

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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PROBATE
TRAFFIC

CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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 005451



00042162797

Dkt: TD83 Pg#:

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Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 5, 2012 / 120142

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5451**, 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: 08-4320-000**

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

Property Owner:
CAHILL SCOTT A
1141 LAKEWOOD RD
PENSACOLA , FLORIDA 32507.

Legal Description: 59-2S3-026

W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025 CA 195

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	5451	06/01/10	\$1,549.21	\$0.00	\$170.74	\$1,719.95

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	5182	06/01/09	\$1,597.31	\$6.25	\$838.59	\$2,442.15

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

\$4,162.10
\$0.00
\$1,292.51
\$150.00
\$75.00
\$5,679.61
\$5,679.61
\$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.

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
5451	08-4320-000	06/01/2010	59-2S3-026 W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025 CA 195

2011 TAX ROLL

CAHILL SCOTT A
1141 LAKEWOOD RD
PENSACOLA , Florida 32507

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



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CENTURY

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**COUNTY OF ESCAMBIA
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CLERK TO THE BOARD OF
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AUDITOR

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Case: 2010 TD 005451



00035488298

Dkt: TD82 Pg#:

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Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9221

May 14, 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 05-14-1992, through 05-14-2012, and said search reveals the following:

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

Scott A. Cahill

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 14, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9221

May 14, 2012

592S302600002001 - Full Legal Description

W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P
1025 CA 195

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9221

May 14, 2012

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

1. That certain mortgage executed by Scott A. Cahill in favor of Wayne Wheatley and/or Scott Wheatley dated 03/25/2008 and recorded 04/01/2008 in Official Records Book 6307, page 1027 of the public records of Escambia County, Florida, in the original amount of \$61,000.00.
2. Foreclosure Judgment filed by Wayne Wheatley recorded in O.R. Book 6841, page 74.
3. Taxes for the year 2008-2009 delinquent. The assessed value is \$75,692.00. Tax ID 08-4320-000.

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.

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.: 08-4320-000

CERTIFICATE NO.: 2010-5451

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

YES NO

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

 X Notify Escambia County, 190 Governmental Center, 32502

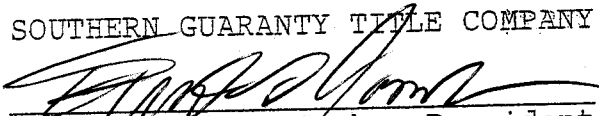
 X Homestead for tax year.

Scott A. Cahill
1141 Lakewood Rd.
Pensacola, FL 32507

Wayne Wheatley
Scott Wheatley
P.O. Box 1144
Gulf Breeze, FL 32562

Certified and delivered to Escambia County Tax Collector,
this 17th 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.

Prepared by and return to:
Deborah Garcia
Attorney at Law
Deval LLC
PO Box 589
Saint Augustine, FL 32085-0589
091-374490
Parcel ID: 08-4320-000

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25th day of March, 2008 between Alphonso Jackson, the Secretary of Housing and Urban Development whose post office address is 2100 Coral Way, Ste 504, Miami, FL 33145, grantor, and Scott A. Cahill, a single man whose post office address is 1141 Lakewood Road, Pensacola, FL 32507, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

Commonly known as: 1141 Lakewood Road, Pensacola, FL 32507

Subject to easements, restrictions, covenants, conditions, agreements and reservations of record, if any, and to taxes for the year 2007 and thereafter.

THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 25, 2008

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ALPHONSO Jackson

Yvette Reyes
Witness Signature

Yvette Reyes
Print witness name

Kristyly B
Witness Signature

Kristopher Kerney
Print witness name

The Secretary of Housing and Urban Development
By: National Home Management Solutions, LC as
Managing & Marketing (M&M) Contractor for the
U.S. Department of Housing and Urban Development

By: *ANA TRAY*
NATIONAL HOME MANAGEMENT SOLUTIONS, LLC AS PRIME CONTRACTOR FOR CONTRACT #C ATL01761 FOR THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Printed name of Authorized Agent
National Home Management Solutions, LC
2100 Coral Way, Ste 504
Miami, Florida 33145

State of Florida
County of Dade

Before me personally appeared ANA TRAY, who is personally well known to me and known to me to be duly authorized to sign by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005) on behalf of the Secretary of Housing & Urban Development, and the person who executed the foregoing instrument bearing date March 25, 2008 by virtue of the above cited authority, and acknowledged before me that he/she executed same for and on behalf of Alphonso Jackson, the Secretary of Housing and Urban Development, Washington, DC, for the purpose therein expressed.

Witness my hand official seal this 19th day of March, 2008.

Seal



Cristina Merino
Notary Signature

Prepared by and return to:
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 08-5576

[Space Above This Line For Recording Data]

MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$61,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

This Indenture, Made this **March 25, 2008** by and between **Scott Cahill**, single man whose address is **1141 Lakewood Drive, Pensacola, FL 32507**, hereinafter called the Mortgagor, and **Wayne Wheatley and/or Scott Wheatley** whose address is **Dept. AT 952626, Atlanta, GA 31192-2626**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$61,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

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

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

Initials: _____
DoubleTimee

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

WAYNE WHEATLEY,

Plaintiff,

CASE NO.: 2011 CA 000624

DIVISION: A

vs.

SCOTT A. CAHILL, TOGETHER WITH
ANY UNKNOWN HEIRS, SPOUSE,
DEVISEES, GRANTEEES, CREDITORS,
AND/OR ALL OTHER PARTIES CLAIMING
BY, THROUGH, UNDER OR AGAINST
SCOTT A. CAHILL, and THE CURRENT
TENANT(S) OF THE REAL PROPERTY
LOCATED AT 1141 LAKEWOOD ROAD,
PENSACOLA, FL 32507, n/k/a STEVE WARE,

Defendants.

ERDIEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 APR -2 PM 3:34
Clerk of Circuit Court
Ernie Lee Magaha
Escambia County, FL

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come on for final hearing upon the pleading and proofs; and it appearing to the Court that an Answer was filed on behalf of the Defendant, SCOTT A. CAHILL, by his court appointed attorney; that a Default was filed against the Defendant, CURRENT TENANT OF THE REAL PROPERTY LOCATED AT 1141 LAKEWOOD ROAD, PENSACOLA, FL 325072, n/k/a STEVE WARE, for his failure to file and serve an answer or defenses herein within the time required by law, or at any other time, after due and legal service of process on the above-named Defendant, and after giving notice to the Defendants of said final hearing, and the Court being fully advised in the premises and having considered the cause finds that the Plaintiff has sustained the allegations of the complaint against the Defendants and is entitled to the relief prayed for therein, and that the Court has jurisdiction to grant same, it is, therefore,

ORDERED AND ADJUDGED as follows:

Case: 2011 CA 000624

00020847113

Dkt: CA1036 Pg#: 7

1. That this Court has jurisdiction of the parties hereto and has jurisdiction to render this judgment.

2. That the default entered in this cause against the Defendant, THE CURRENT TENANT(S), IF ANY, OF THE REAL PROPERTY LOCATED AT 1141 LAKEWOOD ROAD, PENSACOLA, FL 32507, n/k/a STEVE WARE, be, and the same is hereby, ratified, approved and confirmed.

3. That the equities of this cause are with the Plaintiff and against the Defendants.

4. That there is due to the Plaintiff the sum of \$58,391.97 as unpaid principal of the indebtedness agreed to be paid in and by the mortgage hereby foreclosed and the note secured thereby, \$11,064.00 as interest on that principal to the date of this order, leaving a net indebtedness due the Plaintiff in the sum of \$69,455.97 as of the date of this final judgment; that the following sums are also due and owing to the Plaintiff each and all of which are secured by the lien of the mortgage herein sought to be foreclosed, namely: \$1,288.94 ad valorem taxes; \$934.00 suit filing fee, \$80.00 for service of process, \$100.00 for title search; \$259.68 publication fees; \$140.15 skip trace fee, and in addition thereto there is due and owing to the Plaintiff the further sum of \$2,000.00 for attorney's fees for the services of Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P. A., Plaintiff's Attorneys in this suit which the Court hereby finds are reasonable fees; \$375.00 Ad Litem fees to George Loomis, Esquire, which the Court finds are reasonable fees; and that the total of the sums hereinabove mentioned due and owing to the Plaintiff, which sums are secured by the lien of the mortgage

herein sought to be foreclosed, is \$74,633.74, that shall bear interest at the Clerk of Court's 2012 interest rate of 4.75% a year.

5. That the Plaintiff has a lien upon the property covered by the mortgage in this suit for the payment of the total sum specified in the preceding paragraph, and for the payment of the costs of this suit, superior and prior in dignity to any right, title, interest, lien or claim of the Defendant, or any of them or any person or entity claim by or through them; and that if said total sum and costs are not paid within five (5) days from the entry of this Judgment, said property described in the complaint and in the mortgage herein sought to be foreclosed, situate, lying and being in Escambia County, Florida, to-wit:

See Attached Legal.

to be sold by the Clerk of this Court at public sale at 11:00 a.m. on the 27 day of April, 2012, to the highest and best bidder or bidders for cash, except as described in paragraph 6, at WWW.ESCAMBIA.REALFORECLOSE.COM in accordance with Section 45.031, Florida Statutes. Said property shall not be sold by the Clerk if Plaintiff's representative is not present at the public sale.

6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale, except as indicated otherwise. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and cost accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

7. On filing the certificate of title the clerk shall, except as otherwise indicated, distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court. If the high bidder at the sale is any party other than Plaintiff, then that high bidder shall as a condition of being high bidder pay to the Clerk of the Court all sums bid, plus the registry fee and all documentary stamps tax necessary for the issuance of the Certificate of Title. Should all said sums not be paid by that high bidder on or before four (4) hours from the date and hour of the sale, then the property shall be sold to the second highest bidder without the necessity of conducting another sale or further order of this court.

8. On filing the Certificate of Title, Defendant and all persons claiming under or against them since the filing of the notice of *lis pendens* shall be foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property, and the sale shall stand confirmed.

9. Defendant, SCOTT A. CAHILL, together with any unknown heirs, spouse, devisees, grantees, creditors, and/or all other parties claiming by, through, under or against Scott A. Cahill, is hereby ordered to remove himself, or agents and any and all personal property owned by them from the above described property no later than three (3) days from the date of the Certificate of Title. Upon the failure of said Defendant to comply herewith and upon the filing of an affidavit by the purchaser of the property

involved herein, named on the Certificate of Title, affirmatively showing that possession of the premises has not been delivered to said purchaser within the time stated herein the Clerk of the Court shall, without further order, issue a Writ of Possession, commanding the Sheriff of said County, to remove said Defendant, or agents and personal belongings from the above described property and then put the purchaser named on the Certificate of Title in immediate possession.

10. Jurisdiction over this action is retained to enter such further orders as are proper, including, without limitation, Writs of Assistance, Possession and Deficiency Judgments; and Defendant, SCOTT A. CAHILL, together with any unknown heirs, spouse, devisees, grantees, creditors, and/or all other parties claiming by, through, under or against Scott A. Cahill, is hereby enjoined and restrained from damaging, molesting, vandalizing or otherwise harming the improvements located on the real property described in this Final Summary Judgment, or removing from said property anything affixed to the property in such fashion that it has become part of the realty, and the Court cautions said Defendant that any violation of this provision by them or anyone on their behalf, and at their instance, could subject them to contempt powers of this Court.

NOTICE PURSUANT TO FLORIDA STATUTES § 45.031

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR ESCAMBIA COUNTY, TELEPHONE NUMBER **850-595-4130**, 190 GOVERNMENTAL CENTER, PENSACOLA, FLORIDA, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC., 850-432-2336, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT NORTHWEST FLORIDA LEGAL SERVICES, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida,
this 2nd day of April, 2012.



J. SCOTT DUNCAN
CIRCUIT COURT JUDGE

4-04-12

Conformed copies to:
✓ William E. Farrington, II, Esquire
✓ George Loomis, Esquire

EXHIBIT "A"

Beginning at the Northeast corner of Sub-Lot 2, being the Northeast corner of Lot 5 of William Fisher's Subdivision of 96 Acres in Section 59, Township 2 South, Range 30 West, as per Plat of record in Deed Book 103, Page 547 of the records of said County, thence run Westerly along the Northern Boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 56.6 feet more or less for a Point of Beginning; thence continue Westerly along an extension of the line just run a distance of 80.4 feet to a point; thence run Southerly, parallel to Eastern boundary line of said Sub-Lot 2 (and of said Lot 5), a distance of 150 feet to a point, thence run Easterly at a right angle to line last run a distance of 80.4 feet to a point; and thence run Northerly parallel to the Eastern boundary line of said Sub-Lot 2, a distance of 150.00 feet to the Point of Beginning of this description, all lying and being in Escambia County, Florida.

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

9000015934

63-27
631

PAY *ONE HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED EIGHTY FIVE AND 65/100
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
06/05/2012 121,885.65

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015934⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015934

Date	Case Number	Description	Amount
06/05/2012	2010 TD 000049	PAYMENT TAX DEEDS	53,186.71
06/05/2012	2010 TD 001617	PAYMENT TAX DEEDS	2,263.60
06/05/2012	2010 TD 006335	PAYMENT TAX DEEDS	742.06
06/05/2012	2009 TD 007594	PAYMENT TAX DEEDS	2,154.36
06/05/2012	2010 TD 012023	PAYMENT TAX DEEDS	2,131.42
06/05/2012	2010 TD 012281	PAYMENT TAX DEEDS	3,765.86
06/05/2012	2010 TD 002651	PAYMENT TAX DEEDS	1,485.01
06/05/2012	2010 TD 001791	PAYMENT TAX DEEDS	2,368.03
06/05/2012	2010 TD 007139	PAYMENT TAX DEEDS	691.97
06/05/2012	2010 TD 001209	PAYMENT TAX DEEDS	4,542.66

There are additional check details for this check that total:

46,533.97
9000015934

Check: 9000015934 06/05/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 121,885.65

2010 TD 03681 2,875.11
 2010 TD 06526 5,182.66
 2010 TD 05199 13,529.92
 2010 TD 03222 3,171.62
 2010 TD 11344 981.71
 2010 TD 03370 3,658.33
 2010 TD 08188 7,449.42
 2010 TD 05451 5,771.05
 2008 TD 08740 5,936.15

Glenda M.
to 5-12

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
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

9000015951

PAY

*SIX HUNDRED FOURTEEN AND 63/100

WAYNE WHEATLEY

TO THE WAYNE WHEATLEY
ORDER P O BOX 1144
OF GULF BREEZE, FL 32562

DATE AMOUNT
06/05/2012 614.63

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015951⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015951

Date Case Number
06/05/2012 2010 TD 005451

Description
PAYMENT TAX DEEDS

Amount
614.63

Check: 9000015951 06/05/2012 WAYNE WHEATLEY

Check Amount: 614.63

9000015951

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
 REGISTRY ACCOUNT

Bank of America
 PENSACOLA, FLORIDA

63-27
 631

9000015945

VOID AFTER 6 MONTHS

PAY

*FOUR THOUSAND TWO HUNDRED ONE AND 36/100

PPF HOLDINGS III LTD

TO THE ORDER OF PPF HOLDINGS III LTD
 C/O US BANK AS CUSTODIAN
 P O BOX 645051
 CINCINNATI, OH 45264

DATE AMOUNT
 06/05/2012 4,201.36

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015945⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000015945

Date	Case Number	Description	Amount
06/05/2012	2010 TD 002651	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 001617	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 001791	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 000049	PAYMENT TAX DEEDS	520.15
06/05/2012	2010 TD 001209	PAYMENT TAX DEEDS	413.03
06/05/2012	2010 TD 003370	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 003681	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 005451	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 005222	PAYMENT TAX DEEDS	407.02
06/05/2012	2010 TD 012023	PAYMENT TAX DEEDS	407.02

9000015945

Check: 9000015945 06/05/2012 PPF HOLDINGS III LTD

Check Amount: 4,201.36



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

Tax Deed - Redemption Calculator
 Account: 084320000 Certificate Number: 005451 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="05/30/2012"/>
Months	4	1
Tax Collector	<input type="text" value="\$5,679.61"/>	<input type="text" value="\$5,679.61"/>
Tax Collector Interest	\$340.78	\$85.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,026.64	\$5,771.05
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$24.06	\$6.02
Total Clerk	\$425.06	\$407.02
Postage	<input type="text" value="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Total Redemption Amount	\$6,479.70	\$6,206.07
	Repayment Overpayment Refund Amount	\$273.63 + 120 + 221 = 614.63

Notes

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1417363 Receipt Date 05/30/2012

Case Number 2010 TD 005451
Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From WAYNE WHEATLEY

On Behalf Of PPF HOLDINGS III LTD


Total Received	6,479.70
Net Received	6,479.70
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	6,479.70	11910376	

Receipt Applications	Amount
Holding	6,451.70
Service Charge	28.00

Deputy Clerk: nlk Transaction Date 05/30/2012 09:52:13

Comments


Hancock Bank
WEST GARDEN

CASHER'S CHECK
 1190376

PAY TO THE ORDER OF CLERK OF THE COURTS

\$ 6,479.70

Six Thousand Four Hundred Seventy Nine Dollars and 70/100

WAYNE WHEATLEY
REMITTER

RE: 1141 Lakewood Road
BY AUTHORIZED SIGNATURE

ADDRESS

MAY 20 2012

Security Features Included

⑆11910376⑆ ⑆063112786⑆ 2056601191⑆

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: 084320000 Certificate Number: 005451 of 2010

Payor: WAYNE WHEATLEY PO BOX 1144 GULF BREEZE, FL. 32562 Date 05/30/2012

Clerk's Check #	11910376	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$6,026.64
		Postage	\$18.00
		Researcher Copies	\$10.00
		Total Received	\$6,479.70

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
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2010 TD 005451

Redeemed Date 05/30/2012

Name WAYNE WHEATLEY PO BOX 1144 GULF BREEZE, FL. 32562

Clerk's Total = TAXDEED	\$425.06
Due Tax Collector = TAXDEED	\$6,026.64
Postage = TD2	\$18.00
ResearcherCopies = TD6	\$10.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406329 Date: 04/30/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406329 Date: 04/30/2012	341.00	0.00	
05/03/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/22/2012	TD82	O & E REPORT	0.00	0.00	
05/30/2012	TAXDEED	TAXDEED Clerk's Total	425.06	425.06	
05/30/2012	TD6	TITLE RESEARCHER COPY CHARGES	10.00	10.00	
05/30/2012	TD2	POSTAGE TAX DEEDS	18.00	18.00	
05/30/2012	TAXDEED	TAXDEED Due Tax Collector	6,026.64	6,026.64	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$88.00	\$60.00	\$0.00	\$28.00
2	Holding	\$6,792.70	\$341.00	\$0.00	\$6,451.70
	TOTAL	\$6,880.70	\$401.00	\$0.00	\$6,479.70



Print Date:
4/30/2012 8:21:11 AM

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

Transaction #: 932397
Receipt #: 201225977
Cashier Date: 4/30/2012 8:21:11 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 04/30/2012 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		
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1 Miscellaneous Items		
(MISCFEE) MISCELLANEOUS FEES TAX CERT#05451 OF 2010		
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 1406329 Receipt Date 04/30/2012

Case Number 2010 TD 005451
Description PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION
Judge
Received From PPF HOLDINGS III LTD
On Behalf Of PPF HOLDINGS III LTD

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932397

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 08:21:52

Comments



Chris Jones

Escambia County Property Appraiser

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

[Back](#)



Navigate Mode **Account**

Reference

[Printer Friendly Version](#)

General Information	
Reference:	5925302600002001
Account:	084320000
Owners:	CAHILL SCOTT A
Mail:	1141 LAKEWOOD RD PENSACOLA, FL 32507
Situs:	1141 LAKEWOOD RD 32507
Use Code:	SINGLE FAMILY RESID <input checked="" type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$64,235
Land:	\$11,457
Total:	\$75,692
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
03/25/2008	6307	1025	\$52,400	WD		View Instr
12/2004	5596	297	\$100	WD		View Instr
12/2004	5545	339	\$100	CT		View Instr
06/2003	5179	71	\$100	QC		View Instr
06/2003	5179	69	\$100	QC		View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court						

2011 Certified Roll Exemptions	
None	
Legal Description <input checked="" type="checkbox"/>	
W 80 4/10 FT OF E 135 FT OF N 150 FT OF LTS 1 & 2 S/D OF PLAT DB 103 P 547 OR 6307 P 1025...	
Extra Features	
UTILITY BLDG	

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

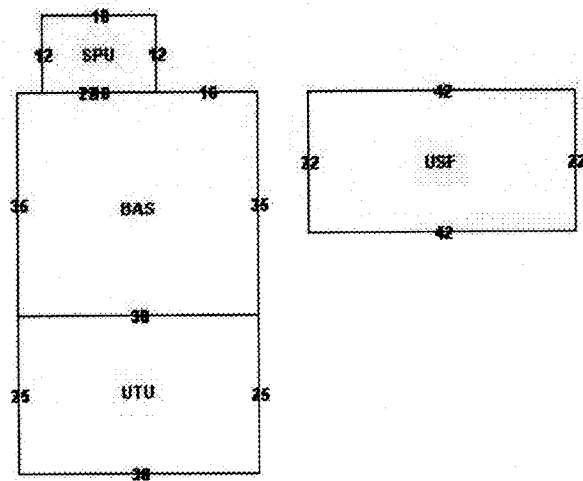
Section Map Id: CA195
Approx. Acreage: 0.2700
Zoned: <input checked="" type="checkbox"/> R-2

Buildings

Building 1 - Address: 1141 LAKEWOOD RD, Year Built: 1953, Effective Year: 1953

Structural Elements
FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
EXTERIOR WALL-CONCRETE BLOCK
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
NO. STORIES-2.00
FLOOR COVER-HARDWOOD/PARQET
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 3420 Total SF
BASE AREA - 1330
SCRN PORCH UNF - 216
UPPER STORY FIN - 924
UTILITY UNF - 950



Images



4/23/03

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.

Print Date: 04/23/2013 10:40:50