

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 004572



00053802955

Dkt: TD83 Pg#:

5

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 5, 2012 / 120115

This is to certify that the holder listed below of Tax Sale Certificate Number 2010 / 4572 , 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: 07-0461-025

Certificate Holder:
PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, OHIO 45264-5051

Property Owner:
PRESSURE PLUS INC
1416 E GADSDEN ST
PENSACOLA , FLORIDA 32501

Legal Description: 34-2S3-002
BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO BEING SE COR OF LT 8 BLK 7 SHERRER S/D S 75 DEG 2 ...
See attachment for full legal description.

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
2010	4572	06/01/10	\$1,516.27	\$0.00	\$167.11	\$1,683.38

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
2009	4366	06/01/09	\$1,723.79	\$6.25	\$879.13	\$2,609.17

- 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 (2011)
- 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

\$4,292.55
\$0.00
\$1,343.57
\$150.00
\$75.00
\$5,861.12
\$5,861.12
\$6.25

*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: August 6, 2012

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

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/5/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0461-025

April 17, 2012
Tax Year: 2009
Certificate Number: 4572

BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO BEING SE COR OF LT 8 BLK 7 SHERRER S/D S 75 DEG 22 MIN 29 SEC W ALG SD NLY R/W LI 94 FT FOR POB CONT S 75 DEG 22 MIN 29 SEC W ALG SD R/W LI 104 86/100 FT TO ELY R/W LI OF 48TH AVE (66 FT R/W) N 16 DEG 46 MIN 49 SEC W ALG SD ELY R/W LI 150 FT TO NLY LI OF LT 11 N 75 DEG 33 MIN 48 SEC E ALG NLY LI OF LT 11 & LT 6 116 56/100 FT S 12 DEG 18 MIN 13 SEC E 149 63/100 FT TO POB PART OF LTS 6 7 & 8 & ALL OF LTS 9 10 & 11 BLK 7 SHERRERS S/D PB 1 P 24 OR 5114 P 943 CA 185

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, Ohio, 45264-5051**

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
4572	07-0461-025	06/01/2010	34-2S3-002 BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO BEING SE COR OF LT 8 BLK 7 SHERRER S/D S 75 DEG 22 MIN 29 SEC W ALG SD NLY R/W LI 94 FT FOR POB CONT S 75 DEG 22 MIN 29 SEC W ALG SD R/W LI 104 86/100 FT TO ELY R/W LI OF 48TH AVE (66 FT R/W) N 16 DEG 46 MIN 49 SEC W ALG SD ELY R/W LI 150 FT TO NLY LI OF LT 11 N 75 DEG 33 MIN 48 SEC E ALG NLY LI OF LT 11 & LT 6 116 56/100 FT S 12 DEG 18 MIN 13 SEC E 149 63/100 FT TO POB PART OF LTS 6 7 & 8 & ALL ... See attachment for full legal description.

2011 TAX ROLL

PRESSURE PLUS INC
1416 E GADSDEN 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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0461-025

April 17, 2012
Tax Year: 2009
Certificate Number: 4572

BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO BEING SE COR OF LT 8 BLK 7 SHERRER S/D S 75 DEG 22 MIN 29 SEC W ALG SD NLY R/W LI 94 FT FOR POB CONT S 75 DEG 22 MIN 29 SEC W ALG SD R/W LI 104 86/100 FT TO ELY R/W LI OF 48TH AVE (66 FT R/W) N 16 DEG 46 MIN 49 SEC W ALG SD ELY R/W LI 150 FT TO NLY LI OF LT 11 N 75 DEG 33 MIN 48 SEC E ALG NLY LI OF LT 11 & LT 6 116 56/100 FT S 12 DEG 18 MIN 13 SEC E 149 63/100 FT TO POB PART OF LTS 6 7 & 8 & ALL OF LTS 9 10 & 11 BLK 7 SHERRERS S/D PB 1 P 24 OR 5114 P 943 CA 185

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.

tda2012 (Taimur Jamil)
Applicant's Signature

04/05/2012
Date

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 004572



00072051175

Dkt: TD82 Pg#:

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.: 9195

May 8, 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 05-08-1992, through 05-08-2012, and said search reveals the following:

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

Pressure Plus, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 8, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9195

May 8, 2012

342S300201009007 - Full Legal Description

BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO BEING SE COR OF LT 8 BLK 7 SHERRER S/D S 75 DEG 22 MIN 29 SEC W ALG SD NLY R/W LI 94 FT FOR POB CONT S 75 DEG 22 MIN 29 SEC W ALG SD R/W LI 104 86/100 FT TO ELY R/W LI OF 48TH AVE (66 FT R/W) N 16 DEG 46 MIN 49 SEC W ALG SD ELY R/W LI 150 FT TO NLY LI OF LT 11 N 75 DEG 33 MIN 48 SEC E ALG NLY LI OF LT 11 & LT 6 116 56/100 FT S 12 DEG 18 MIN 13 SEC E 149 63/100 FT TO POB PART OF LTS 6 7 & 8 & ALL OF LTS 9 10 & 11 BLK 7 SHERRERS S/D PB 1 P 24 OR 5114 P 943 CA 185

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9195

May 8, 2012

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

1. That certain mortgage executed by Walter Baker and James D. Robles in favor of Rogelio T. and Elisa D. Martinez, husband and wife dated 12/27/2002 and recorded 12/31/2002 in Official Records Book 5041, page 1686 of the public records of Escambia County, Florida, in the original amount of \$65,000.00.
2. Taxes for the year 2008-2009 delinquent. The assessed value is \$63,424.00. Tax ID 07-0461-025.

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: 8-6-2012

TAX ACCOUNT NO.: 07-0461-025

CERTIFICATE NO.: 2010-4572

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for _____ tax year.

Pressure Plus, Inc.
Attn: Walter P. Baker
1416 E. Gadsden St.
Pensacola, FL 32501

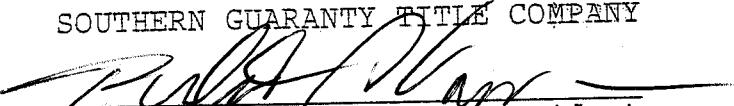
Unknown Tenants
700 Birch Ave.
Pensacola, FL 32506

Rogelio T. Martinez
Elisa D. Martinez

300 Bremen Ave.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2012.

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.

Return to: (enclose self-addressed stamped envelope)

Name: Walter Baker
Address: 1416 E. Gadsden St.
Pensacola, Fl. 32501

This Instrument Prepared by: Walter Baker
1416 E. Gadsden St.
Address: Pensacola, Fl. 32501

Property Appraiser's Parcel Identification (Folio) Number(s):

34-2S-30-0201-006-007

Grantee(s) S.S. #(s): Fed ID #

QUIT-CLAIM DEED

DR BK 5114 PG0943
Escambia County, Florida
INSTRUMENT 2003-083636

DEED REC STAMPS PD @ ESC CO \$ 157.50

04/21/03 ERNIE LEE HERRING, CLERK

By: *Solicitor*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

10.00
157.50

Quit Claim Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 9th day of January 2003
BETWEEN James D. Robles, a single man and Walter Baker, a single man

whose post office address is: 1416 E. Gadsden St. Pensacola, Fl. 32501

Escambia and State of Florida, of the County of
and Pressure Plus, Incorporated, a Florida Corporation, party of the first part,

whose post office address is: 1416 E. Gadsden Street, Pensacola, Fl. 32501

Escambia and State of Florida, of the County of
party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of

Ten dollars (10.00) Dollars,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of Escambia

State of Florida, to-wit:

See exhibit "A" Attached for legal description

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Monica Sward
Witness MONICA SWARD.

James D. Robles
James D. Robles

Capt. Gene
Witness
Capt. L. Lane

Walter Baker
Walter Baker

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10th day of January 2003
by James D. Robles, a single man and Walter Baker, a single man

who is/are personally known to me or who has/have produced driver's licenses *FED 00 B2160915461890*
FED 00 R142 444750010 240 1-1-04 66185-29 04
as identification and who did take an oath.

My Commission expires:

(Seal)



Notary Public
Serial Number:

Exhibit "A"

A PORTION OF LOTS 6, 7, AND 8, AND ALL OF LOTS 9, 10, AND 11, BLOCK 7, SHERRER SUBDIVISION BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGE 24 OF THE PUBLIC RECORDS OF SAID COUNTY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 47TH AVENUE (66' R/W), AND THE NORTHERLY RIGHT-OF-WAY LINE OF BIRCH AVENUE (66' R/W), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 7 OF SHERRER SUBDIVISION; THENCE GO S 75°22'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 75°22'29" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 104.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 48TH AVENUE (66' R/W); THENCE GO N 16°46'49" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET TO THE NORTHERLY LINE OF LOT 11; THENCE GO N 75°33'48" E ALONG THE NORTHERLY LINE OF LOT 11 AND LOT 6 A DISTANCE OF 116.56 FEET; THENCE GO S 12°18'13" E A DISTANCE OF 149.63 FEET TO THE POINT OF BEGINNING.

REC'D Apr 21, 2003 09:24 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-083636

1950
22700
3350

OR BK 5041 PG1686
Escambia County, Florida
INSTRUMENT 2002-044066

This instrument prepared by:
Carol D. Eubanks
Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, Florida 32501
File #02-23664

MTG DOC STAMPS PD @ ESC CO \$ 227.50
12/31/02 ERNIE LEE NICHOLS, CLERK
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 130.00
12/31/02 ERNIE LEE NICHOLS, CLERK
By: *[Signature]*

01 RECORDING		
REC		
DIS		FILE NO. 02-23664
INT		
FEES		This Mortgage Deed, made this 27th day of
MTF		
P/C		December, A.D. 2002 between
REV		Walter Baker, a single man and James D. Robles, a single man
TOTAL		

called the Mortgagor, and Rogelio T. Martinez and Elisa D. Martinez
husband and wife

called the Mortgagee.

Witnesseth, that the Mortgagor, in consideration of the loan made to him by the Mortgagee evidenced by the promissory note, copy of which is attached to this mortgage as "Exhibit A", and in order to secure the payment of the debt thereby evidenced, has granted, bargained and sold to the Mortgagee the following described property situated in said State and County legally described as follows, to wit:

See Exhibit "A" attached hereto

(The words "Mortgagor" and "Mortgagee" as used herein, shall include both the singular and plural and individuals and corporations as the context may require. The designation "Mortgagor" and "Mortgagee" shall include, not only the parties specifically named herein, but also their respective heirs, legal representatives, successors and assigns, as the case may be.)

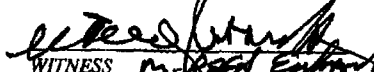
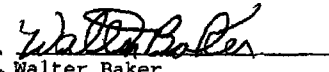
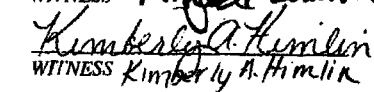
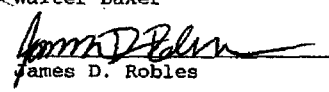
Provided Always, That if the Mortgagor shall make all payments required by the promissory note above mentioned, and shall perform and comply with each and every covenant of said note and mortgage, then this mortgage shall be null and void, otherwise to remain in full force and effect. The Mortgagor covenants to pay each and every installment of principal and interest

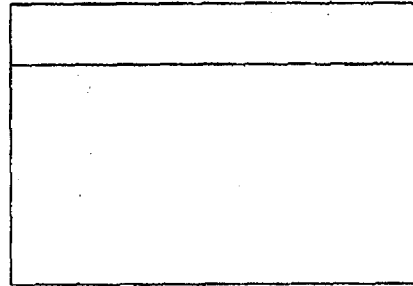
when due: to pay all taxes and assessments levied on said mortgaged property before they become delinquent; to permit no waste, impairment, or deterioration of the mortgaged property; to keep the buildings now or hereafter on the mortgaged property (and the personal property, if included in this mortgage) insured against loss or damage by fire and such other hazards as may be required by Mortgagee in amounts satisfactory to Mortgagee, with standard loss payable clause to Mortgagee, policy or policies to be held by Mortgagee; and does hereby waive homestead exemption.

Should any of the above covenants be broken then the note and all monies hereby secured shall without demand and at the option of the Mortgagee become immediately due and payable and this mortgage forthwith be foreclosed, in which event the Mortgagor agrees to pay all costs and expenses of foreclosure, including attorney's fees, and all amounts disbursed by the Mortgagee for taxes and insurance. In the event of foreclosure, the Mortgagee shall be entitled to a receiver for the mortgaged property without notice and without regard to the value of the mortgaged property or the solvency of the mortgagor.

In Witness Whereof the Mortgagor has executed this instrument under seal
the day and year above written.

Signed, sealed and delivered in the presence of


	
WITNESS M. Reed Eubanks	Walter Baker
	
WITNESS Kimberly A. Himlin	James D. Robles



STATE OF FLORIDA
COUNTY OF Escambia

I Hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths
and take acknowledgements, Walter Baker and James D. Robles
a singel man a single man
personally known to me or who has produced Drivers License as identification in and who executed the
foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

Witness my hand and official seal this 27th day of December A.D., 2002


Notary Public
My Commission Expires:
(Affix Notary Seal)

M. REED EUBANKS
Notary Public-State of FL
Comm. Exp. June 2, 2006
Comm. No. DD 102977

Exhibit "A"

MORTGAGE NOTE

\$ 65,000.00

Pensacola, Florida
December 27, 2002

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promise to pay to Rogelio T. Martinez and Elisa D. Martinez, or order, in the manner hereinafter specified.

the principal sum of SIXTY FIVE THOUSAND & NO/100 DOLLARS (\$ 65,000.00) with interest from 12/27/02 at the rate of 8.000 percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 300 Breman Ave. Pensacola, Florida 32507

or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 180 consecutive monthly installments of \$621.17 including principal and interest commencing January 27, 2003.

~~THIS MORTGAGE IS VOID AND OF NO EFFECT AND ANY INTEREST THEREON IS VOID AND OF NO EFFECT~~

If Mortgage is paid in full on or before seven years from date hereof a prepayment penalty in the amount of 6 months interest on outstanding principal balance will be assessed.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

If default be made in the payment of any of the sums or interest mentioned herein or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectable without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," "maker," and "payee" shall be construed in the singular or plural as the context may require or admit.


Walter Baker (SEAL)


James D. Robles (SEAL)

FLORIDA DOCUMENTARY STAMPS HAVE
BEEN PAID ON AND AFFIXED TO THE
MORTGAGE SECURING THIS NOTE.

(SEAL)

OR BK 5041 PG1689
Escambia County, Florida
INSTRUMENT 2002-044066

RCD Dec 31, 2002 01:24 pm
Escambia County, Florida

Exhibit "A"

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-044066

A PORTION OF LOTS 6, 7, AND 8, AND ALL OF LOTS 9, 10, AND 11, BLOCK 7, SHERRER SUBDIVISION BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGE 24 OF THE PUBLIC RECORDS OF SAID COUNTY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 47TH AVENUE (66' R/W), AND THE NORTHERLY RIGHT-OF-WAY LINE OF BIRCH AVENUE (66' R/W), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 7 OF SHERRER SUBDIVISION; THENCE GO S 75°22'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 75°22'29" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 104.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 48TH AVENUE (66' R/W); THENCE GO N 16°46'49" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET TO THE NORTHERLY LINE OF LOT 11; THENCE GO N 75°33'48" E ALONG THE NORTHERLY LINE OF LOT 11 AND LOT 6 A DISTANCE OF 116.56 FEET; THENCE GO S 12°18'13" E A DISTANCE OF 149.63 FEET TO THE POINT OF BEGINNING.



Chris Jones

Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

[Back](#)



Navigate Mode

Account

Reference



[Print Friendly Version](#)

General Information		2011 Certified Roll Assessment	
Reference:	3425300201009007	Improvements:	\$52,341
Account:	070461025	Land:	\$11,083
Owners:	PRESSURE PLUS INC	Total:	\$63,424
Mail:	1416 E GADSDEN ST PENSACOLA, FL 32501	Save Our Homes:	\$0
Situs:	700 BIRCH AVE 32506	Disclaimer	
Use Code:	SINGLE FAMILY RESID	Amendment 1 Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			

Sales Data						2011 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
01/2003	5114	943	\$22,500	QC	View Instr	Legal Description	
12/2002	5041	1683	\$70,000	WD	View Instr	BEG AT INTER OF WLY R/W LI OF 47TH AVE (66 FT R/W) & NLY R/W LI OF BIRCH AVE (66 FT R/W) SD PT ALSO...	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court						Extra Features	
						None	

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

Section Map Id:
[CA185](#)

Approx. Acreage:
0.3900

Zoned:
R-2

MASONRY P/L/STL

Areas - 1936 Total SF
BASE AREA - 1936

Images

None

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

Last Updated: 04/17/2014 (p.3 of 7)

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
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

6/4/2012

PRESSURE PLUS INC
1416 E GADSDEN ST
PENSACOLA, FL 32501

12-117

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/23/2012 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
04572/2010	07-0461-025	8/06/2012	681.09

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Maryline Avila, Tax Deeds Division

Enclosure

ERNE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32501-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

9000015902

PAY TO THE ORDER OF JANET HOLLEY TAX COLLECTOR THIRTY THOUSAND THREE HUNDRED TWENTY AND 30/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR
OF PENSACOLA, FL 32501

DATE: 05/29/2012
AMOUNT: 30,320.30

Ernie Lee Magaha

ERNE LEE MAGAHA, CLERK OF THE COURT

⑈9000015902⑈ ⑆06310027⑆ 898033991356⑈

ERNE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015902

Date	Case Number	Description	Amount
05/29/2012	2010 TD 012171	PAYMENT TAX DEEDS	5,679.83
05/29/2012	2010 TD 006649	PAYMENT TAX DEEDS	6,053.13
05/29/2012	2010 TD 004572	PAYMENT TAX DEEDS	8,587.29
05/29/2012	2010 TD 004572	PAYMENT TAX DEEDS	8,587.29

9000015902

Check: 9000015902 05/29/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 30,320.30

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY



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
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

5/30/2012

PPF HOLDINGS III LTD
C/O US BANK AS CUSTODIAN
PO BOX 645051
CINCINNATI, OH 45264

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following properties represented by the numbered certificates below. These properties were redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
06501/2010	09-3792-080	8/06/2012	401.00	6.02	407.02
10853/2010	13-0837-590	9/04/2012	401.00	6.02	407.02
12172/2010	15-4104-000	9/04/2012	401.00	6.02	407.02
04572/2010	07-0461-025	8/06/2012	401.00	6.02	407.02
06649/2010	09-4528-404	8/06/2012	401.00	6.02	407.02
			TOTAL	\$2,035.10	

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By:
Maryline Avila, Tax Deeds Division

Enclosure

TAX DEEDS DIVISION • 221 Palafox Place, Ste 110 • PENSACOLA, FLORIDA 32502
(850)595-3793 • FAX (850)595-4827 • <http://www.clerk.co.escambia.fl.us>

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND...

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 596-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

*SIX HUNDRED EIGHTY ONE AND 09/100

PAY
PRESSURE PLUS INC
TO THE ORDER OF PRESSURE PLUS INC
1416 E GADSDEN STREET
PENSACOLA, FL 32501

DATE 05/29/2012
AMOUNT 681.09

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015910⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015910

Date 05/29/2012 Case Number 2010 TD 004572

Description
PAYMENT TAX DEEDS

Amount
681.09

Check: 9000015910 05/29/2012 PRESSURE PLUS INC

Check Amount:

9000015910

681.09



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

Tax Deed - Redemption Calculator
 Account: 070461025 Certificate Number: 004572 of 2010

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2012"/>	Redemption Date <input type="text" value="05/23/2012"/>
Months	4	1
Tax Collector	<input type="text" value="\$5,861.12"/>	<input type="text" value="\$5,861.12"/>
Tax Collector Interest	\$351.67	\$87.92
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,219.04	\$5,955.29
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="\$276.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$27.36	\$6.02
Total Clerk	\$483.36	\$407.02
Postage	<input type="text" value="\$24.00"/>	<input type="text" value="\$24.00"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$6,732.40	\$6,392.31
	Repayment Overpayment Refund Amount	\$340.09 + 120 + 221 = 681.09

Notes

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1415356 Receipt Date 05/23/2012

Case Number 2010 TD 004572
Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From PRESSURE PLUS INC

On Behalf Of PPF HOLDINGS III LTD

Total Received	6,732.40
Net Received	6,732.40
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	6,732.40	CASH

Receipt Applications	Amount
Holding	6,702.40
Service Charge	30.00

Deputy Clerk: mavila Transaction Date 05/23/2012 15:48:01

Comments

ERNIE LEE MAGAHA
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 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: 070461025 Certificate Number: 004572 of 2010

Payor: PRESSURE PLUS INC 1416 E GADSDEN ST PENSACOLA, FL 32501 Date 05/23/2012

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$6,219.04
		Postage	\$24.00
		Researcher Copies	\$6.00
		Total Received	\$6,732.40

ERNIE LEE MAGAHA
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

ERNIE LEE MAGAHA
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 COUNTY 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 004572
 Redeemed Date 05/23/2012**

Name PRESSURE PLUS INC 1416 E GADSDEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$6,219.04
Postage = TD2	\$24.00
ResearcherCopies = TD6	\$6.00

Apply Docket Codes
 • For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1405971 Date: 04/27/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1405971 Date: 04/27/2012	60.00	0.00	
05/03/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/18/2012	TD82	O & E REPORT	0.00	0.00	
05/23/2012	TAXDEED	TAXDEED Clerk's Total	483.36	483.36	
05/23/2012	TAXDEED	TAXDEED Due Tax Collector	6,219.04	6,219.04	
05/23/2012	TD2	POSTAGE TAX DEEDS	24.00	24.00	
05/23/2012	TD6	TITLE RESEARCHER COPY CHARGES	6.00	6.00	

FINANCIAL SUMMARY					
Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$90.00	\$60.00	\$0.00	\$30.00
2	Holding	\$7,043.40	\$341.00	\$0.00	\$6,702.40
	TOTAL	\$7,133.40	\$401.00	\$0.00	\$6,732.40

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 012099



00073739903

Dkt: TDB4 Pg#:

3

Original Documents Follow

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
NOTICE
(Pursuant to F.S. 197.582(2))**

Cert # 12099 of 2010

To: LANDPARTNERS OF AMERICA INC TRUSTEE
410 SOUTH E ST
PENSACOLA, FL 32502

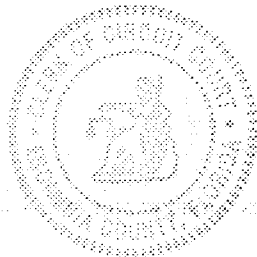
Legal Description:

S 6 FT OF LT 12 LESS E 2 FT W 148 FT OF LT 13 AND N 62 1/2 FT OF LTS 14 15 16 AND W 50 FT OF N 18 FT OF LT 25 BLK 121 MAXENT TRACT OR 3859 P 477 OR 4567 P 1366 OR 5959 P 552 OR 6271 P 1645 CA 102

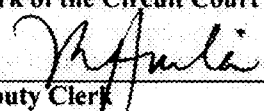
Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 4, 2012**. After payment of all funds due to government units has been made, a surplus of \$19,754.22 will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

Attached hereto is a copy of the abstract of this property received from the office of the tax collector reflecting all such persons as described in Section 197.502(4), F.S., having an interest in the subject property. These funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien. In order to be considered for distribution of these funds, you must submit a notarized statement of claim to this office, at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, or P. O. Box 333, Pensacola, FL 32591-0333, detailing the particulars of your lien, and the amounts currently due, within (1) year of the date of this notice. A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will notify you if you are entitled to any payment.

Dated this 7th day of September 2012.



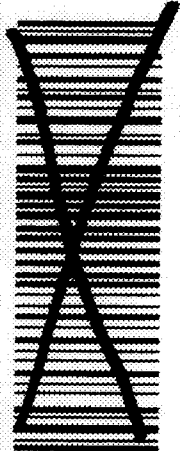
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Deputy Clerk

**Escambia County Governmental Center • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS DIVISION
221 Palafox Place
P. O. Box 333
Pensacola, FL 32591-0333

CERTIFIED MAIL



7007 0710 0001 2342 3726

neopost®
09/07/2012
FIRST CLASS
POSTAGE
\$05.95
ZIP 32502
041L11221084

LANDPARTNERS OF AMERICA INC, TR(12217)
410 SOUTH E ST
PENSACOLA, FL 32502

UNABLE TO FORWARD FOR REVIEW
C 09 09/10/12
C010

32502359105301c

32502359105301c