

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6636	09-4522-055	06/01/2010	20-2S3-135 LT 11 BLK A WEST LAKE S/D PB 13 P 77 OR 2585 P 980

### **2011 TAX ROLL**

JOHNSON JAMES B & DEBORAH J  
7422 ST JAMES 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 / 120772

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 6636**, 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: 09-4522-055**

**Certificate Holder:**

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

**Property Owner:**

JOHNSON JAMES B & DEBORAH J  
7422 ST JAMES PL  
PENSACOLA, FLORIDA 32506

**Legal Description:** 20-2S3-135

LT 11 BLK A WEST LAKE S/D PB 13 P 77 OR 2585 P 980

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	6636	06/01/10	\$1,033.43	\$0.00	\$162.76	\$1,196.19

**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	6138.0000	06/01/12	\$1,104.51	\$6.25	\$55.23	\$1,165.99
2011	6449.0000	06/01/11	\$1,081.04	\$6.25	\$70.94	\$1,158.23

- 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

\$3,520.41
\$0.00
\$150.00
\$75.00
\$3,745.41
\$3,745.41
\$48,169.50
\$6.25

\*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 6, 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 006636



00003499079

Dkt: TD83 Pg#:

---

3

**Original Documents Follow**

IN THE CIRCUIT COURT OF  
ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

RCD Oct 14, 2003 08:07 am  
Escambia County, Florida

STATE OF FLORIDA 2003 OCT -7 P CASE NO: 2003 CF 002983 A  
DIVISION: E

VS

COURT DIVISION  
FILED & RECORDED

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-159239

JAMES B JOHNSON  
7422 ST JAMES PLACE  
PENSACOLA FL 32506

W/M DOB: 10/10/1970

\*\*\*\*\*

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 200.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$            Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 200.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

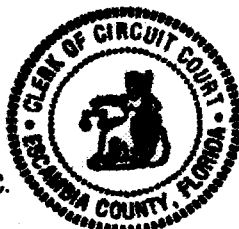
Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 7<sup>th</sup> day of October, 2003.

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: J. Crathorn D.C.



ZT18



STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
WARRANT

DR-78  
R. 06/00

**\$ 10.00 DUE**

JAMES B. JOHNSON  
7422 SAINT JAMES PL  
PENSACOLA FL 32506-5542

Warrant Number : 1000000071513  
Contract Object : 13740231  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.

The taxpayer named above in the County of Escambia, is indebted to the Florida Department of  
Revenue, State of Florida, in the following amounts:

Tax	\$10,000.00
Penalty	\$750.00
Interest	\$485.52
Total	\$11,235.52
Filing fee	\$20.00
Grand total	\$11,255.52

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For  
returns due on or after January 1, 2000, a floating rate of interest applies in accordance with Section  
213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola, Escambia County, Florida, this 31st day  
of January, 2008.



Jim Zingale, Executive Director  
Department of Revenue  
State of Florida

This instrument prepared by:

Authorized Agent

PLEASE BILL TO:  
PENSACOLA SERVICE CENTER  
3670 N L ST STE C  
PENSACOLA FL 32505-5254  
850-595-5170

Form 668 (Y)(c) (Rev. February 2004)	3351 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
---	--

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 707274010	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JAMES B JOHNSON

Residence 7422 SAINT JAMES PL  
PENSACOLA, FL 32506-5542

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2001	XXX-XX-5510	09/19/2005	10/19/2015	12344.00

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total \$ 12344.00
---	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 05th day of October, 2010.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
---	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

Form 668 (Y)(c) (Rev. February 2004)	3351 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
---	--

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 707273910	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JAMES B & DEBORAH J JOHNSON

Residence 7422 SAINT JAMES PL  
PENSACOLA, FL 32506-5542

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX-5510	02/15/2010	03/16/2020	6887.70
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 6887.70

This notice was prepared and signed at BALTIMORE, MD, on this,

the 05th day of October, 2010.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
---	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

-5-

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

James B. Johnson (Seal)  
James B. Johnson -Borrower  
7422 Saint James Pl  
(Address)

Pensacola, Florida 32506  
(City, State, Zip Code)  
Deborah J. Johnson (Seal)  
Deborah J. Johnson -Borrower  
7422 Saint James Pl  
(Address)  
Pensacola, Florida 32506  
(City, State, Zip Code)

STATE OF FLORIDA

COUNTY OF: Escambia

The foregoing instrument was acknowledged before me this 2nd day of August  
20 05 by James B. Johnson and Deborah J. Johnson who is personally known to me or who has produced  
J. Johnson Drivers License as identification and who did (did not) take an oath.



**Renee Stephen** (SEAL)  
Commission # DD418792  
Expires June 30, 2009  
Bonded Troy Fair - Insurance, Inc. 800-365-7019

My Commission expires: 06/30/09

Renee Stephen (Signature of Notary)  
Notary Public (Notary's name - typed or printed)  
DD418792 (Serial number of notary, if any)

STATE OF FLORIDA

COUNTY OF:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ by \_\_\_\_\_, who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who did (did not) take an oath.

(SEAL)

My Commission expires:

\_\_\_\_\_  
(Signature of Notary)  
\_\_\_\_\_  
(Notary's name - typed or printed)  
Notary Public  
\_\_\_\_\_  
(Serial number of notary, if any)

(Space Below This Line Reserved For Lender and Recorder)



Return To:  
Records Processing Services  
577 Lamont Road  
Elmhurst, IL 60126

## MORTGAGE

311724

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 2ND day of AUGUST 20 05, between the Mortgagor,  
JAMES B. JOHNSON AND DEBORAH J. JOHNSON, HUSBAND AND WIFE

(herein "Borrower"), and Mortgagee BENEFICIAL FLORIDA INC.,  
a corporation organized and existing under the laws of DELAWARE whose address is  
6601 N DAVIS HWY, SUITE 21, PENSACOLA, FL 32504  
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 155,788.18,  
evidenced by Borrower's Loan Agreement dated AUGUST 2, 2005 and any extensions or renewals thereof  
(including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of  
principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is  
variable), with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 2, 2025;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ \_\_\_\_\_, or so much  
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated \_\_\_\_\_  
and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and  
under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and  
providing for a credit limit stated in the principal sum above and an initial advance of \$ \_\_\_\_\_;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon,  
including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3)  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does  
hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property  
located in the County of ESCAMBIA State of Florida:

THE FOLLOWING DESCRIBED PROPERTY, SITUATED, LYING AND BEING  
IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO-WIT: LOT 11,  
BLOCK "A", WEST LAKE, A SUBDIVISION OF A PORTION OF SECTION  
20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY,  
FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE  
77, OF THE PUBLIC RECORDS OF SAID COUNTY. TAX MAP OR PARCEL  
ID NO.: 20-25-31-3500-011-001

This instrument was prepared by: CYNTHIA A. HOWARD

(Name)

6601 N DAVIS HWY, SUITE 21, PENSACOLA, FL 32504

FILED 88-0424  
DNC 11-1-88  
NOR  
REC 5-00-100

RM 25854 980

# CORPORATION WARRANTY DEED

(Statutory - Sec. 689.02 F.S.)

This instrument prepared by  
This instrument is prepared by:  
The State of Florida  
P. O. Box 12204  
Tallahassee, FL 32304  
Commissioner of the Department of  
Revenue

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the REGENCY CONTRACTORS, INC.

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto JAMES B. JOHNSON AND DEBORAH J. JOHNSON, HUSBAND AND WIFE.  
Grantee

Address: 7422 ST. JAMES PLACE, PENSACOLA, FLORIDA 32506  
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

LOT 11, BLOCK "A", WEST LAKE, A SUBDIVISION OF A PORTION OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF SAID COUNTY.

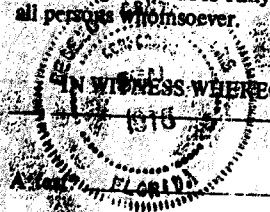
SUBJECT TO: TAXES FOR THE YEAR 1988 AND SUBSEQUENT YEARS AND RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

D.S. # 481.05  
DATE AUG 3 1988  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #59-2043228-27-01

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

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on AUGUST 2, 1988



REGENCY CONTRACTORS, INC.

Secretary

Signed, sealed and delivered in the presence of:

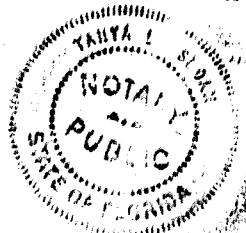
[Signatures of witnesses]

BY: [Signature]  
R. GRANT MCCRANIE  
PRESIDENT

FILED AND RECORDED  
IN THE PUBLIC RECORDS  
OF THE COUNTY OF ESCAMBIA  
FLORIDA  
AUG 12 01 PM '88  
652704

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me personally appeared R. GRANT MCCRANIE, President and \_\_\_\_\_ respectively of above named corporation under the laws of the aforesaid State, to me known to be the persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the duly authorized act and deed of said corporation. Given under my hand and seal official on AUGUST 2, 1988.



[Signature]  
Notary Public  
My Commission Expires July 25, 1990  
BONDED THRU AGENT'S CONTACT INFORMATION

# 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: 5-6-2013

TAX ACCOUNT NO.: 09-4522-055

CERTIFICATE NO.: 2010-6636

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 State of Florida/ Escambia County, 190 Governmental Center, 32502

  X       Homestead for 2012 tax year.

James B. Johnson  
Deborah J. Johnson  
7422 St. James Place  
Pensacola, FL 32506


Internal Revenue Service  
400 W. Bay St., Ste 35045  
Jacksonville, FL 32202-4437

Beneficial Florida, Inc.  
577 Lamont Rd.  
Elmhurst, IL 60126  
and  
CT Corporation System (RA)  
1200 S. Pine Island Rd.  
Plantation, FL 33324

Florida Dept. of Revenue  
3670 N. L St. Ste C  
Pensacola, FL 32505-5254

Certified and delivered to Escambia County Tax Collector,  
this 31st day of November, 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.: 9855

October 29, 2012

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

1. That certain mortgage executed by James B. Johnson and Deborah J. Johnson, husband and wife in favor of Beneficial Florida, Inc. dated 08/02/2005 and recorded 11/14/2005 in Official Records Book 5775, page 228 of the public records of Escambia County, Florida, in the original amount of \$155,788.18.
2. Tax Lien filed by IRS recorded in O.R. Book 6646, pages 462 and 463.
3. Tax Lien filed by Florida Dept. of Revenue recorded in O.R. Book 6283, page 471.
4. Judgment filed by State of Florida/Escambia County recorded in O.R Book 5263, page 159.
5. Taxes for the year 2009-2011 delinquent. The assessed value is \$99,229.00. Tax ID 09-4522-055.

**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.: 9855

October 29, 2012

**Lot 11, Block A, West Lake Subdivision, as per plat thereof, recorded in Plat Book 13, Page 77, 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.: 9855

October 29, 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 10-29-1992, through 10-29-2012, and said search reveals the following:

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

James B. Johnson and Deborah J. Johnson, husband and wife

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 29, 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 006636



00050279930

Dkt: TD82 Pg#:

---

12

**Original Documents Follow**

**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 006636**

**Redeemed Date 02/05/2013**

**Name BENEFICIAL ATTN: WILLIAM 636 GRAND REGENCY BLVD BRANDON, FL 33510**

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$4,257.29
Postage = TD2	\$42.77
ResearcherCopies = TD6	\$7.00

**Apply Docket Codes**

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459774 Date: 10/05/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459774 Date: 10/05/2012	341.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
11/20/2012	TD82	O & E REPORT	0.00	0.00	
02/05/2013	TD6	TITLE RESEARCHER COPY CHARGES	7.00	7.00	
02/05/2013	TD2	POSTAGE TAX DEEDS	42.77	42.77	
02/05/2013	TAXDEED	TAXDEED Due Tax Collector	4,257.29	4,257.29	
02/05/2013	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$109.77	\$60.00	\$0.00	\$49.77
2	Holding	\$5,053.43	\$341.00	\$0.00	\$4,712.43
	<b>TOTAL</b>	<b>\$5,163.20</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$4,762.20</b>



**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBA 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

9000018124

PAY \*FIFTY SIX THOUSAND SIX HUNDRED FORTY SEVEN AND 70/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

02/12/2013

56,647.70

PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018124⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018124

Date	Case Number	Description	Amount
02/11/2013	2010 TD 006636	PAYMENT TAX DEEDS	4,088.75
02/11/2013	2010 TD 001669	PAYMENT TAX DEEDS	2,353.82
02/11/2013	2010 TD 003295	PAYMENT TAX DEEDS	11,805.25
02/11/2013	2010 TD 006400	PAYMENT TAX DEEDS	2,617.72
02/11/2013	2010 TD 001705	PAYMENT TAX DEEDS	4,256.84
02/11/2013	2010 TD 006636	PAYMENT TAX DEEDS	1,029.56 - 2012 TAXES
02/11/2013	2010 TD 006400	PAYMENT TAX DEEDS	935.65 - 2012 TAXES
02/11/2013	2010 TD 005821	PAYMENT TAX DEEDS	19,818.50
02/12/2013	2010 TD 000825	PAYMENT TAX DEEDS	9,741.61

9000018124

Check: 9000018124 02/12/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 56,647.70

*Done M.*  
*2-13-13*

**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

9000018145

PAY \*ONE THOUSAND SEVEN HUNDRED NINETY NINE AND 59/100  
USAMERIBANK

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

DATE AMOUNT  
02/12/2013 1,799.59

*Pam Childers*  
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018145⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018145

Date	Case Number	Description	Amount
02/11/2013	2010 TD 001669	PAYMENT TAX DEEDS	437.09
02/11/2013	2010 TD 006636	PAYMENT TAX DEEDS	437.09
02/11/2013	2010 TD 001705	PAYMENT TAX DEEDS	488.32
02/11/2013	2010 TD 006400	PAYMENT TAX DEEDS	437.09

9000018145

Check: 9000018145 02/12/2013 USAMERIBANK

Check Amount: 1,799.59

**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

9000018117

PAY

\*ONE THOUSAND TWELVE AND 88/100

BENEFICIAL

TO THE  
ORDER OF  
BENEFICIAL  
ATTN: WILLIAM  
636 GRAND REGENCY BLVD  
BRANDON, FL 33510

DATE

AMOUNT

02/12/2013

1,012.88

*Pam Childers*  
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018117⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018117

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
02/11/2013	2010 TD 006636	PAYMENT TAX DEEDS	537.22
02/11/2013	2010 TD 006400	PAYMENT TAX DEEDS	475.66

9000018117

Check: 9000018117 02/12/2013 BENEFICIAL

Check Amount: 1,012.88

From: (813) 571-8400  
 William Curtis  
 HSBC  
 636 GRAND REGENCY BLVD

Origin ID: MCFA



J13101212190326

SHIP TO: (000) 000-0000

BILL SENDER

ESCAMBIA COUNTY TAX COLLECTOR

213 SOUTH PALAFOX STREET

PENSACOLA, FL 32502

Ship Date: 29JAN13  
 ActWgt: 1.0 LB  
 CAD: 100426662/INET3370

Delivery Address Bar Code



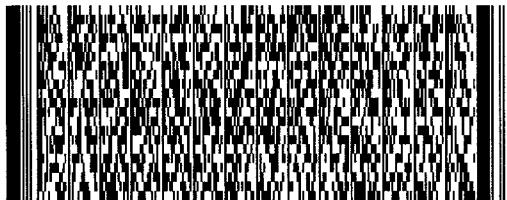
Ref # 992916  
 Invoice #  
 PO #  
 Dept #

WED - 30 JAN A2  
 PRIORITY OVERNIGHT

TRK# 7945 9775 3344  
 0201

XH PNSA

32502  
 FL-US  
 BFM



518G1/DF24/93AB

**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1487219	Receipt Date	02/05/2013

Case Number	2010 TD 006636
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From BENEFICIAL

On Behalf Of USAMERIBANK

Total Received	5,801.39
Net Received	5,801.39
Change	0.00

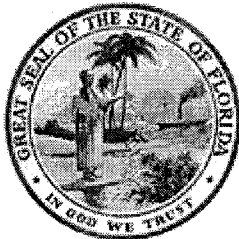
Receipt Payments	Amount	Reference Description
Check	5,801.39	900261999

Receipt Applications	Amount
Holding	5,751.62
Service Charge	49.77

Deputy Clerk: mavila Transaction Date 02/05/2013 16:37:28

Comments

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: 094522055 Certificate Number: 006636 of 2010**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/06/2013"/>	Redemption Date <input type="text" value="02/05/2013"/>
Months	9	6
Tax Collector	<input type="text" value="\$3,745.41"/>	<input type="text" value="\$3,745.41"/>
Tax Collector Interest	\$505.63	\$337.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,257.29	\$4,088.75
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	\$54.14	\$36.09
Total Clerk	\$455.14	\$437.09
Postage	<input type="text" value="\$42.77"/>	<input type="text" value="\$42.77"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$4,762.20	\$4,575.61
	Repayment Overpayment Refund Amount	\$186.59 + 120 + 221 = \$527.59

Notes

**Submit**

**Reset**

**Print Preview**

+ 9.63

P.O. Box 1231  
Brandon, FL 33509-1231



February 1, 2013

ESCAMBIA COUNTY  
213 SOUTH PALAFOX STREET  
PENSACOLA, FL 32502 5822

Re: 7422 SAINT JAMES PL  
PENSACOLA, FL 325060000

Subject: TAX PAYMENT

To Whom It May Concern:

Please find the enclosed check for the 2009-2012 delinquent taxes in the amount of \$5801.39. This check has been sent to your office to pay parcel #09-4522-055. When this payment has been applied accordingly, please remit receipt with loan number 31172400569864 to:

Beneficial  
Attn: WILLIAM  
636 Grand Regency Blvd  
Brandon, FL 33510

If you have questions, please contact us at 813-571-8850 at extension 47116 during normal business hours.

Sincerely,

Beneficial  
Property Tax Department  
636 Grand Regency Blvd  
Brandon, FL 33510

Esta carta contiene información importante sobre su cuenta y podría requerir su atención. Si tiene alguna pregunta y desea hablar en Español con un empleado, sírvase comunicarse con nosotros al 1-800-365-0175, marque el número 2, durante nuestras horas de oficina normales.

INTERNAL

\*\*\*\*\*

If you have any questions concerning this payment, please contact the HSBC  
Accounts Payable Department at (716) 841-4888.

\*\*\*\*\*

SERVICE PROVIDER:

ESCAMBIA COUNTY

INVOICE NO.	PURCHASE. ORDER NO.	DATE	GROSS AMOUNT	NET AMOUNT
58013901252013	0000000000000000	01/25/2013	5801.39	5801.39
31172400569864 094522055				

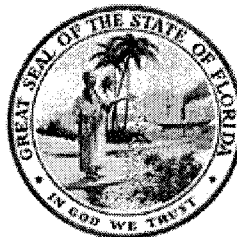
TOTAL PAYMENT:

5801.39

ATTACHMENT



**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**

**Tax Certificate Redeemed From Sale**

**Account: 094522055 Certificate Number: 006636 of 2010**

**Payor: BENEFICIAL ATTN: WILLIAM 636 GRAND REGENCY BLVD BRANDON, FL 33510**

**Date 02/05/2013**

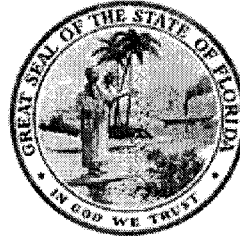
Clerk's Check #	900261999	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$4,257.29
		Postage	\$42.77
		Researcher Copies	\$7.00
		Total Received	\$4,762.20

**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>

**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale**

**Account: 094522055 Certificate Number: 006636 of 2010**

**Payor: BENEFICIAL ATTN: WILLIAM 636 GRAND REGENCY BLVD BRANDON, FL 33510**

**Date 02/05/2013**

Clerk's Check #	900261999	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$4,257.29
		Postage	\$42.77
		Researcher Copies	\$7.00
		Total Received	\$4,762.20

**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>**