

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6501	09-3792-080	06/01/2010	12-2S3-120 LT 16 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 4079 P 1486 OR 4449 P 791 SEC 12/37 T2S R31W

### **2011 TAX ROLL**

TREMME REBECCA D  
8217 RIVIERA CT  
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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 5, 2012 / 120161

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 6501**, 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: 09-3792-080**

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

**Property Owner:**  
TREMME REBECCA D  
8217 RIVIERA CT  
PENSACOLA, FLORIDA 32506

**Legal Description:** 12-2S3-120

LT 16 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 4079 P 1486 OR 4449 P 791 SEC 12/37 T2S R31W

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	6501	06/01/10	\$578.83	\$0.00	\$83.21	\$662.04

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	6264.0000	06/01/11	\$597.05	\$6.25	\$95.78	\$699.08
2009	6114	06/01/09	\$605.02	\$6.25	\$290.41	\$901.68

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

\$2,262.80
\$0.00
\$556.16
\$150.00
\$75.00
\$3,043.96
\$3,043.96
\$29,597.50
\$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.

**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

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Case: 2010 TD 006501



00065741536

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

### Buildings

Building 1 - Address: 8217 RIVIERA CT, Year Built: 1979, Effective Year: 1979

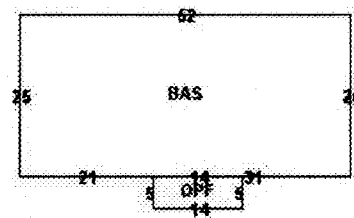
#### Structural Elements

**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-BRICK-FACE**  
**NO. PLUMBING FIXTURES-6.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-GABLE**  
**ROOF COVER-COMPOSITION SHG**  
**INTERIOR WALL-PANEL-PLYWOOD**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. STORIES-1.00**  
**FLOOR COVER-CARPET**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 1370 Total SF

**BASE AREA - 1300**

**OPEN PORCH FIN - 70**



### 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.



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Amendment 1 Calculations](#)[Back](#)[Navigate Mode](#)[Account](#)[Reference](#)[Printer Friendly Version](#)

<b>General Information</b>		<b>2011 Certified Roll Assessment</b>	
<b>Reference:</b>	1225312000016001	<b>Improvements:</b>	\$46,768
<b>Account:</b>	093792080	<b>Land:</b>	\$14,250
<b>Owners:</b>	TREMME REBECCA D	<b>Total:</b>	\$61,018
<b>Mail:</b>	8217 RIVIERA CT PENSACOLA, FL 32506	<b>Save Our Homes:</b>	\$59,195
<b>Situs:</b>	8217 RIVIERA CT 32506	<a href="#">Disclaimer</a>	
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Amendment 1 Calculations</b>	
<b>Taxing Authority:</b>	COUNTY MSTU		
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
<b>Sales Data</b>		<b>2011 Certified Roll Exemptions</b>	
<b>Sale Date</b>	<b>Book Page Value Type</b>	<b>HOMESTEAD EXEMPTION</b>	
	<b>Official Records (New Window)</b>	<b>Legal Description</b>	
08/1999	4449 791 \$21,000 WD	LT 16 BLK 1 CARRACRES WEST	
11/1996	4079 1486 \$48,000 WD	UNIT 2 PB 9 P 20 OR 4079 P	
12/1982	1713 977 \$33,300 WD	1486...	
12/1979	1398 597 \$34,500 WD	<b>Extra Features</b>	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		FRAME BUILDING	

**Parcel Information**[Parcel Map](#)[Get Map Image](#)[Launch Interactive Map](#)**Section Map****Id:**

12-2S-31

**Approx.****Acreage:**

0.2300

**Zoned:**

R-2

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1406419	Receipt Date	04/30/2012

Case Number	2010 TD 006501
Description	PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION

Judge

Received From PPF HOLDINGS III LTD

On Behalf Of PPF HOLDINGS III LTD

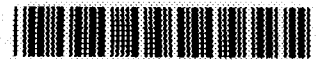
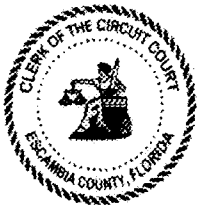
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932427

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 09:25:46

Comments




Print Date:

4/30/2012 9:25:14 AM

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


Transaction #: 932427  
Receipt #: 201226016  
Cashier Date: 4/30/2012 9:25:14 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

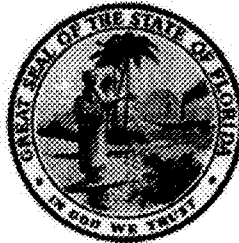
1 Payments
 CLERK \$401.00

0 Recorded Items
------------------

0 Search Items
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1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES TAX CERT#06501 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

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



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

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2010 TD 006501  
 Redeemed Date 05/24/2012**

**Name REBECCA D TREMMEL 8217 RIVIERA CT PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$425.06
Due Tax Collector = TAXDEED	\$3,232.85
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406419 Date: 04/30/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406419 Date: 04/30/2012	341.00	0.00	
05/03/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/24/2012	TAXDEED	TAXDEED Due Tax Collector	3,232.85	3,232.85	
05/24/2012	TAXDEED	TAXDEED Clerk's Total	425.06	425.06	

**FINANCIAL SUMMARY**

Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$3,998.91	\$341.00	\$0.00	\$3,657.91
	<b>TOTAL</b>	<b>\$4,058.91</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$3,657.91</b>



**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: 093792080 Certificate Number: 006501 of 2010**

**Payor: REBECCA D TREMMEL 8217 RIVIERA CT PENSACOLA, FL 32506      Date 05/24/2012**

Clerk's Check #	1	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$3,232.85
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,757.91

**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 of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1415409	Receipt Date	05/24/2012

Case Number	2010 TD 006501
Description	PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From REBECCA D TREMMEL

On Behalf Of PPF HOLDINGS III LTD

Total Received	3,757.91
Net Received	3,757.91
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	3,757.91	CASH

Receipt Applications	Amount
Holding	3,757.91

Deputy Clerk: mavila Transaction Date 05/24/2012 08:16:52

Comments



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

**Tax Deed - Redemption Calculator**

Account: 093792080 Certificate Number: 006501 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="05/24/2012"/>
Months	4	1
Tax Collector	<input type="text" value="\$3,043.96"/>	<input type="text" value="\$3,043.96"/>
Tax Collector Interest	<input type="text" value="\$182.64"/>	<input type="text" value="\$45.66"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$3,232.85"/>	<input type="text" value="\$3,095.87"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$24.06"/>	<input type="text" value="\$6.02"/>
Total Clerk	<input type="text" value="\$425.06"/>	<input type="text" value="\$407.02"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$3,757.91"/>	<input type="text" value="\$3,502.89"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$255.02 + 120 + 221 = 596.02"/>

Notes    
 05/22/2012 Rebecca Trammel called for quote and stated she  
 would be down to redeem...nlk

**Submit**

**Reset**

**Print Preview**

**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

9000015911

PAY

\*FIVE HUNDRED NINETY SIX AND 02/100

REBECCA D TREMMEL

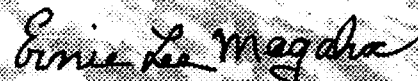
DATE

AMOUNT

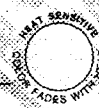
05/29/2012

596.02

TO THE ORDER OF REBECCA D TREMMEL  
 8217 RIVIERA CT  
 PENSACOLA, FL 32506



ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015911⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000015911

Date	Case Number	Description	Amount
05/29/2012	2010 TD 006501	PAYMENT TAX DEEDS	596.02

9000015911

Check: 9000015911 05/29/2012 REBECCA D TREMMEL

Check Amount: 596.02



**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32581-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

9000015909

53-27  
631

PAY

\*TWO THOUSAND THIRTY FIVE AND 10/100

PPF HOLDINGS III LTD

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

DATE

AMOUNT

05/29/2012

2,035.10

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015909⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000015909

Date	Case Number	Description	Amount
05/29/2012	2010 TD 006501	PAYMENT TAX DEEDS	407.02
05/29/2012	2010 TD 010853	PAYMENT TAX DEEDS	407.02
05/29/2012	2010 TD 012172	PAYMENT TAX DEEDS	407.02
05/29/2012	2010 TD 004572	PAYMENT TAX DEEDS	407.02
05/29/2012	2010 TD 006649	PAYMENT TAX DEEDS	407.02

9000015909

Check: 9000015909 05/29/2012 PPF HOLDINGS III LTD

Check Amount: 2,035.10

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

Bank of America

9000015902

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

PAY

THIRTY THOUSAND THREE HUNDRED TWENTY AND 30/100

JANET HOLLEY TAX COLLECTOR

TO THE JANET HOLLEY TAX COLLECTOR  
ORDER OF PENSACOLA, FL

DATE

AMOUNT

05/29/2012

30,320.30

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015902⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE 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 906649	PAYMENT TAX DEEDS	6,053.13
05/29/2012	2010 TD 074672	PAYMENT TAX DEEDS	5,155.29
05/29/2012	2010 TD 074673	PAYMENT TAX DEEDS	5,155.29
05/29/2012	2010 TD 074674	PAYMENT TAX DEEDS	5,155.29
05/29/2012	2010 TD 074675	PAYMENT TAX DEEDS	5,155.29

9000015902

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

Check Amount: 30,320.30

*Ernie Lee Magaha*



**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

REBECCA D TREMMEL  
8217 RIVIERA CT  
PENSACOLA, FL 32506


12-158

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 5/24/2012 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
06501/2010	09-3792-080	8/06/2012	596.02

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

By:   
Maryline Avila, Tax Deeds Division

Enclosure

**EXHIBIT A  
LEGAL DESCRIPTION**

Attached to file: 96-00689173

THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA TO-WIT:

LOT 16, BLOCK 1, CARRACRES WEST, UNIT #2, A SUBDIVISION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 20 OF THE PUBLIC RECORDS OF SAID COUNTY.



18. Acceleration; Remedies. Except as provided in paragraph 16, if Borrower is in default due to the occurrence of any of the events of default provided in the "DEFAULT; TERMINATION AND ACCELERATION BY LENDER" provision of the Note, Lender shall give Borrower notice specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees if and as permitted by applicable law and costs of title evidence.

19. Lender in Possession; Assignment of Rents. Upon acceleration under paragraph 18 or abandonment of the Property, Lender (by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds, and reasonable attorneys' fees if and as permitted by applicable law, and then to the sums secured by this Security Instrument. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" unless Lender shall have entered into and shall remain in actual possession of the Property.

20. Release. Upon payment of all sums secured by this Security Instrument, Lender shall discharge this Security Instrument, Borrower shall pay any recordation costs.

21. Advances to Protect Security. This Security Instrument shall secure the unpaid balance of advances made by Lender, with respect to the Property, for the payment of taxes, assessments, insurance premiums and costs incurred for the protection of the Property.

22. Mortgagors further agree not to violate any laws, ordinances or regulations of any nature whatsoever including but not limited to all environmental laws affecting said real property. Any such violation shall be deemed a default herein and Mortgagors agree to indemnify, defend and hold Mortgagee harmless against any claims and damages directly or indirectly caused by Mortgagors' actions including but not limited to clean-up costs arising thereunder and any reasonable attorneys' fees and costs appertaining thereto, and that said claims and damages shall be deemed additional sums due under the mortgage indebtedness set forth in the note executed in conjunction herewith.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and expressly releases and waives Borrower's right of homestead in the Property. Borrower and Spouse does not hereby waive or release any homestead tax exemption which may be available to Borrower.

By signing below, \_\_\_\_\_, the spouse of Borrower, has also executed this instrument solely for the purpose of mortgaging and releasing (and does hereby so release and mortgage) all of such spouse's rights of homestead in the property.

Witnesses:

Dane Geise

DANE GEISE

Print or type name

Donna Parker

DONNA PARKER

Print or type name

Rebecca D. Tremmel

(Seal)

Borrower

REBECCA D TREMMEL

Print or type name

Mailing Address

8217 RIVIERA CT  
PENSACOLA, FL 32506

(Seal)

Borrower

Print or type name

Mailing Address

STATE OF FLORIDA ESCAMBIA County ss:

The foregoing instrument was acknowledged before me this 24th day of October, 2005 by  
REBECCA D TREMMEL

who is personally known to me or who has produced  
(did not) take an oath.

(name of person acknowledged)  
Type or Identification as identification and who did

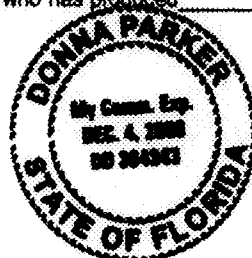
(Signature of Person Making Acknowledgment)

DONNA PARKER

(Name of Acknowledger, Typed, Printed or stamped)

(Notary Public)

(Serial No. if any)



This instrument was prepared by:

AMERICAN GENERAL HOME EQUITY, INC.  
6425 N PENSACOLA BLVD STE 3  
PENSACOLA, FL 32505-1712

Account No. 05315995

(Space Above This Line for Recording Data)

**OPEN-END MORTGAGE**

**AMERICAN  
GENERAL  
FINANCIAL SERVICES**

THIS OPEN-END MORTGAGE ("Security Instrument") is given on 10/24/05. The mortgagor is  
REBECCA D TREMMEL

A SINGLE WOMAN  
(indicate marital status)

("Borrower").

This Security Instrument is given to AMERICAN GENERAL HOME EQUITY, INC.

which is organized and existing under the laws of FLORIDA

and whose address is 6425 N PENSACOLA BLVD STE 3 PENSACOLA, FL 32505-1712

("Lender"). Borrower may incur indebtedness to Lender in amounts fluctuating from time to time up to the appraised value of the real estate secured under this Security Instrument, but not exceeding the Credit Limit set by Lender (initially \$ 50000.00), which amount constitutes the maximum principal amount that may be secured at any one time under this Security Instrument. This debt is evidenced by Borrower's Home Equity Line of Credit Agreement dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable as provided in the Note. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note; and (d) the unpaid balances of loan advances made after this Security Instrument is delivered to the recorder for record. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in ESCAMBIA County, Florida:

Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_;

FLX251 (01-01-03) HELOC Mortgage

600  
147.00

This instrument was prepared by:  
Wilson, Harrell, Smith, Boles & Farrington, P.A.  
307 South Palafox Street  
Pensacola, Florida 32501

OR BK 4449 PG 791  
Escambia County, Florida  
INSTRUMENT 99-640901

DEED REC STAMPS PG 8 ESC CO \$ 147.00  
08/06/99 ERNIE LEE MAGAHA, CLERK

RCD Aug 06 1999 02:51 PM  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-640901

Parcel I.D. Number: 12-2S-31-2000-016-001

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. TREMMEL, an unmarried man, and REBECCA D. TREMMEL, an unmarried woman, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto REBECCA D. TREMMEL, an unmarried woman, whose address is: 3217 RIVIERA Ct PENSACOLA, FL 32502, Grantee, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-wit:

LOT 16, BLOCK 1, CARRACRES WEST, UNIT #2, A SUBDIVISION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, AT PAGE 20 OF THE PUBLIC RECORDS OF SAID COUNTY.

The above listed property was neither examined nor insured by the preparer of this instrument.

and the Grantors do hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14<sup>th</sup> day of August, 1999.

Signed, Sealed and delivered as to both  
in the presence of:

Sign: Brenda M. Demet  
Print: BRENDA M. DEMET

Sign: Linda A. Smith  
Print: LINDA A. SMITH

William D. Tremmel SEAL)  
WILLIAM D. TREMMEL

Rebecca D. Tremmel SEAL)  
REBECCA D. TREMMEL

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August, 1999, by William D. Tremmel, an unmarried man and Rebecca D. Tremmel, an unmarried woman, who are personally known to me or who produced Driver's License as identification and did not take an oath.

BRENDA M. DEMET  
"Notary Public-State of FL"  
Comm. Exp. March 13, 2001  
Comm. No. CC629477

Sign: Brenda M. Demet  
Print: BRENDA M. DEMET  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires: CC629477  
My Commission Number: 3-13-2001

# 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.: 09-3792-080

CERTIFICATE NO.: 2010-6501

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 2011 tax year.

Rebecca D. Tremmel  
8217 Riviera Court  
Pensacola, FL 32506

American General Home Equity, Inc.  
6425 N. Pensacola Blvd. Ste 3  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 21st 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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9238

May 18, 2012

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

1. That certain mortgage executed by Rebecca D. Tremmel in favor of American General Home Equity, Inc. dated 10/24/2005 and recorded 10/31/2005 in Official Records Book 5765, page 380 of the public records of Escambia County, Florida, in the original amount of \$50,000.00.
2. Taxes for the year 2008-2010 delinquent. The assessed value is \$59,195.00. Tax ID 09-3792-080.

**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.: 9238

May 18, 2012

**Lot 16, Block 1, Carracres West, Unit #2, as per plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Escambia County, Florida**

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 9238

May 18, 2012

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-17-1992, through 05-17-2012, and said search reveals the following:

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

Rebecca D. Tremmel

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 18, 2012