

Pensacola, FL 32591

Print Date: 10/4/2012 2:16:22 PM

Transaction #: 966405 Receipt #: 201259219

Cashier Date: 10/4/2012 2:16:22 PM (MAVILA)

| 850-595-3930 Customer Information | Transaction Information | Payment Summary | |
|---|---|------------------------------|----------------------|
| (TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502 | DateReceived: 10/04/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num: | Total Fees Total Payments | \$401.00 \$401.00 |

| \$401.00 | 1 Payments | |
|-----------|-------------|----------|
| 10 E CLUN | CLERK CLERK | \$401.00 |

0 Recorded Items

0 Search Items

| 1 Miscellaneous Items | The state of the s | |
|---|--|----------|
| (MISCFEE) MISCELLANEO TAX CERT#02761 OF 2010 | US FEES | |
| TAXCR | 341 | \$341.00 |
| 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 1459220

Receipt Date

10/04/2012

Case Number 2010 TD 002761

Description USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

Total Received Net Received

401.00 401.00

Change

0.00

Receipt Payments

Cash

Amount Reference Description

401.00 ONCORE TRANS#966405

Receipt Applications

Holding

Amount 341.00

Service Charge

60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 14:17:22

Comments

Application Number: 120642

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA

TC2 LLC

LOCKBOX ACCOUNT NO 500005897

CLEARWATER, Florida, 33762-0295

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 2761

Parcel ID Number 04-2256-000

Date 06/01/2010

Legal Description

1/2010 46-1S3-011

LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932

2011 TAX ROLLOWENS DOROTHY DIANE
5622 ESPERANTO DR
PENSACOLA , Florida 32526

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.

magnoliatc2tda (Brian Cirillo)

08/29/2012

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120642

Total

This is to certify that the holder listed below of Tax Sale Certificate Number 2010 / 2761 , 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: 04-2256-000

Certificate Holder:

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC LOCKBOX ACCOUNT NO 500005897

CLEARWATER, FLORIDA 33762-0295

Property Owner:

OWENS DOROTHY DIANE 5622 ESPERANTO DR

PENSACOLA, FLORIDA 32526

T/C Fee

Interest

Legal Description: 46-1S3-011

Cert. Year | Certificate Number

1

1

111

LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932

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:

Date of Sale

| 2010 | 2761 | 06/01/10 | \$782.09 | \$0.00 | \$118.78 | \$900.87 | | | | | | |
|--|--------------------|--------------|----------|---------|----------|----------|--|--|--|--|--|--|
| CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION: | | | | | | | | | | | | |
| | Certificate Number | Date of Sale | Face Amt | T/C Fee | , | Total | | | | | | |

Face Amt

| Cert. Year | Certificate Number | Date of Sale | Face Amt | T/C Fee | Interest | Total |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2012 | 2565.0000 | 06/01/12 | \$689.40 | \$6.25 | \$34.47 | \$730.12 |
| 2011 | 2682.0000 | 06/01/11 | \$758.14 | \$6.25 | \$61.60 | \$825.99 |

| | 1 |
|---|---|
| | |
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by | / |
| Applicant or Included (County) | \$2,456.98 |
| Total of Delinquent Taxes Paid by Tax Deed Application | \$0.00 |
| Total of Current Taxes Paid by Tax Deed Applicant | |
| 4. Ownership and Encumbrance Report Fee | \$150.00 |
| 5 Tax Deed Application Fee | \$75.00 |
| 6. Total Certified by Tax Collector to Clerk of Court | \$2,681.98 |
| 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 | \$2,681.98 |
| 13. Interest Computed by Clerk of Court Per Florida Statutes(%) | Ψ2,001.50 |
| 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 | #C 25 |
| 17. Total Amount to Redeem | \$6.25 |
| 11. Total Amount to Nedeelli | |

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice Dute

Date of Sale: March 4, 2013

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

ERNIE LEE MAGAHA

CLERK OF THE CIRCUIT COURT

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: 2010 TD 002761

00078449178 Dkt: TD83 Pg#:

Original Documents Follow

BK: 6119 PG: 1395 Last Page

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE STATE OF FLORIDA IN THE COUNTY OF ESCAMBIA IN DEED BOOK 4080 PAGE 1932 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 8, WILDEWOOD S/D, ESCAMBIA COUNTY, FLORIDA, BEING A SUBDIVISION OF A PORTION OF SECTION 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AND OF A SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 47A OF THE PUBLIC RECORDS OF SAID COUNTY.

| | · |
|--|---|
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|) | |
| / | |
| Signed In the presence of | |
| | 0 40.0 |
| A HULL A X | Doroth She Chiengseal) |
| (M) | |
| PAMELA BARKSDALE | DOROTHY DIANE OWENS |
| Print or type name | Print or type name |
| | |
| Mulla Luomer | . |
| formation of the | (Seal |
| HEATHER CROMER | |
| Print or type name | District and the second |
| Third type hame | Print or type name |
| | |
| | |
| STATE OF FLORIDA: | |
| County_ESCAMBIA: | |
| | MONTH YEAR |
| The foregoing instrument was acknowledged before me this | MONTH YEAR who is personally known to |
| | MONTH YEAR |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE | MONTH YEAR who is personally known to |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE | MONTH YEAR who is personally known to |
| OROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER | MONTH YEAR who is personally known to |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL | who is personally known to and who did (did not) take an oath. |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 | who is personally known to and who did (did not) take an oath. |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) Heather (vome) |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) Heather (vome) |
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| ODROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
| ODROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
| DOROTHY DIANE OWENS A SINGLE WOMAN Or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 STATE OF FLORIDA: COUNTY OF ESCAMBIA | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 STATE OF FLORIDA: COUNTY OF ESCAMBIA | who is personally known to a and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) |
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| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 STATE OF FLORIDA: COUNTY OF ESCAMBIA | who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) (Serial No. if any of Acknowledger) month month Clerk of the Circuit Coul |
| DOROTHY DIANE OWENS A SINGLE WOMAN or who has produced DRIVERS LICENSE (Type of Identification) HEATHER CROMER Notary Public-State of FL Comm. Exp. Aug. 6, 2007 Comm. No. DD 239386 STATE OF FLORIDA: COUNTY OF ESCAMBIA This instrument filed and recordedday of | Who is personally known to and who did (did not) take an oath. (Signature of Person Taking Acknowledgment) (Name of Acknowledger) (Rank/Title of Acknowledger) (Serial No. if any of Acknowledger) |

""Mortgagor" and "Mortgagee" are used for singular and plural as context requires.

- 6. If any payment provided for in that Note is not paid within ten days after it becomes due, or if any agreement in this Mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that Note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said Note and the Mortgagee may foreclose this Mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
- 7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this Mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
- 8. If this Mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this Mortgage may pay such installment of

principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this Mortgage and the accompanying Note shall be deemed to be secured by this Mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this Mortgage and the accompanying Note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this Mortgage.

- 9. If not prohibited by law or regulation, this Mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.
- 10. Mortgagor may elect to have Mortgagee maintain an escrow fund for payment of real estate taxes, assessments, insurance premiums, or other obligations that might encumber the Real Estate if not timely paid when due. If Mortgagor so elects, Mortgagor shall pay to Mortgagee on the day Monthly Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Mortgagee, including, but not limited to Hazard Insurance and Flood Insurance; and (d) Mortgage Insurance premiums, if any, or any sums payable by Mortgagor to Mortgagee in lieu of the payment of Mortgage Insurance premiums. These items are called "Escrow items." At origination or at any time during the term of the Note, Mortgagee may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Mortgagor, and such dues, fees and assessments shall be an Escrow item. Mortgagor shall promptly furnish to Mortgagee all notices of amounts to be paid under this Section. Mortgagor shall pay Mortgagee the Funds for Escrow items unless Mortgagee waives Mortgagor's obligation to pay the Funds for any or all Escrow items. Mortgagee may waive Mortgagor's obligation to pay Mortgagee Funds for any or all Escrow items at any time. Any such waiver may only be in writing. In the event of such waiver, Mortgagor shall pay directly, when and where payable, the amounts due for any Escrow items for which payment of Funds has been waived by Mortgagee and, if Mortgagor is obligated to repay to Mortgagee receipts evidencing such payment within such time period as Mortgagee may require. If Mortgagor is obligated to repay to Mortgagee roceipts evidencing such payment within such time period as Mortgagee may require. If Mortgagor is obligated to repay to Mortg

Mortgagee may, at any time, collect and hold Funds in an amount (a) sufficient to permit Mortgagee to apply the Funds at the time specified under the federal Real Estate Settlement Procedures Act and implementing regulations (collectively, "RESPA") and (b) not to exceed the maximum amount a Mortgagee can require under RESPA. Mortgagee shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity or in any Federal Home Loan Bank. Mortgagee shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Mortgagee shall not charge Mortgagor for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Mortgagee pays Mortgagor interest on the Funds and Applicable Law permits Mortgagee to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds. Mortgagor and Mortgagee can agree in writing, however, that interest shall be paid on the Funds. Mortgagee shall give to Mortgagor, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Mortgagee shall account to Mortgagor for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Mortgage, Mortgagee shall promptly refund to Mortgagor any Funds held by Mortgagee.

| Ĺ | _] | If che | eck | ed | , th | e followir | g is ap | plic | able: | | | | | | | | | | | | | | |
|---|----|--------|-----|-----|------|------------|---------|------|-------|------|------|-------|-----|------|------|------|------|-------|-------|------|--------|-------|-----|
| | | THIS | 1 | S | Α | BALLOC | N MC | ORT | GAGE | AND | THE | FINAL | PA | YME | NT C | R TH | Е ВА | LANCE | DUE | UPON | I MATI | JRITY | 18 |
| | | \$NO | NE. | | | TO | GETHE | ER | WITH | ACCE | RUED | INTER | EST | , IF | ANY | AND | ALL | ADVA | NCEME | ENTS | MADE | BY 1 | THE |
| | | MOR | TO | `Δ(| 3FI | ELINDER | THE ' | TER | MS OF | PINT | MODI | CAGE | | | | | | | | | | | |

Recorded in Public Records 04/04/2007 at 02:55 PM OR Book 6119 Page 1392, Instrument #2007032241, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50 MTG Stamps \$111.65 Int. Tax \$63.78

| (Space above this line for recording data) | |
|---|---------|
| If checked, the following is applicable: | |
| THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATUR SNOWE. TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BE MORTGAGE UNDER THE TERMS OF THIS MORTGAGE. | |
| MORTGAGE | |
| DOROTHY DIANE OWENS A SINGLE WOMAN (customer) the Mortgagor,* in consider | eration |
| of the principal sum specified in the Note/Loan Agreement hereafter described, (herein "Note"), received from | |
| AMERICAN GENERAL HOME EQUITY, INC. | |
| 730 W GARDEN ST PENSACOLA, FL 32502-4736 | |
| the Mortgagee,* hereby, on 04/03/07, mortgage to the Mortgag | ee the |
| real property (Property) in <u>ESCAMBIA</u> County, Florida, described as: | |
| SEE ATTACHED EXHIBIT A | |

PRINCIPAL AMOUNT OF MORTGAGE IS \$31889.50

as security for the payment of all sums due under that certain Note of even date herewith executed by Mortgagor* to Mortgagee* and

- 1. To make all payments required by that Note and this Mortgage promptly when due.
- 2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.
- 3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and malicious mischief in an amount sufficient to comply with any co-insurance clause, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the entire to foresteed and the cost theoret with interest these after the same rate as specified in waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this Mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this Mortgage.
 - 4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
- 5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that Note or this Mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.

This instrument was prepared by: AMERICAN GENERAL HOME EQUITY, INC. 730 W GARDEN ST PENSACOLA, FL 32502-4736

Me Doug

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Dorothy Diane Owens,

OR BK 4080 P61932 Escambia County, Florida INSTRUMENT 96-347626

Plaintiff,

CASE NO.: 92-1399-CA-01

RCD Dec 11, 1996 03:57 pm Escambia County, Florida

VS.

DIVISION: "F"

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT **96-347626**

DEED DOC STANDS PD @ ESC CO \$ 89.60
12/11/96_ENNIE LEE MORRIA, CLERK
By: Tuck Tracker

T. Forrest White and Shelia M. White, Husband and Wife,

Defendants.

CERTIFICATE OF TITLE

I, Ernie Lee Magaha, Clerk of the above entitled Court, do hereby certify that heretofore, on the 30th day of July, 1993, I executed and filed herein my Certificate of Sale of the mortgaged property, and that no objections to such sale have been filed herein on or before the date hereof and that more than 10 days have elapsed since the filing of said Certificate of Sale.

That, as recited in said Certificate of Sale, the mortgaged property described as follows, to wit:

Lot 10, Block 8, Wildewood S/D, Escambia County, Florida, being a subdivision of a portion of Section 46, Township 1 South, Range 30 West, and of a Section 10, Township 2 South, Range 30 West, according to plat recorded in Plat Book 4, Page 47A of the Public Records of said County.

was sold by me to Dorothy Diane Owens, a divorced and un-remarried woman, of 5622 Esperanto Drive, Pensacola, Florida 32526, who now has title thereto.

Witness my hand and the official seal of this Honorable Court, this $\frac{G'Y'}{Y'}$ day of

Ernie Lee Magaha, Clerk

By: Clusa Frazie

Deputy Clerk

This instrument prepared by: Edmund Wolfielt: Attorney at Law 1108 A North 12th Ayenue Pensacola, FL 32501-3308

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 TAX DEED SALE DATE: 3-4-2013 TAX ACCOUNT NO.: 04-2256-000 CERTIFICATE NO.: 2010-2761 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 Homestead for ____ tax year. Dorothy Diane Owens 5622 Esperanto Dr. Pensacola, FL 32526 Unknoen Tenants 823 Lucerne Ave. Pensacola, FL 32505 American General Home Equity, Inc. 730 W. Garden St. Pensacola, FL 32502 Certified and delivered to Escambia County Tax Collector, this 19th day of September , 2012 . SOUTHERN GUARANTY TITLE COMPANY Richard S. Combs,

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.: 9704 September 18, 2012

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

- 1. That certain mortgage executed by Dorothy Diane Owens in favor of American General Home Equity, Inc. dated 04/03/2007 and recorded 04/04/2007 in Official Records Book 6119, page 1392 of the public records of Escambia County, Florida, in the original amount of \$31,889.50.
- 2. Taxes for the year 2009-2011 delinquent. The assessed value is \$32,928.00. Tax ID 04-2256-000.

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.: 9704

September 18, 2012

Lot 10, Block 8, Wildewood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 47A, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503 Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9704 September 18, 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 09-18-1992, through 09-18-2012, and said search reveals the following:

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

Dorothy Diane Owens

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

y: 2012 September 18, 2012

ERNIE LEE MAGAHA

CLERK OF THE CIRCUIT COURT

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



COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS

OFFICIAL RECORDS COUNTY TREASURY AUDITOR

IMAGING COVER PAGE

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 002761

00060518841 Dkt: TD82 Pg#: 10

Original Documents Follow

UPS CampusShip: View/Print Label

- Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
- 2. Fold the printed sheet containing the label at the line so that the entire shipping label is visible. Place the label on a single side of the package and cover it completely with clear plastic shipping tape. Do not cover any seams or closures on the package with the label. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
- 3. GETTING YOUR SHIPMENT TO UPS

UPS locations include the UPS Store", UPS drop boxes, UPS customer centers, authorized retail outlets and UPS drivers.

Find your closest UPS location at: www.ups.com/dropoff Take your package to any location at: UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

Customers with a Daily Pickup
Your driver will pickup your shipment(s) as usual.

FOLD HERE



ERNIE LEE MAGAHA

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

Case # 2010 TD 002761 Redeemed Date 11/02/2012

Name SPRINGLEAF FINANCIAL SERVICES 2533 WINDGUARD CIRCLE STE 101 WESLEY CHAPEL, FL 33544

| ł | | |
|---|-----------------------------|------------|
| l | Clerk's Total = TAXDEED | \$443.11 |
| | Due Tax Collector = TAXDEED | \$2,969.84 |
| | Postage = TD2 | \$18.00 |
| | ResearcherCopies = TD6 | \$5.00 |

Apply Docket Codes

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------------|---------|---|----------------|---------------|---------------|
| 06/01/2010 | TAXDEED | TAX DEED CERTIFICATES Receipt: 1459220 Date: 10/04/2012 | 341.00 | 0.00 | |
| 06/01/2010 | TD1 | TAX DEED APPLICATION Receipt: 1459220 Date: 10/04/2012 | 60.00 | 0.00 | |
| 10/16/2012 | TD82 | O & E REPORT | 0.00 | 0.00 | |
| 10/16/2012 | TD83 | TAX COLLECTOR CERTIFICATION | 0.00 | 0.00 | |
| 11/02/2012 | TAXDEED | TAXDEED Clerk's Total | 443.11 | 443.11 | |
| 11/02/2012 | TAXDEED | TAXDEED Due Tax Collector | 2,969.84 | 2,969.84 | |
| 11/02/2012 | TD2 | POSTAGE TAX DEEDS | 18.00 | 18.00 | |
| 11/02/2012 | TD6 | TITLE RESEARCHER COPY CHARGES | 5.00 | 5.00 | |

| FINANCIAL SUMMARY | | | | | | | | | | | |
|-------------------|--------------------|------------|----------|-----------|------------|--|--|--|--|--|--|
| Rcd | Docket Application | Owed | Paid | Dismissed | Due | | | | | | |
| 1 | Service Charge | \$83.00 | \$60.00 | \$0.00 | \$23.00 | | | | | | |
| 2 | Holding | \$3,753.95 | \$341.00 | \$0.00 | \$3,412.95 | | | | | | |
| | TOTAL | \$3,836.95 | \$401.00 | \$0.00 | \$3,435.95 | | | | | | |

ERNIE LEE MAGAHA CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES **PROBATE**

TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: Certificate Number: 2010

Payor: SPRINGLEAF FINANCIAL SERVICES 2533 WINDGUARD CIRCLE STE 101 WESLEY CHAPEL, FL 33544 Date 11/02/2012

| Clerk's Check # | 2112707377 | Clerk's Total | \$443.11 |
|--|--|-----------------------|------------|
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,969.84 |
| | | Postage | \$18.00 |
| 3 9-10-10-10-10-10-10-10-10-10-10-10-10-10- | | Researcher Copies | \$5.00 |
| | DITTO AND THE STATE OF THE STAT | Total Received | \$3,435.95 |

ERNIE LEE MAGAHA Clerk of the Circuit Copyrt

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

Pay to the ESCAMBIA COUNTY CLERK OF COURT order of: C/O:SPRINGLEAF FINANCIAL SERVICES 2533 WINDGUARD CIR., STE 101 SPRINGLEAF FINANCIAL SERVICES, INC. Reference: 09071130 966666 Payable at Deutsche Bank Trust Company Americas he sum of: Three Thousand Four Hundred Thinty CASHIERS OHECH **** Dollars AUTHORIZED SIGNATURE VOID AFTER SO DAYS ****\$3,435.95**



ERNIE LEE MAGAHA CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: Certificate Number: 2010

| Redemption Yes 👻 | Application Date 08/29/2012 | Interest Rate 18% |
|----------------------------|--|-------------------------------|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date 03/04/2013 | Redemption Date 11/02/2012 |
| Months | 7 | 3 |
| Tax Collector | \$2,681.98 | \$2,681.98 |
| Tax Collector Interest | \$281.61 | \$120.69 |
| Tax Collector Fee | \$6.25 | \$6.25 |
| Total Tax Collector | \$2,969.84 | \$2,808.92 |
| Clerk Fee | \$60.00 | \$60.00 |
| Sheriff Fee | \$120.00 | \$120.00 |
| Legal Advertisement | \$221.00 | \$221.00 |
| App. Fee Interest | \$42.11 | \$18.05 |
| Total Clerk | \$443.11 | \$419.05 |
| Postage | \$18.00 | \$18.00 |
| Researcher Copies | \$5.00 | \$5.00 |
| Total Redemption Amount | \$3,435.95 | \$3,250.97 |
| | Repayment Overpayment Refund Amount | \$184.98 + 400 20 + 221 = |

ACTUAL SHERIFF \$ 80.00 COM FEE \$18.50 10/29/2012 JOHN FROM SPRINGLEAF FINANCIAL SERVICES CALLED FOR Notes REDEMPTION QUOTE..MVA

Submit

Reset

Print Preview

525.98

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

Receipt Type Case

Outstanding Amount

0.00

Receipt Number 1468350

Receipt Date

11/02/2012

Case Number 2010 TD 002761

Description USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From SPRINGLEAF FINANCIAL SERVICES

On Behalf Of USAMERIBANK

Total Received Net Received

3,435.95 3,435.95

Change

0.00

Receipt Payments

Check

Amount Reference Description

3,435.95 2112707377

Receipt Applications

Holding

Amount

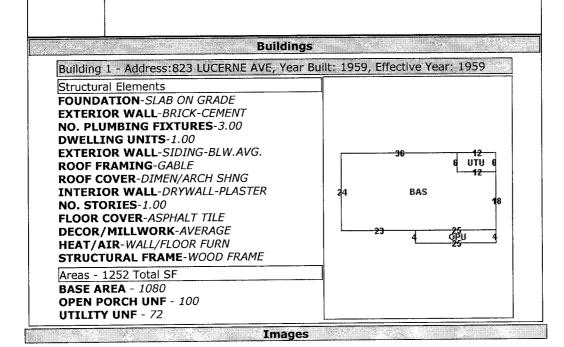
3,412.95

Service Charge

23.00

Deputy Clerk: mavila Transaction Date 11/02/2012 12:06:47

Comments



1/5/10

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

Back



Navigate Mode

○ Reference

Account

Printer Friendly Version

General Information

Reference:

4615301100010008

Account:

042256000

Owners:

OWENS DOROTHY DIANE 5622 ESPERANTO DR

Mail:

PENSACOLA, FL 32526

Situs:

823 LUCERNE AVE 32505

Use Code:

SINGLE FAMILY RESID

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

12/1984 2001 362

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley,

Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:

\$23,428

Land:

\$9,500

Total:

\$32,928

Save Our Homes:

\$0

Disclaimer

Amendment 1 Calculations

Sales Data

Sale **Book Page Value Type** Date

Records (New Window)

Official

12/1996 4080 1932 \$12,800 CT 12/1990 2958 912 \$30,600 SC 03/1990 2952 203 \$30,600 SC

View Instr View Instr View Instr

View Instr

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

Restore Map

2012 Certified Roll Exemptions

None

Legal Description

LT 10 BLK 8 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 4080 P 1932

Extra Features

None

Information

\$0 CT

Get Map Image Launch Interactive Map

Section Map

Id: 46-1S-30-2

Approx. Acreage: 0.1900

Zoned: 🔎

R-2

ERNIE LEE MAGAHA CLERK OF THE COURT & C PENSACOLA, FL 32591-0333

(850) 595-4140 REGISTRY ACCOUNT

Bank of America. PENSACOLA, FIX

VOID AFTER 6 MONTHS

PAY

*FIVE HUNDRED TWENTY FIVE AND 98/100

SPRINGLEAF FINANCIAL SERVICES

TO THE SPRINGLEAF FINANCIAL SERVICES ORDER 2533 WINDGUARD CIRCLE STE 101 OF WESLEY CHAPEL, FL 33544

DATE

AMOUNT

11/06/2012

525.98

ERNIE LEE MAGAHA, CLERK OF THE COURT

#9000016758# C063100277C 898033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER

9000016758

9000016758

Case Number 11/06/2012 2010 TD 002761

Description PAYMENT TAX DEEDS Amount 525.98

9000016758

Check: 9000016758 11/06/2012 SPRINGLEAF FINANCIAL SERVICES

Check Amount:

525.98

ERNIE LEE MAGAHA CLERK OF THE COURT & CO ROLLER P.O. BOX 333

PENSACOLA, FL 32591-0333 (850) 595-4140 REGISTRY ACCOUNT

Bank of America.

PENSACOLA, FLO

9000016762

VOID AFTER 6 MONTHS

PAY

*EIGHT HUNDRED THIRTY EIGHT AND 10/100

USAMERIBANK

TO THE USAMERIBANK ORDER C/O KINGERY/CROUSE MAGNOLIA TC2 LLC LOCKBOX 17295 CLEARWATER, FL 33762 DATE

AMOUNT

11/06/2012

838.10

ERNIE LEE MAGAHA, CLERK OF THE COURT

#9000016762# #063100277# B9B033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER 9000016762

Case Number 11/06/2012 2010 TD 002761 Description PAYMENT TAX DEEDS Amount 419.05

11/06/2012 2010 TD 004512

PAYMENT TAX DEEDS

419.05

9000016762

Check: 9000016762 11/06/2012 USAMERIBANK

Check Amount:

838.10

ERNIE LEE MAGAHA CLERK OF THE COURT & CORROLLER P.O. BOX 333

PENSACOLA, FL 32591-0333 (850) 595-4140 REGISTRY ACCOUNT Bank of America.
PENSACOLA, FLORIDA

63-27 631

VOID AFTER 6 MONTHS

PAY

*ONE HUNDRED SEVENTEEN THOUSAND NINETY FIVE AND 30/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

11/06/2012

117,095.30

Ernie Les Magaha

"9000016740" 1:0631002771: B9B033991356"

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER

9000016740

| Date Case Number 11/06/2012 2008 TD 006466 | Description PAYMENT TAX DEEDS | Amount 6.25 |
|--|----------------------------------|----------------|
| 11/06/2012 2010 TD 003584 | PAYMENT TAX DEEDS | 1,191.31 |
| 11/06/2012 2010 TD 006427 | PAYMENT TAX DEEDS | 1,334.47 |
| 11/06/2012 2010 TD 002231 | PAYMENT TAX DEEDS | 13,179.46 |
| 11/06/2012 2010 TD 007686 | PAYMENT TAX DEEDS | 6.25 |
| 11/06/2012 2010 TD 007301 | PAYMENT TAX DEEDS | 7,096.83 |
| 11/06/2012 2010 TD 009699 | PAYMENT TAX DEEDS | 4,616.98 |
| 11/06/2012 2010 TD 001745 | PAYMENT TAX DEEDS | 6,022.14 |
| 11/06/2012 2010 TD 004512 | PAYMENT TAX DEEDS | 4,252.00 |
| 11/06/2012 2010 TD 005962 | PAYMENT TAX DEEDS | 6,577.75 |

There are additional check details for this check that total:

^{72,81}9000016740

Check: 9000016740 11/06/2012 JANET HOLLEY TAX COLLECTOR

Check Amount:

117,095.30

2010 TD 02876 4570.93

2010 7 17 08367 24, 403.67

2010 TD 05873 4,649.28

2010 +0 00016 11,468.11-

W/0 TD 02363 6. 7

2010 TD 03923 3, 904.07

2010 TD 02761 2,808.92

2010 TD 00609 6.25

200 TO 01206 25.00

2010 70 02306 9824.68

2010 +0 05988 7,138.41