

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**SUNSHINE STATE CERTIF II, LLLP BANKUNITED,  
TRUSTEE  
7900 MIAMI LAKES DRIVE WEST  
MIAMI LAKES, Florida, 33016**

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
8113	10-4180-000	06/01/2010	15-3S3-210 E 100 FT OF W 175 FT OF LT 8 S/D OF E 1/2 OF SEC OR 5755 P 202

### 2011 TAX ROLL

TEW LARRY M & SLAUGHTER CHRISTINE  
PO BOX 190426  
MOBILE , Alabama 36619-0426

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.

gbranse (Gary Branse)  
Applicant's Signature

07/30/2012  
Date

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 30, 2012 / 120586**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8113** , 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: 10-4180-000**

**Certificate Holder:**

SUNSHINE STATE CERTIF II, LLLP BANKUNITED, TRUSTEE  
7900 MIAMI LAKES DRIVE WEST  
MIAMI LAKES, FLORIDA 33016

**Property Owner:**

TEW LARRY M & SLAUGHTER CHRISTINE  
PO BOX 190426  
MOBILE , ALABAMA 36619-0426

**Legal Description: 15-3S3-210**

E 100 FT OF W 175 FT OF LT 8 S/D OF E 1/2 OF SEC OR 5755 P 202

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	8113	06/01/10	\$9,116.12	\$0.00	\$1,333.23	\$10,449.35

**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	7401.0000	06/01/12	\$6,335.04	\$6.25	\$316.75	\$6,658.04
2011	7963.0000	06/01/11	\$7,425.57	\$6.25	\$584.76	\$8,016.58

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
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

\$25,123.97
\$0.00
\$150.00
\$75.00
\$25,348.97
\$25,348.97
\$6.25

\*Done this 30th day of July, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice Lewis

Date of Sale: February 4, 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

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Case: 2010 TD 008113



00044774547

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

IN THE CIRCUIT COURT OF THE 1ST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA. **ERDIE LEE MAGAHA**  
CLERK OF CIRCUIT COURT  
JAN 28 A 1:18  
CASE No. **2010 CA 308**

RBC CENTURA BANK USA FKA RBC  
CENTURA BANK  
Plaintiff,

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

vs.  
LARRY M. TEW, CHRISTINE SLAUGHTER,  
UNKNOWN SPOUSE OF LARRY M. TEW,  
UNKNOWN SPOUSE OF CHRISTINE  
SLAUGHTER; UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendants.

NOTICE OF LIS PENDENS

TO THE DEFENDANTS NAMED IN THE ABOVE-STYLED ACTION AND TO  
ALL OTHER WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of the above styled action by the  
above named plaintiff against you seeking to foreclose a Mortgage recorded in Official  
Records Book 5755 Page 204 and Assigned in OR Book 6370, Page 1146 of the Public  
Records of ESCAMBIA County, Florida, on the following described property:

**THE EAST 100 FEET OF THE WEST 175 FEET OF LOT 8, SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 32 WEST IN ESCAMBIA COUNTY,  
FLORIDA, AS SHOWN ON MAP OF INNERARITY POINT, MADE BY  
FRANK JARRETT, CIVIL ENGINEER AND RECORDED IN DEED  
BOOK 94 AT PAGE 609 OF THE PUBLIC RECORDS OF SAID COUNTY.**

DATED this \_\_\_\_ day of January, 2010.

Greenspoon Marder, P.A.  
Trade Centre South, Suite 700  
100 West Cypress Creek Road  
Fort Lauderdale, FL 33309  
Telephone: (954)343-6273  
Facsimile: (954)343-6982  
Email: foreclosure@gmlaw.com

Marisol Morales  
Florida Bar No.: 147478  
Michael A. Rodriguez  
Florida Bar No.: 0127256  
Attorneys for Plaintiff

(20851.0317)

CL-0891-0912

Case: 2010 CA 000308

00057837066

Dkt: CA1039 Pg#: 1

IN WITNESS WHEREOF, Seller has duly executed this Assignment as of August 13, 2008, effective as of June 20, 2008.

Witness:

FIRST GULF BANK, N.A.

Kristina A. Meadows

Print Name: Kristina A. Meadows

By:

Christopher H. Roede

Name: Christopher H. Roede

Title: Attorney in fact under limited power of attorney, as recorded in the Clerk's Office

Shelia Bailey-Watson

Print Name: Shelia Bailey-Watson

Notary Acknowledgment

STATE OF NORTH CAROLINA

COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2008 by Christopher H. Roede, the attorney in fact under limited power of attorney, as recorded in the Clerk's Office, of First Gulf Bank, N.A, a national banking association, on behalf of the national banking association. He/she is ☒ personally known to me or ☐ produced as identification.

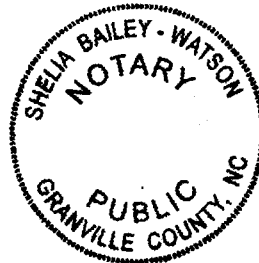
Shelia Bailey-Watson

Shelia Bailey-Watson

Print Name

Notary Public, State and County aforesaid

Commission Expires: Aug 31, 2011



Prepared By And  
When Recorded Mail To:

E. Bardin Simmons, Jr.  
Poyner & Spruill LLP  
3600 Glenwood Avenue  
Raleigh, North Carolina 27612

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*(Space above this line for Recorder's use)*

ASSIGNMENT OF MORTGAGE

FIRST GULF BANK, N.A. ("Seller"), having an address of 2200 Airport Boulevard, Pensacola, Florida 32504, the holder of the mortgage dated October 12, 2005 from CHRISTINE SLAUGHTER and LARRY M. TEW in favor of Seller recorded in the Escambia County Clerk's Office, State of Florida in Book 5755, Page 204 (together with any amendments, renewals, extensions, or modifications thereto, the "Mortgage") hereby assigns the Mortgage, and the notes and claims secured thereby, to RBC BANK (USA) ("Buyer") with an address of c/o Lending Service Center, Post Office Box 1220, Rocky Mount, North Carolina 27802. This assignment is made without recourse, representations or warranties of any kind.

[THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY]

**EXHIBIT A**

**THE EAST 100 FEET OF THE WEST 175 FEET OF LOT 8, SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 32 WEST IN ESCAMBIA COUNTY, FLORIDA,  
AS SHOWN ON MAP OF INNERARITY POINT, MADE BY FRANK JARRETT,  
CIVIL ENGINEER AND RECORDED IN DEED BOOK 94 AT PAGE 609 OF  
THE PUBLIC RECORDS OF SAID COUNTY.**

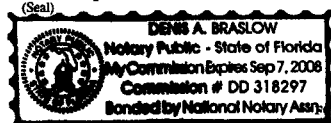
**THIS PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE MORTGAGORS.**

20. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
21. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.
22. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
23. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
24. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
25. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
26. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
  - ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
  - ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
  - ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. (Check all applicable boxes)
    - ☐ Condominium Rider    ☐ Planned Unit Development Rider    ☐ Other .....
  - ☐ **Additional Terms.**
- ☐ **Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.**

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

(Signature) Larry M Tew 10/12/2005 (Date) (Signature) Christine Slaughter 10/12/2005 (Date)  
 (Witness) ..... (Witness) .....

**ACKNOWLEDGMENT:** STATE OF Florida, COUNTY OF Escambia } ss.  
 (Individual) This instrument was acknowledged before me this 12th day of October, 2005  
 by Christine Slaughter and Larry M Tew  
 who is personally known to me or who has produced Alabama Driver License as identification.  
 My commission expires: .....



(Notary Public)



- 13. LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS.** Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 14. DEFAULT.** Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
- 15. REMEDIES ON DEFAULT.** In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

- 16. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, reasonable attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.
- 17. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
- 18. CONDEMNATION.** Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
- 19. INSURANCE.** Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

4. **MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 843,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.
6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.
7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:
  - A. To make all payments when due and to perform or comply with all covenants.
  - B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
  - C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.
9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.
10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.  
  
Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.
11. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.
12. **ASSIGNMENT OF LEASES AND RENTS.** Mortgagor irrevocably grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Mortgagor will promptly provide Lender with true and correct copies of all existing and future Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of this Security Instrument.

Mortgagor agrees that this assignment is immediately effective between the parties to this Security Instrument and effective as to third parties on the recording of this Security Instrument. Mortgagor agrees that Lender is entitled to notify Mortgagor or Mortgagor's tenants to make payments of Rents due or to become due directly to Lender after such recording. However, Lender agrees not to notify Mortgagor's tenants until Mortgagor defaults and Lender notifies Mortgagor in writing of the default and demands that Mortgagor and Mortgagor's tenants pay all Rents due or to become due directly to Lender. On receiving notice of default, Mortgagor will endorse and deliver to Lender any payment of Rents in Mortgagor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagor warrants that no default exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

This document was prepared by .....  
FIRST GULF BANK, N.A.  
State of Florida's Documentary Stamp Tax required by law in  
the amount of \$ 2,950.50 ..... has been paid to the  
Clerk of the Circuit Court (or the County Comptroller, if  
applicable) for the County of ESCAMBIA  
State of Florida.

*Ref to*  
**DENIS A. BRASLOW**  
**ATTORNEY AT LAW**  
**917 N. 12TH AVE**  
**PENSACOLA, FL 32501**

State of Florida

Space Above This Line For Recording Data

**MORTGAGE**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is ..... OCTOBER 12, 2005 ..... and the parties, their addresses and tax identification numbers, if required, are as follows:

**MORTGAGOR:**  
CHRISTINE SLAUGHTER, A SINGLE  
WOMAN AND LARRY M TEW, A  
MARRIED MAN AS TENANTS IN  
COMMON  
PO BOX 190426 MOBILE, AL 36619

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

**LENDER:**

FIRST GULF BANK, N.A.  
201 N PALAFOX STREET  
PENSACOLA FL 32502

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property is located in ..... ESCAMBIA ..... at .....  
(County)  
..... INNERARITY POINT ROAD ..... PENSACOLA ..... Florida 32507  
(Address) (City) (ZIP Code)

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

3. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. The initial indebtedness secured by this Security Instrument is the debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

**BORROWER:** Larry M Tew and Christine Slaughter  
**NOTE AMOUNT:** \$ 843,000.00

B. All future advances made within 20 years from the date of this Security Instrument from Lender to Mortgagor or other future obligations of Mortgagor to Lender pursuant to section 4 of this Security Instrument under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other

THIS INSTRUMENT PREPARED BY:

Denis A. Braslow  
Attorney at Law  
917 N. 12th Avenue  
Pensacola, FL 32501

Parcel ID Number: 15-3S-32-1000-002-008

## Warranty Deed

This Indenture, Made this 12th day of October, 2005 A.D. Between  
14178A River Road, LLC, a Florida limited liability company

of the County of Escambia, State of Florida, grantor, and  
Christine Slaughter, a single woman and Larry M. Tew, a married man, as  
tenants in common  
whose address is: P.O. Box 190426, Mobile, AL 36619-0426

of the County of, State of Alabama, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of ESCAMBIA State of Florida to wit:

The East 100 feet of the West 175 feet of Lot 8, Section 15, Township  
3 South, Range 32 West in Escambia County, Florida, as shown on Map of  
Innerarity Point, made by Frank Jarrett, Civil Engineer and recorded  
in Deed Book 94 at page 609 of the Public Records of said County.

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

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

Signed, sealed and delivered in our presence:

14178A River Road, LLC, a Florida  
limited liability company

Printed Name: DENIS BRASLOW  
Witness

By: Cherine M. Bystedt (Seal)

Cherine M. Bystedt  
Managing Member  
P.O. Address: 14178A River Road, Pensacola, FL 32507

Printed Name: Colleen Vert  
Witness

By: James R. Erickson (Seal)

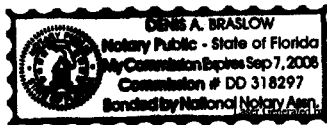
James R. Erickson  
Managing Member  
P.O. Address: 14178A River Road, Pensacola, FL 32507

By: W.D. Rabren (Seal)

W.D. Rabren  
Managing Member  
P.O. Address: 14178A River Road, Pensacola, FL 32507

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12th day of October, 2005 by  
Cherine M. Bystedt, James R. Erickson, and W.D. Rabren, as Managing  
Members of 14178A River Road, LLC, a Florida limited liability company  
who are personally known to me or who have produced their Florida Drivers License(s)  
as identification.



Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

# 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: 2-4-2013

TAX ACCOUNT NO.: 10-4180-000

CERTIFICATE NO.: 2010-8113

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.

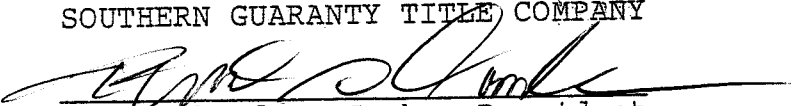
Larry M. Tew  
Christine Slaughter  
P.O. Box 190426  
Mobile, AL 36619-0426

RBC Bank (USA)  
c/o Lending Service Center  
P.O. Box 1220  
Rocky Mount, NC 27802

RBC Centura Bank USA FKA  
RBC Centura Bank  
c/o Marisol Morales, Esq.  
Greenspoon Marder, P.A.  
Trade Centre South, Ste 700  
100 W. Cypress Creek Rd.  
Ft. Lauderdale, FL 33309

Certified and delivered to Escambia County Tax Collector,  
this 7th day of August, 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.: 9644

August 7, 2012

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

1. Mortgage executed by Christine Slaughter and Larry M. Tew to First Gulf Bank, N.A., dated 10/12/2005 and recorded in Official Record Book 5755 on page 204 of the public records of Escambia County, Florida, given to secure the original principal sum of \$843,000.00 Assignment to RBC Bank recorded in O.R. Book 6370, page 568.
2. Notice of Lis Pendens filed by RBC Centura Bank USA FKA RBC Centura Bank in O.R. Book 6557, page 568.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$370,500.00. Tax ID 10-4180-000.

**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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9644

August 7, 2012

**The East 100 feet of the West 175 of Lot 8, Section 15, Township 3 South, Range 32 West, Escambia County, Florida, as shown on Map of Innerarity Point made by Frank Jarrett, Civil Engineer and recorded in Deed Book 94, page 609, public records of said County.**

# **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.: 9644

August 7, 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 08-06-1992, through 08-06-2012, and said search reveals the following:

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

Larry M. Tew and Christine Slaughter

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: 

August 7, 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 008113



00058204780

Dkt: TD82 Pg#:

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14

**Original Documents Follow**





# 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> 153S321000002008 <b>Account:</b> 104180000 <b>Owners:</b> TEW LARRY M & SLAUGHTER CHRISTINE <b>Mail:</b> PO BOX 190426 MOBILE, AL 366190426 <b>Situs:</b> 14415 INNERARITY POINT RD 32507 <b>Use Code:</b> VACANT RESIDENTIAL <input checked="" type="checkbox"/> <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>Improvements:</b> \$0 <b>Land:</b> \$370,500 <b>Total:</b> \$370,500 <b>Save Our Homes:</b> \$0  <a href="#">Disclaimer</a>  <a href="#">Amendment 1 Calculations</a>																															
<b>Sales Data</b>					<b>2011 Certified Roll Exemptions</b>																															
<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2005</td> <td>5755</td> <td>202</td> <td>\$936,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>10/2005</td> <td>5755</td> <td>200</td> <td>\$750,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1998</td> <td>4238</td> <td>214</td> <td>\$250,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1976</td> <td>992</td> <td>771</td> <td>\$12,500</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/2005	5755	202	\$936,000	WD	<a href="#">View Instr</a>	10/2005	5755	200	\$750,000	WD	<a href="#">View Instr</a>	03/1998	4238	214	\$250,000	WD	<a href="#">View Instr</a>	01/1976	992	771	\$12,500	WD	<a href="#">View Instr</a>	None  <b>Legal Description</b> E 100 FT OF W 175 FT OF LT 8 S/D OF E 1/2 OF SEC OR 5755 P 202  <b>Extra Features</b> None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																															
10/2005	5755	202	\$936,000	WD	<a href="#">View Instr</a>																															
10/2005	5755	200	\$750,000	WD	<a href="#">View Instr</a>																															
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01/1976	992	771	\$12,500	WD	<a href="#">View Instr</a>																															
<b>Parcel Information</b>																																				
<div> <a href="#">Restore Map</a> <a href="#">Get Map Image</a> <a href="#">Launch Interactive Map</a> </div>																																				
<b>Section Map Id:</b> 15-3S-32-1  <b>Approx. Acreage:</b> 0.9400  <b>Zoned:</b> <input checked="" type="checkbox"/> R-1																																				



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



**Print Date:**  
8/7/2012 12:18:59 PM

Transaction #: 953847  
Receipt #: 201246939  
Cashier Date: 8/7/2012 12:18:59 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 08/07/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00


#### 1 Payments

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

#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items

 (MISC FEE) MISCELLANEOUS FEES TAX CERT#08113 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



Tax Department

3222 Newmark Dr.

Wilmington, OH 45342

1-800-367-9305, extension: 937-910-2803

We at PNC Mortgage strive to provide the best possible service to all of our customers. With that goal in mind, we are providing you with our address and the phone number of the processor who issued this payment. If there is any problem with this payment or if you have any questions, please call the processor at the phone number provided. If for any reason you need to return the payment, please do not void the check, as this will cause a delay in processing the item.

Sincerely,

Jason Belden

Ernie Lee Magaha,  
Circuit Court of Escambia County Florida

Outstanding Amount

0.00

Receipt Date

08/07/2012

CERTIFICATE II, LLP VS

CATION

CERTIFICATE II, LLP

CERTIFICATE II, LLP

Received	401.00
Received	401.00
Change	0.00

Amount	Reference Description
401.00	ONCORE TRANS#953847

Amount
341.00
60.00

Transaction Date 08/07/2012 12:48:43

From: (412) 762-2000  
 jason.belden@pncmortgage.com  
 PNC  
 3232 Newmark Dr Bldg 1

MIAMISBURG, OH 45342

Origin ID: MWDA

**FedEx**  
 Express



J12201207190325

Ship Date: 04OCT12  
 ActWgt: 0.5 LB  
 CAD: 104347898WSX02500

Delivery Address Bar Code



Ref # 0012613443  
 Invoice #  
 PO #  
 Dept #

SHIP TO: (850) 438-6508

BILL SENDER

**ESCAMBIA COUNTY**  
**TREASURER**  
**213 SOUTH PALAFOX STREET**

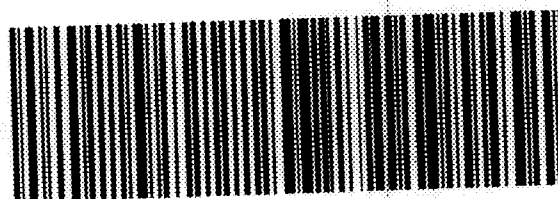
**PENSACOLA, FL 32502**

**MON - 08 OCT A2**  
**\*\* 2DAY \*\***

TRK# 7991 0613 5460  
 0201

**32502**  
 FL-US  
**BFM**

**SB PNSA**



515G180CBIAA4

## FEDEX SHIPPING LABEL

### Legal Terms and Conditions

Tendering packages by using this system constitutes your agreement to the service conditions for the transportation of your shipments as found in the applicable FedEx Service Guide, available upon request. FedEx will not be responsible for any claim in excess of the applicable declared value, 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 applicable 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 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is, 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 applicable FedEx Service Guide. FedEx will not be liable for loss or damage to prohibited items in any event or for your acts or omissions, including, without limitation, improper or insufficient packaging, securing, marking or addressing, or the acts or omissions of the recipient or anyone else with an interest in the package. See the applicable FedEx Service Guide for complete terms and conditions. To obtain information regarding how to file a claim or to obtain a Service Guide, please call 1-800-GO-FEDEX (1-800-463-3339).

69042304811  
07000036

 **PNC BANK**  
PNC Bank, National Association  
Ohio

**No. 0957162**

6-12/410

**CASHIER'S CHECK**

DATE OCTOBER 05, 2012

LN#  
1000066929

PAY TO THE ORDER OF ECAMBIA COUNTY TREASURER

TWENTY EIGHT THOUSAND FOUR HUNDRED NINETY TWO AND 97/100

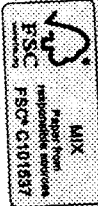
DOLLARS

 See back for details

\$ **28,492.97**

R#


7190



PER 10-4180-000

PNC MORTGAGE

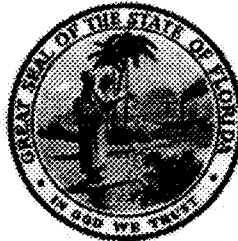
REMITTER

PNC Bank, National Association  
  
OFFICIAL SIGNATURE

⑈00957162⑈ ⑆041000124⑆ 4000020309⑈



**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 008113**

**Redeemed Date 10/09/2012**

**Name PNC TAX DEPARTMENT 3232 NEWMARK DR MIAMISBURG, OH 45342 ATTN: JASON BELDEN**

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$28,016.86
Postage = TD2	\$24.00
ResearcherCopies = TD6	\$9.00

**Apply Docket Codes**

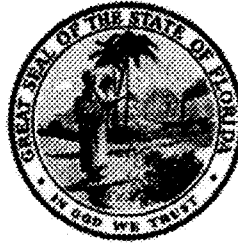
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1440666 Date: 08/07/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1440666 Date: 08/07/2012	60.00	0.00	
08/07/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/09/2012	TAXDEED	TAXDEED Clerk's Total	443.11	443.11	
10/09/2012	TAXDEED	TAXDEED Due Tax Collector	28,016.86	28,016.86	
10/09/2012	TD6	TITLE RESEARCHER COPY CHARGES	9.00	9.00	
10/09/2012	TD2	POSTAGE TAX DEEDS	24.00	24.00	

FINANCIAL SUMMARY					
Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$93.00	\$60.00	\$0.00	\$33.00
2	Holding	\$28,800.97	\$341.00	\$0.00	\$28,459.97
	<b>TOTAL</b>	<b>\$28,893.97</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$28,492.97</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: 104180000 Certificate Number: 008113 of 2010**

**Payor: PNC TAX DEPARTMENT 3232 NEWMARK DR MIAMISBURG, OH 45342 ATTN: JASON  
BELDEN Date 10/09/2012**

Clerk's Check #	957162	Clerk's Total	\$443.11
Tax Collector Check #	1	Tax Collector's Total	\$28,016.86
		Postage	\$24.00
		Researcher Copies	\$9.00
		Total Received	\$28,492.97

**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>

<input type="checkbox"/> Search Property	<input type="checkbox"/> Property Sheet	<input type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input type="checkbox"/> Forms	<input type="checkbox"/> Courtview
Assessed From Sale					



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

**Tax Deed - Redemption Calculator**

**Account: 104180000 Certificate Number: 008113 of 2010**

Redemption ☒ Yes Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2013"/>	Redemption Date <input type="text" value="10/09/2012"/>
Months	<input type="text" value="7"/>	<input type="text" value="3"/>
Tax Collector	<input type="text" value="\$25,348.97"/>	<input type="text" value="\$25,348.97"/>
Tax Collector Interest	<input type="text" value="\$2,661.64"/>	<input type="text" value="\$1,140.70"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$28,016.86"/>	<input type="text" value="\$26,495.92"/>
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="\$42.11"/>	<input type="text" value="\$18.05"/>
Total Clerk	<input type="text" value="\$443.11"/>	<input type="text" value="\$419.05"/>
Postage	<input type="text" value="\$24.00"/>	<input type="text" value="\$24.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$9.00"/>
Total Redemption Amount	<input type="text" value="\$28,492.97"/>	<input type="text" value="\$26,947.97"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$1,545.00 + 120 + 221 = 1886.00"/>

Notes

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1460837	Receipt Date	10/09/2012

Case Number	2010 TD 008113
Description	SUNSHINE STATE CERTIFICATE II, LLP VS

Action TAX DEED REDEMPTION

Judge

Received From PNC BANK

On Behalf Of SUNSHINE STATE CERTIFICATE II, LLP

Total Received	28,492.97
Net Received	28,492.97
Change	0.00

	Amount	Reference	Description
Receipt Payments			
Check	28,492.97	957162	

	Amount
Receipt Applications	
Holding	28,459.97
Service Charge	33.00

Deputy Clerk: mavila Transaction Date 10/09/2012 16:02:43

Comments

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

9000016630

PAY

\*ONE HUNDRED FOURTEEN THOUSAND NINETEEN AND 92/100

JANET HOLLEY TAX COLLECTOR

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

DATE

10/16/2012

AMOUNT

114,019.92

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016630⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000016630

Date	Case Number	Description	Amount
10/16/2012	2010 TD 005900	PAYMENT TAX DEEDS	4,424.35
10/16/2012	2010 TD 008868	PAYMENT TAX DEEDS	626.55
10/16/2012	2010 TD 000735	PAYMENT TAX DEEDS	45,467.48
10/16/2012	2010 TD 003236	PAYMENT TAX DEEDS	2,779.14
10/16/2012	2010 TD 006233	PAYMENT TAX DEEDS	2,580.50
10/16/2012	2010 TD 000618	PAYMENT TAX DEEDS	26,137.40
10/16/2012	2010 TD 008113	PAYMENT TAX DEEDS	26,495.92
10/16/2012	2010 TD 006011	PAYMENT TAX DEEDS	5,508.56

Check: 9000016630 10/16/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 114,019.92

9000016630

*Glenda M.*  
*10-16-12*