and Collateral Documents, including all of Assignor's right to receive payments of principal and interest under the Note. Concurrently herewith, Assignor has endorsed to Assignee, without recourse, the Note.
2. All Other Loan Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all Assignor's right, title and interest in all other documents or agreements entered into by Peoples First (or its predecessor) in connection with or related to the loan evidenced by the Note, Mortgage and Collateral Documents (hereinafter referred to collectively as the "Loan"). In this Assignment, the Note, the Mortgage, the Collateral Documents, and all other documents evidencing or securing the Loan are referred to collectively as the "Loan Documents."
3. Assignment of Claims. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in and to the Claims.
4. Representations and Warranties. In accordance with the Act, Assignor has full power to sell and assign the Loan Documents to the Assignee. Assignor has made no prior assignment or pledge of the Loan Documents. This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.
5. Successors and Assigns. This Assignment shall inure to the benefit of the successors and assigns of Assignor and Assignee, and be binding upon the successors and assigns of Assignor and Assignee.

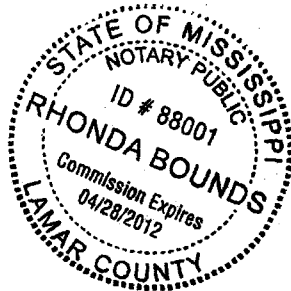
IN WITNESS WHEREOF, Assignor has executed this Assignment to Assignee as of July 14, 2010.

**FEDERAL DEPOSIT INSURANCE CORPORATION,
AS RECEIVER FOR PEOPLES FIRST COMMUNITY
BANK, PANAMA CITY, FLORIDA,** organized under the
laws of the United States of America

By: *Lisa L. Jones*
Name: Lisa L. Jones
Title: Attorney-in-Fact

STATE OF MISSISSIPPI
COUNTY OF HARRISON

2011 Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of Dec 2010, within my jurisdiction, the within named Lisa L. Jones, who (check one) X is personally known to me or has provided me with (insert type of identification) as satisfactory evidence that he/she is the person who executed this instrument and who acknowledged that she is the attorney in fact of the **FEDERAL DEPOSIT INSURANCE CORPORATION**, in its capacity as the **RECEIVER OF PEOPLES FIRST COMMUNITY BANK, PANAMA CITY, FLORIDA**, a corporation organized under the laws of the United States of America, and that for and on behalf of the said corporation, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Rhonda Bounds
Notary Public, Acting in the State and County Aforesaid
(Print Name) *Rhonda Bounds*
My Commission Expires: (See Notary Seal)
My Commission Number is: (See Notary Seal)

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018235

PAY *ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED FORTY SEVEN AND 56/100
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
03/05/2013 128,947.56

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018235⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018235

Date	Case Number	Description	Amount
03/05/2013	2010 TD 004334	PAYMENT TAX DEEDS	2,125.19
03/05/2013	2010 TD 005060	PAYMENT TAX DEEDS	5,629.14
03/05/2013	2010 TD 003383	PAYMENT TAX DEEDS	1,988.04
03/05/2013	2010 TD 003219	PAYMENT TAX DEEDS	6.25
03/05/2013	2010 TD 001087	PAYMENT TAX DEEDS	2,773.49
03/05/2013	2010 TD 003123	PAYMENT TAX DEEDS	8,093.60
03/05/2013	2010 TD 000295	PAYMENT TAX DEEDS	1,698.89
03/05/2013	2010 TD 001813	PAYMENT TAX DEEDS	2,560.05
03/05/2013	2010 TD 003418	PAYMENT TAX DEEDS	6.25
03/05/2013	2010 TD 001112	PAYMENT TAX DEEDS	4,581.47

There are additional check details for this check that total:

99,485.10
9000018235

Check: 9000018235 03/05/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 128,947.56

2010 TD 02441 6,406.00
2010 TD 02365 2,125.45
2010 TD 02395 8,169.43
2010 TD 04327 2,125.19
2010 TD 02930 4,794.75
2010 TD 10465 1,843.10
2010 TD 02970 6.25
2010 TD 03371 6.25
2010 TD 03226 2,799.00
2010 TD 00066 2,431.47
2010 TD 02881 4,727.59
2010 TD 01724 6.25
2010 TD 02253 4,694.90
2010 TD 01879 1,760.90

2010 TD 01893 3,803.84
2010 TD 04330 2,125.19
2010 TD 02206 6.25
2010 TD 08755 3,704.30
2010 TD 05064 11,387.54
2010 TD 02755 6.25
2010 TD 03044 6.25
2010 TD 00497 6.25
2010 TD 03041 1,465.90
2010 TD 03137 1,874.68
2010 TD 02851 4,347.22
2010 TD 02796 3,307.36
2010 TD 02844 6.25

2010 TD 02958 6,832.87
2010 TD 01602 3,049.38
2010 TD 06870 1,088.80
2010 TD 01968 2,016.68
2010 TD 00021 8,038.71
2010 TD 03090 2,768.28
2010 TD 03353 1,734.16
2010 TD 01088 12.50

John M. 13
3-5-13

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018257

PAY

*EIGHT HUNDRED FIFTY SIX AND 14/100

TC12 LLC

TO THE TC12 LLC
ORDER P O BOX 3385
OF TAMPA, FL 33601

DATE

AMOUNT

03/05/2013

856.14

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018257⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018257

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
03/05/2013	2010 TD 002253	PAYMENT TAX DEEDS	431.08
03/05/2013	2010 TD 010465	PAYMENT TAX DEEDS	425.06

9000018257

Check: 9000018257 03/05/2013 TC12 LLC

Check Amount:

856.14

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018264

PAY

*SIX HUNDRED FORTY FOUR AND 73/100

WHITNEY BANK

TO THE ORDER OF
WHITNEY BANK
P O BOX 4019
GULFPORT, MS 39502

DATE

AMOUNT

03/05/2013

644.73

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018264⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018264

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
03/05/2013	2010 TD 002253	PAYMENT TAX DEEDS	644.73

9000018264

Check: 9000018264 03/05/2013 WHITNEY BANK

Check Amount: 644.73

<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input checked="" type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input checked="" type="checkbox"/> Forms	<input checked="" type="checkbox"/> Courtview
Redeemed From Sale					




**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 033524382 Certificate Number: 002253 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/01/2013"/>	Redemption Date <input type="text" value="03/04/2013"/> 
Months	9	5
Tax Collector	<input type="text" value="\$4,355.72"/>	<input type="text" value="\$4,355.72"/>
Tax Collector Interest	<input type="text" value="\$588.02"/>	<input type="text" value="\$326.68"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$4,956.24"/>	<input type="text" value="\$4,694.90"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$54.14"/>	<input type="text" value="\$30.08"/>
Total Clerk	<input type="text" value="\$455.14"/>	<input type="text" value="\$431.08"/>
Postage	<input type="text" value="\$18.33"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	<input type="text" value="\$5,436.71"/>	<input type="text" value="\$5,132.98"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$303.73"/> $+120 + 221 = 644.73$

Notes ☐ ACTUAL SHERIFF \$120.00 COM FEE \$18.50
☐ 11/02/2012 NORMA TODD CALLED FOR REDEMPTION QUOTE..MVA
☐ 11/15/12 Norma Todd called for quote. hsm

PAM CHILDERS
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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 033524382 Certificate Number: 002253 of 2010**

Payor: WHITNEY BANK P O BOX 4019 GULFPORT MS 39502-9903 Date 03/04/2013

Clerk's Check # 38002663
Tax Collector Check # 1

Clerk's Total \$455.14
Tax Collector's Total \$4,956.24
Postage \$18.33
Researcher Copies \$7.00
Total Received \$5,436.71

PAM CHILDERS
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>**

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1491251	Receipt Date	03/04/2013

Case Number 2010 TD 002253

Description TC12 LLC BUYTHISTAXLIEN.COM VS

Action TAX DEED REDEMPTION

Judge

Received From WHITNEY BANK

On Behalf Of TC12 LLC BUYTHISTAXLIEN.COM

Total Received	5,436.71
Net Received	5,436.71
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	5,436.71	38002663	

Receipt Applications	Amount
Holding	5,429.71
Service Charge	7.00

Deputy Clerk: mkj Transaction Date 03/04/2013 09:37:04

Comments

PAM CHILDERS
 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 # 2010 TD 002253

Redeemed Date 03/04/2013

Name WHITNEY BANK P O BOX 4019 GULFPORT MS 39502-9903

☐ Clerk's Total = TAXDEED \$455.14
☐ Due Tax Collector = TAXDEED \$4,956.24
☐ Postage = TD2 \$18.33
☐ ResearcherCopies = TD6 \$7.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1468524 Date: 11/02/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1468524 Date: 11/02/2012	60.00	0.00	
11/21/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
01/28/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

Bank of America

CASHIER'S CHECK

№ 38002663

REMITTER
LENDING SERVICES HANCOCK

84-15
654

DATE 03/01/2013

PAY TO THE
ORDER OF: ESCAMBIA CLERK OF COURT

\$5,436.71****

FIVE THOUSAND FOUR HUNDRED THIRTY SIX AND 71/100 DOLLARS*****

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, WATERMARK AND THERMOCHROMIC INK. ABSENCE OF THESE FEATURES WILL INDICATE A COPY

Ami M. Allen

⑈ 38002663⑈ ⑆065400153⑆ 2056603800⑈

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

Receipt Type **Case** Outstanding Amount **0.00**
Receipt Number **1468524** Receipt Date **11/02/2012**

Case Number **2010 TD 002253**
Description **TC12 LLC BUYTHISTAXLIEN.COM VS**

Action **TAX DEED APPLICATION**
Judge
Received From **TC12 LLC BUYTHISTAXLIEN.COM**
On Behalf Of **TC12 LLC BUYTHISTAXLIEN.COM**

Total Received **401.00**
Net Received **401.00**

Change **0.00**

Receipt Payments	Amount	Reference Description
Check	401.00	3057

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: **mkj** Transaction Date **11/02/2012 14:40:56**

Comments



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		2012 Certified Roll Assessment	
Reference:	331S303900013002	Improvements:	\$0
Account:	033524382	Land:	\$57,000
Owners:	TODD EDDIE S JR & NORMA J	Total:	\$57,000
Mail:	695 W LEE ST PENSACOLA, FL 32501	Save Our Homes:	\$0
Situs:	32504	Disclaimer	
Use Code:	VACANT RESIDENTIAL	Amendment 1 Calculations	
Taxing Authority:	PENSACOLA CITY LIMITS		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
Sales Data		2012 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type
			Official Records (New Window)
05/1997	4133 765	\$100	CJ
12/1996	4088 881	\$41,000	WD
			View Instr
			View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
		Legal Description	
		LT 13 BLK B THE RESERVE AT CARPENTERS CREEK PB 15 P 31...	
		Extra Features	
		None	
Parcel Information			
Restore Map			
Get Map Image Launch Interactive Map			
Section Map Id: 33-1S-30-2			
Approx. Acreage: 0.2800			
Zoned: R-2			

