

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



Print Date:
 10/4/2012 3:41:02 PM

Transaction #: **966485**
 Receipt #: **201259282**
 Cashier Date: **10/4/2012 3:41:01 PM (MKJ)**

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 \$401.00 Total Payments \$401.00

1 Payments

 CLERK	\$401.00
--	----------

0 Recorded Items

0 Search Items

1 Miscellaneous Items

 (MISC FEE) MISCELLANEOUS FEES TAX CERT 04760 OF 2010		
TAXCT	1	\$60.00
TAXCR	341	\$341.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459353	Receipt Date	10/04/2012
Case Number	2010 TD 004760		
Description	USAMERIBANK VS		
Action	TAX DEED APPLICATION		
Judge			
Received From	USAMERIBANK		
On Behalf Of	USAMERIBANK		

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS 966485

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 10/04/2012 15:41:42

Comments

Escambia County Receipt of Transaction

Receipt # 2023030376

Cashiered by: aam

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

SATTERWHITE, JILL YINGLING
JILL K SATTERWHITE PA
212 W INTENDENCIA ST
PENSACOLA, FL 32502

On Behalf Of:

On: 4/20/23 2:50 pm
Transaction # 101784792

CaseNumber 2023 CP 000618

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(CP52) SUMMARY ADMINISTRATION \$1,000 OR MOR	345.00	0.00	0.00	345.00	345.00	0.00
Total:	345.00	0.00	0.00	345.00	345.00	0.00
Grand Total:	345.00	0.00	0.00	345.00	345.00	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
EFILING	7423082	345.00	0.00	0.00	0.00	345.00
Payments Total:		345.00	0.00	0.00	0.00	345.00

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.	Parcel ID Number	Date	Legal Description
4760	07-1197-000	06/01/2010	34-2S3-009 LT 24 BLK 2 JACKSON HTS PB 1 P 57 LESS N 38 FT OR 5470 P 1265

2011 TAX ROLL

JANSSEN BRENDA
7895 HESTIA PL
PENSACOLA , Florida 32506

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)
Applicant's Signature

08/29/2012
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120725

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4760** , 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: 07-1197-000**

Certificate Holder:
USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, FLORIDA 33762-0295

Property Owner:
JANSSEN BRENDA
7895 HESTIA PL
PENSACOLA , FLORIDA 32506

Legal Description: 34-2S3-009
LT 24 BLK 2 JACKSON HTS PB 1 P 57 LESS N 38 FT OR 5470 P 1265

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	4760	06/01/10	\$624.32	\$0.00	\$112.38	\$736.70

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
2012	4429.0000	06/01/12	\$587.84	\$6.25	\$29.39	\$623.48
2011	4555.0000	06/01/11	\$608.00	\$6.25	\$57.00	\$671.25

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%))
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,031.43
\$0.00
\$150.00
\$75.00
\$2,256.43
\$2,256.43
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice Lewis

Date of Sale: April 1, 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



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**

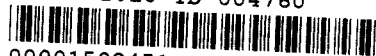
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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 004760



00001598451

Dkt: TD83 Pg#:

3

Original Documents Follow

[Back](#)**Source: Escambia County Property Appraiser**[Restore Full Page Version](#)

General Information Reference: 342S300930024002 Account: 071197000 <i>ALLEN</i> Owners: JANSEN BRENDA Mail: 7895 HESTIA PL PENSACOLA, FL 32506 Situs: 24 SANDALWOOD AVE 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		2012 Certified Roll Assessment Improvements: \$24,877 Land: \$3,040 Total: \$27,917 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																									
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2004</td> <td>5470 1265</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>12/2001</td> <td>4823 1528</td> <td>\$25,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/2001</td> <td>4800 584</td> <td>\$100</td> <td>CT</td> <td>View Instr</td> </tr> <tr> <td>10/1997</td> <td>4177 1372</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Sale Date	Book Page	Value	Type	Official Records (New Window)	07/2004	5470 1265	\$100	QC	View Instr	12/2001	4823 1528	\$25,000	WD	View Instr	10/2001	4800 584	\$100	CT	View Instr	10/1997	4177 1372	\$100	WD	View Instr	2012 Certified Roll Exemptions None Legal Description LT 24 BLK 2 JACKSON HTS PB 1 P 57 LESS N 38 FT OR 5470 P 1265 <i>5459 / 46</i> Extra Features None
Sale Date	Book Page	Value	Type	Official Records (New Window)																							
07/2004	5470 1265	\$100	QC	View Instr																							
12/2001	4823 1528	\$25,000	WD	View Instr																							
10/2001	4800 584	\$100	CT	View Instr																							
10/1997	4177 1372	\$100	WD	View Instr																							
Parcel Information Restore Map Get Map Image Launch Interactive Map Section Map Id: CA167 Approx. Acreage: 0.1200 Zoned: R-3																											

The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

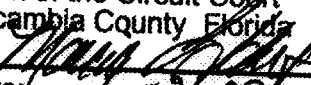
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

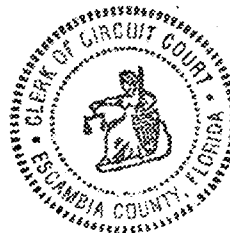
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the ^{19th} ~~20~~ day of ~~June~~, 2007.


Robert Q. Beasley
Special Magistrate
Office of Environmental Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By:  D.C.
Date: 12-21-07



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Allen Tanssen shall have until 7/10, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: _____

Completion of sewage system repair

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 7/11, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of ~~\$1,100.00~~ ^{675.00} are hereby awarded in favor of Escambia County as the prevailing party against Allen Tanssen.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-03-0858
Location: 1008 North Z Street
PR# 332S30-1000-020-003

Allen Janssen
7895 Hestia PL
Pensacola, FL 32506

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
Allen Janssen as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances 42-196 (1)

has occurred and continues.

OR BK 5459 PG0058
Escambia County, Florida
INSTRUMENT 2004-265314

RCD Jul 20, 2004 03:14 pm
Escambia County, Florida

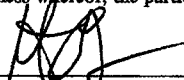
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-265314

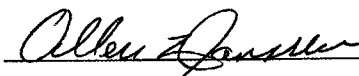
EXHIBIT "A"

LOT 24, BLOCK 2, JACKSON HEIGHTS, 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 57, PUBLIC RECORDS OF SAID COUNTY,
LESS AND EXCEPT THE NORTHERLY 38.0' OF SAID LOT 24,
SUBJECT TO A 10 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE
EASTERLY LINE OF SAID LOT 24, FROM THE NORTHERLY RIGHT-OF-WAY LINE OF
SANDALWOOD AVENUE TO THE SOUTH LINE OF THE NORTHERLY 38.0' OF LOT 24,
BLOCK 2, JACKSON HEIGHTS SUBDIVISION

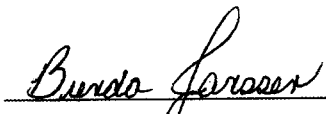
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

In witness whereof, the parties have signed this document on this 20th day of July, 20 02.


Witness: Robert Combs


ALLEN L. JANSSEN Borrower

Witness:


BRENDA JANSSEN Borrower

Borrower

Borrower

Borrower

Borrower

-Borrower

-Borrower

The property is located in Escambia at 24 SANDALWOOD ST
(County)
(Address) PENSACOLA (City) Florida 32505 (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 26,400.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt dated 7/20/2004, together with all amendments, extensions, modifications or renewals. The maturity date of the Secured Debt is 7/20/2014.
 - B. All future advances from Lender to Mortgagor under such evidence of debt, whether obligatory or discretionary. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances which exceed the amount in Section 3. Any such commitment must be agreed to in a separate writing.
 - C. All sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.
6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:
 - A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
 - C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested

This Instrument Prepared By:
Brandy Lyon
Wells Fargo Home Equity
7600 Office Plaza Drive
West Des Moines, IA 50266

HTG DOC STAMPS PD & ESC CO \$ 92.40
07/20/04 ERNIE LEE MAGAHA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 52.80
07/20/04 ERNIE LEE MAGAHA, CLERK

State of Florida's Documentary Stamp Tax required
by law in the amount of \$ _____ has
been paid to the Clerk of the Circuit Court (or the
County Comptroller, if applicable) for the County of
Escambia _____, State of Florida.

95.00
92.40
52.80
—

After Recording Return To:
Wells Fargo Bank N.A.
Wells Fargo Services Co.
Consumer Loan Servicing
P.O. Box 31557
Billings, MT 59107-9900

_____ State of Florida _____ Space Above This Line For Recording Date _____

MORTGAGE

65044998670001

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Deed of Trust ("Security Instrument") is
20 July 2004 and the parties, their addresses and tax identification numbers,
if required, are as follows:

MORTGAGOR:

ALLEN L JANSSEN, AND BRENDA JANSSEN, HUSBAND AND WIFE

whose address is 24 SANDALWOOD ST, PENSACOLA, FL 32505

LENDER: Wells Fargo Bank N.A.
420 Montgomery Street
San Francisco, CA 94104

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is
acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under
this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following
described property:

See attached Exhibit A

APN# 34-2S-30-0930-024-002

OR BK 5459 PG0047
Escambia County, Florida
INSTRUMENT 2004-265313

RCD Jul 20, 2004 03:14 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-265313

EXHIBIT "A"

LOT 24, BLOCK 2, JACKSON HEIGHTS, 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 57, PUBLIC RECORDS OF SAID COUNTY,
LESS AND EXCEPT THE NORTHERLY 38.0' OF SAID LOT 24,
SUBJECT TO A 10 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE
EASTERLY LINE OF SAID LOT 24, FROM THE NORTHERLY RIGHT-OF-WAY LINE OF
SANDALWOOD AVENUE TO THE SOUTH LINE OF THE NORTHERLY 38.0' OF LOT 24,
BLOCK 2, JACKSON HEIGHTS SUBDIVISION

Quit Claim Deed

OR BK 5459 PG0046
Escambia County, Florida
INSTRUMENT 2004-265313

DEED DOC STAMPS PD & ESC CO \$ 0.70
07/28/04 ERNIE LEE NAGANA, CLERK

Made this 21st day of July
by Brenda Janssen

A.D. 2004

hereinafter called the grantor, to
Allen L. Janssen

whose post office address is:
7895 Hestia Place

Pensacola, FL 32506
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Escambia County, Florida, viz:
See Exhibit "A"

THE PROPERTY DESCRIBED HEREIN IS NOT THE LEGAL HOMESTEAD OF THE GRANTOR.

Parcel Identification Number: 07-1197-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

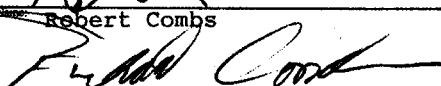
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Name: Robert Combs


Name & Address: Brenda Janssen LS


Name: Richard Combs

Name & Address: LS

Name:

Name & Address: LS

Name:

Name & Address: LS

State of Florida
County of Escambia

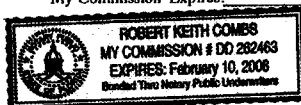
The foregoing instrument was acknowledged before me this 21st day of July, 2004
by Brenda Janssen

who is personally known to me or who has produced

as identification.


Print Name: Robert K. Combs
Notary Public
My Commission Expires:

PREPARED BY: Robert Combs
RECORD & RETURN TO:
Southern Guaranty Title Company
4400 Bayou Blvd., Suite 13B
Pensacola, Florida 32503
File No: 247385



170
18.50
19.20

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: 4-1-2013

TAX ACCOUNT NO.: 07-1197-000

CERTIFICATE NO.: 2010-4760

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, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 X Homestead for tax year.

Allen L. Janssen
Brenda Janssen
7895 Hestia Place
Pensacola, FL 32506

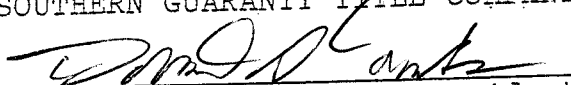
Unknown Tenants
24 Sandalwood Ave.
Pensacola, FL 32505

Wells Fargo Bank, N.A.
420 Montgomery St.
San Francisco, CA 94101
and
Wells Fargo Services Co.
Consumer Loan Servicing
P.O. Box 31557
Billings, MT 59107-9900

Escambia Code Enforcement
6708 Plantation Rd.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 18th day of October, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9803

October 17, 2012

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

1. That certain mortgage executed by Allen L. Janssen and Brenda Janssen in favor of Wells Fargo Bank N.A. dated 07/20/2004 and recorded 07/20/2004 in Official Records Book 5459, page 48 of the public records of Escambia County, Florida, in the original amount of \$26,400.00.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6168, page 360.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$27,917.00. Tax ID 07-1197-000.

NOTE: Property Appraiser's Office does not reflect correct owner and vesting deed filed in O.R. Book 5459, page 46.

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.: 9803

October 17, 2012

LOT 24, BLOCK 2, JACKSON HEIGHTS, 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 57, PUBLIC RECORDS OF SAID COUNTY,
LESS AND EXCEPT THE NORTHERLY 38.0' OF SAID LOT 24.
SUBJECT TO A 10 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE
EASTERLY LINE OF SAID LOT 24, FROM THE NORTHERLY RIGHT-OF-WAY LINE OF
SANDALWOOD AVENUE TO THE SOUTH LINE OF THE NORTHERLY 38.0' OF LOT 24,
BLOCK 2, JACKSON HEIGHTS SUBDIVISION

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.: 9803

October 17, 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 10-17-1992, through 10-17-2012, and said search reveals the following:

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

Allen L. Janssen

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

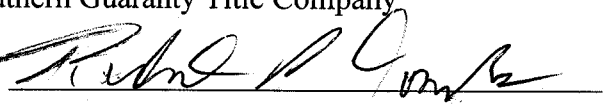
4. Taxes:

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: 

October 17, 2012

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 004760



00076549845

Dkt: TD82 Pg#:

15

Original Documents Follow

PRINTED ON L INK MARK PAPER. HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES. SEE BACK.

0066506

Office AU #

11-24
1210(8)

Operator I.D.: #1001227

CASHIER'S CHECK

6650600320

February 12, 2013

PAY TO THE ORDER OF

CLERK OF THE COURT

Thirty-four thousand one hundred sixty-two dollars and 14 cents

\$34,162.14

WELLS FARGO BANK, N.A.

4341 W FAIRFIELD DR
PENSACOLA, FL 32506
FOR INQUIRIES CALL (480) 394-3122

VOID OVER US \$ 34,162.14

AUTHORIZED SIGNATURE

Security Features Included.  Details on Back.

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 004760
 Redeemed Date 02/12/2013**

Name BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$449.12
Due Tax Collector = TAXDEED	\$2,533.45
☐ Postage = TD2	\$42.77
ResearcherCopies = TD6	\$10.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459353 Date: 10/04/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459353 Date: 10/04/2012	60.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
11/13/2012	TD82	O & E REPORT	0.00	0.00	
02/12/2013	TAXDEED	TAXDEED Clerk's Total	449.12	449.12	
02/12/2013	TAXDEED	TAXDEED Due Tax Collector	2,533.45	2,533.45	
02/12/2013	TD6	TITLE RESEARCHER COPY CHARGES	10.00	10.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$70.00	\$60.00	\$0.00	\$10.00
2	Holding	\$3,323.57	\$341.00	\$0.00	\$2,982.57
	TOTAL	\$3,393.57	\$401.00	\$0.00	\$2,992.57

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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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: 071197000 Certificate Number: 004760 of 2010**

Payor: BRENDA JANSSEN 7895 HESTIA PL PENSACOLA, FL 32506 Date 02/12/2013

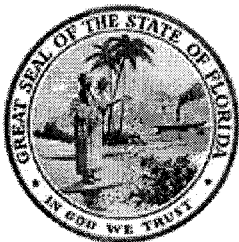
Clerk's Check #	6650600320	Clerk's Total	\$449.12
Tax Collector Check #	1	Tax Collector's Total	\$2,533.45
		Postage	\$42.77
		Researcher Copies	\$10.00
		Total Received	\$3,035.34

**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>**

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview
Redeemed From Sale					



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

Tax Deed - Redemption Calculator

Account: 071197000 Certificate Number: 004760 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/01/2013	Redemption Date 02/12/2013
Months	8	6
Tax Collector	\$2,256.43	\$2,256.43
Tax Collector Interest	\$270.77	\$203.08
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,533.45	\$2,465.76
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$48.12	\$36.09
Total Clerk	\$449.12	\$437.09
Postage	\$42.77	\$0.00
Researcher Copies	\$10.00	\$10.00
Total Redemption Amount	\$3,035.34	\$2,912.85
	Repayment Overpayment Refund Amount	\$122.49 + 120 + 221 = 463.49

Notes

Submit

Reset

Print Preview

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1488266	Receipt Date	02/12/2013

Case Number	2010 TD 004760
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From BRENDA JANSSEN

On Behalf Of USAMERIBANK

Total Received	3,035.34
Net Received	3,035.34
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	3,035.34	6650600320	

Receipt Applications	Amount
Holding	3,025.34
Service Charge	10.00

Deputy Clerk: mavila Transaction Date 02/12/2013 14:27:33

Comments

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

63-27
631

9000018164

VOID AFTER 6 MONTHS

PAY *FORTY TWO THOUSAND FIVE HUNDRED EIGHTY ONE AND 90/100
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
02/19/2013 42,581.90

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018164⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018164

date	Case Number	Description	Amount
2/18/2013	2010 TD 004764	PAYMENT TAX DEEDS	1,909.47
2/18/2013	2010 TD 003422	PAYMENT TAX DEEDS	2,980.22
2/18/2013	2010 TD 002480	PAYMENT TAX DEEDS	3,925.13
2/18/2013	2010 TD 011505	PAYMENT TAX DEEDS	2,771.26
2/18/2013	2010 TD 004760	PAYMENT TAX DEEDS	2,465.76
2/18/2013	2010 TD 003989	PAYMENT TAX DEEDS	9,445.97
2/18/2013	2010 TD 004382	PAYMENT TAX DEEDS	7,628.40
2/18/2013	2010 TD 011896	PAYMENT TAX DEEDS	3,281.18
2/18/2013	2010 TD 001260	PAYMENT TAX DEEDS	2,777.61
2/18/2013	2010 TD 003757	PAYMENT TAX DEEDS	5,396.90

9000018164

Check: 9000018164 02/19/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 42,581.90

Blank M
2-19-13

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

9000018173

PAY *THREE THOUSAND NINE HUNDRED THIRTY THREE AND 81/100
USAMERIBANK

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

DATE AMOUNT
02/19/2013 3,933.81

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018173⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018173

Date	Case Number	Description	Amount
02/18/2013	2010 TD 004760	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 011896	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 004382	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 011505	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003757	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003989	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 002480	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 001260	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003422	PAYMENT TAX DEEDS	437.09

9000018173

Check: 9000018173 02/19/2013 USAMERIBANK

Check Amount: 3,933.81

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

9000018152

PAY

*THREE THOUSAND FOUR HUNDRED TWO AND 96/100

BRENDA JANSSEN

TO THE BRENDA JANSSEN
ORDER 7895 HESTIA PLACE
OF PENSACOLA, FL 32506

DATE AMOUNT
02/19/2013 3,402.96

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018152⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018152

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
02/18/2013	2010 TD 003989	PAYMENT TAX DEEDS	649.49
02/18/2013	2010 TD 004382	PAYMENT TAX DEEDS	587.26
02/18/2013	2010 TD 004764	PAYMENT TAX DEEDS	601.00
02/18/2013	2010 TD 003757	PAYMENT TAX DEEDS	531.95
02/18/2013	2010 TD 011896	PAYMENT TAX DEEDS	569.77
02/18/2013	2010 TD 004760	PAYMENT TAX DEEDS	463.49

9000018152

Check: 9000018152 02/19/2013 BRENDA JANSSEN

Check Amount: 3,402.96



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)
[Back](#)

[Navigate Mode](#)
[Account](#)
[Reference](#)

[Printer Friendly Version](#)

General Information Reference: 342S300930024002 Account: 071197000 Owners: JANSSEN BRENDA Mail: 7895 HESTIA PL PENSACOLA, FL 32506 Situs: 24 SANDALWOOD AVE 32505 Use Code: SINGLE FAMILY RESID ☐ Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector					2012 Certified Roll Assessment Improvements: \$24,877 Land: \$3,040 Total: \$27,917 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																														
Sales Data					2012 Certified Roll Exemptions None																														
<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2004</td> <td>5470</td> <td>1265</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>12/2001</td> <td>4823</td> <td>1528</td> <td>\$25,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/2001</td> <td>4800</td> <td>584</td> <td>\$100</td> <td>CT</td> <td>View Instr</td> </tr> <tr> <td>10/1997</td> <td>4177</td> <td>1372</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2004	5470	1265	\$100	QC	View Instr	12/2001	4823	1528	\$25,000	WD	View Instr	10/2001	4800	584	\$100	CT	View Instr	10/1997	4177	1372	\$100	WD	View Instr	Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																														
07/2004	5470	1265	\$100	QC	View Instr																														
12/2001	4823	1528	\$25,000	WD	View Instr																														
10/2001	4800	584	\$100	CT	View Instr																														
10/1997	4177	1372	\$100	WD	View Instr																														
Legal Description LT 24 BLK 2 JACKSON HTS PB 1 P 57 LESS N 38 FT OR 5470 P 1265					Extra Features None																														

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

Section Map Id: CA167 Approx. Acreage: 0.1200 Zoned: ☐ R-3	
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Buildings	
Building 1 - Address: 24 SANDALWOOD AVE, Year Built: 1942, Effective Year: 1942	
Structural Elements FOUNDATION -WOOD/SUB FLOOR EXTERIOR WALL -ASBESTOS SIDING NO. PLUMBING FIXTURES -3.00 DWELLING UNITS -1.00 ROOF FRAMING -HIP ROOF COVER -DIMEN/ARCH SHNG INTERIOR WALL -DRYWALL-PLASTER FLOOR COVER -HARDWOOD/PARQET NO. STORIES -1.00 DECOR/MILLWORK -AVERAGE HEAT/AIR -CENTRAL H/AC STRUCTURAL FRAME -WOOD FRAME	
Areas - 1036 Total SF BASE AREA - 796 OPEN PORCH FIN - 136 UTILITY UNF - 104	
Images	

5/2/03

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: 10/05/2012 (tc.4044)