

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPTS 500 LLC
PPTS LOCKBOX
NEW YORK, New York, 10087-5822**

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
8387	10-4851-025	06/01/2010	01-4S3-312 UNIT 5-A PESCADOR LANDING CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 6085 P 950

2011 TAX ROLL

TANT JOSEPH E SR & MOLLY S
5621 12TH AVE EAST
TUSCALOOSA , Alabama 35405

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.

MistyPlym (Misty Dante)

Applicant's Signature

04/26/2012

Date

Property Owner:
TANT JOSEPH E SR & MOLLY S
5621 12TH AVE EAST
TUSCALOOSA, ALABAMA 35405

* 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 008387



00024508933

Dkt: TD83 Pg#:

3

Original Documents Follow

September 19, 2011

CLAIM OF LIEN

This is a claim of lien for unpaid assessments, late fees together with associated costs related to preparation and registration of this lien due to and incurred by the undersigned designee incident to the collection of the assessments or enforcement of this lien, which is granted by section 720.3085 of the Florida Statutes, upon the following property in Escambia County, Florida.

Full Legal Description

UNIT 5-A PESCADOR LANDING CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR
6085 P 950

The record owner: TANT JOSEPH E SR & MOLLY S
5621 12TH AVE. E
TUSCALOOSA, AL. 35405

This claim of lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated plus \$10.00 filing fee.

Amount Due: \$880.00 Due Date: September 19, 2011 Filing Fee: \$10.00 Total Due September
19, 2011 \$890.00

By Marvin Green / Phillip Watts
Marvin Green, PRESIDENT / Phillip Watts, VICE PRESIDENT

Pescador Homeowner's Association

State of Florida

County of Escambia

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared Marvin Green / Phillip Watts known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purpose therein set forth.

Witness my hand and official seal this 19 day of September, 2010, 2011

Notary: Linda D. Weldon



LINDA D. WELDON
Commission # DD 880361
Expires May 10, 2013
Bonded Title Trust Insurance 850-385-7000

H026FNB1

SCHEDULE A

THE FOLLOWING DESCRIBED REAL PROPERTY LYING AND BEING SITUATED
IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

UNIT A4-A5, PESCADOR LANDING CONDOMINIUM, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS
RECORDED IN OFFICIAL RECORDS BOOK 1752, PAGE(S) 248, ET SEQ., OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND ANY
AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN
AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN
ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS,
RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION
OF CONDOMINIUM.

KNOWN: 17290 PERDIDO KEY DR

E. Lender's Prior Consent. Grantor shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Grantors Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Grantors Association unacceptable to Lender.

F. Remedies. If Grantor does not pay condominium or PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the rate provided in the Debt Instrument and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

27. Grantor's Representations. If Grantor is not an individual, Grantor represents that it is a corporation, general partnership, limited partnership, limited liability company or other legal entity, duly organized, validly existing and in good standing under the laws of the state of organization, and it is authorized to do business in each other jurisdiction where its ownership of property or conduct of business legally requires such authorization; it has the power and authority to own its property and assets and carry on my business as now being conducted and contemplated; and it has the power and authority to execute, deliver and perform, and it has taken all necessary action to authorize the execution, delivery and performance of this deed of trust and all related documents.

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument.

For Individuals Grantors:

Signed, sealed and delivered in the presence of:

Witness Signature

Witness (Print Name)

Witness Signature

Witness (Print Name)

Grantor JOSEPH E TANT

Address 17280 PERDIDO KEY DR
PENSACOLA FL 32507

Grantor HOLLY S TANT

Address 17280 PERDIDO KEY DR
PENSACOLA FL 32507

Grantor
Address

Grantor
Address

Grantor
Address

Grantor
Address

Prepared By:
Wachovia Bank, National Association
Retail Credit Servicing
P.O. Box 50010
Roanoke, VA 24022

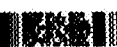
Re: _____

W/ _____

Rg _____

P/ _____

Rg TANT, JOSEPH E



Record and Return To:
Florsv Lending Solutions
888A N. Johnstons Blvd
MELBOURNE, FL 32934

(Space Above This Line For Recording Data)

HOME EQUITY LINE OF CREDIT MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined elsewhere in this document. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated 24 January, 2007

(B) "Borrower" means the parties obligated on the Debt Instrument.

(C) "Grantor" under this Security Instrument is

JOSEPH E TANT, HUSBAND MOLLY S TANT, WIFE

Grantor is the mortgagor under this Security Instrument.

(D) "Lender" is Wachovia Bank, National Association. Lender is a national banking association organized and existing under the laws of The United States of America. Lender's address is Wachovia Bank, National Association, 301 South College Street, VA 0343, Charlotte, N.C. 28288-0343. Lender is the mortgagee under this Security Instrument.

(E) "Debt Instrument" means the open-end line of credit agreement or other credit instrument signed by Borrower and dated 01/24/07. The Debt Instrument states that Lender is owed, or may be owed, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, (U.S. \$ 225,000.00) plus interest to be repaid in Periodic Payments and in full not later than 01/23/37. Lender is absolutely obligated under the terms of the Debt Instrument to make advances to Borrower so long as Borrower and Grantor comply with the terms of the Debt Instrument and Security Instrument.

(F) "Property" means the property located at
17290 PERDIDO KEY DR
PENSACOLA FL 32507 ("Property Address")

and that is further described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Applicable Law" means all controlling applicable federal law and, to the extent not preempted by federal law, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Grantor or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the

Prepared by:
William B. Farrington, II
Wilson, Harrell, Farrington & Ford, P.A.
13020 Serrano Road
Pensacola, Florida 32507

File Number: 1-42020

"Schedule A"

That certain condominium parcel composed of Unit A5, Pescador Landing, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1752, Page 248, as amended in O.R. Book 1856, Page 348, and further amended in O.R. Book 1875, Page 347, all of the Public Records of Escambia County, Florida; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto and in accordance with and subject, however, to all of the provisions of said Declaration of Condominium of Pescador Landing, a Condominium.

Signed, sealed and delivered in the presence of:

Tammy Ewing Joseph E. Tant, Sr. (Seal)
Witness Printed Name: Tammy Ewing Borrower
Debbie Nichols Molly S. Tant (Seal)
Witness Printed Name: Debbie Nichols Borrower

State of ALABAMA
County of TUSCALOOSA

The foregoing instrument was acknowledged before me this 1st day of February, 2007,
by **JOSEPH E. TANT, SR. AND MOLLY S. TANT**, who is/are personally known to me or
has/have produced a DRIVER'S LICENSE as identification.

Sabra Johnson
Notary Public
Notary Printed Name Sabra Johnson

My Commission Expires: 1-12-08

(Seal)



which currently has the address of 17290 Perdido Key Drive, Unit A-5
 (Street)
 Pensacola, Florida 32507 (Property Address):
 (City) (State) (Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the Property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants

JE
 JH

154.50

Prepared by and
After Recording Return To:
Lisa A. Durant
Wilson, Harrell, Farrington & Ford, P.A.
13020 Sorrento Road
Pensacola, Florida 32507

1-42028

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MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **Security Instrument** means this document, which is dated February 1, 2007, together with all Riders to this document.

(B) **Borrower** is Joseph E. Tant, Sr. and Molly S. Tant, husband and wife. Borrower is the mortgagor under this Security Instrument.

(C) **Lender** is The Credit Union of Alabama. Lender is a corporation organized and existing under the laws of the United States of America. Lenders address is 1215 Veterans Memorial Parkway, Tuscaloosa, AL 35404. Lender is the mortgages under this Security Instrument.

(D) **Note** means the promissory note signed by Borrower and dated February 1, 2007. The Note states that Borrower owes Lender One Hundred Eighty Thousand dollars & no cents (U.S. \$180,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2027.

(E) **Property** means the property that is described below under the heading Transfer of Rights in the Property.

(F) **Loan** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) **Riders** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input checked="" type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) (specify) |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

(H) **Applicable Law** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as

JET
met

Prepared by:
William E. Farrington, II
Wilson, Harrell, Farrington & Ford, P.A.
13020 Sorrento Road
Pensacola, Florida 32507

File Number: 1-42020

"Schedule A"

That certain condominium parcel composed of Unit A5, Pescador Landing, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1752, Page 248, as amended in O.R. Book 1856, Page 348, and further amended in O.R. Book 1875, Page 347, all of the Public Records of Escambia County, Florida; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto and in accordance with and subject, however, to all of the provisions of said Declaration of Condominium of Pescador Landing, a Condominium.

NEED Individual Warranty Deed with Legal on Schedule A
Losses' Choice

Prepared by:
William E. Farrington, II
Wilson, Harrell, Farrington & Ford, P.A.
13020 Sorrento Road
Pensacola, Florida 32507

File Number: 1-42020

General Warranty Deed

Made this February 1, 2007 A.D. By Tant Construction, L.L.C., an Alabama Limited Liability Company, hereinafter called the grantor, to Joseph E. Tant, Sr. and Molly S. Tant, husband and wife, whose post office address is: 3631 55th St E, Tuscaloosa, AL 35406, hereinafter called the grantees:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Escambia County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 01-43-33-1200-005-001

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

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

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

Signed, sealed and delivered in our presence:

Tammy Ewing
Witness Printed Name: TAMMY EWING

Debra Nichols
Witness Printed Name: Debra Nichols

State of ALABAMA

County of TUSCALOOSA

The foregoing instrument was acknowledged before me this 1st day of February, 2007, by Joseph E. Tant, Sr. as Managing Member of Tant Construction, L.L.C., an Alabama Limited Liability Company who is/are personally known to me or who has produced _____ as identification.

Tant Construction, L.L.C., an Alabama Limited Liability Company

by: Joseph E. Tant, Sr. Managing Member

Notary Public
Print Name: Sabra Johnson

My Commission Expires: 1/12/08

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: 9-4-2012

TAX ACCOUNT NO.: 10-4851-025

CERTIFICATE NO.: 2010-8387

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.

Joseph S. Tant, Sr.
Molly S. Tant
5621 12th Ave. East
Tuscaloosa, AL 35405

Unknown Tenants
17290 Perdido Key Dr. #5-A
Pensacola, FL 32507

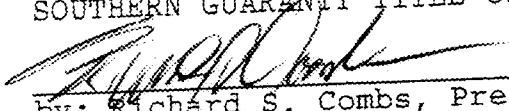
Pescador Landing Owners Assoc.
P.O. Box 34222
Pensacola, FL 32507

The Credit Union of Alabama
1215 Veterans Memorial Pkwy.
Tuscaloosa, AL 35404

Wells Fargo Bank formerly Wachovia Bank
301 S. College St. VA 0343
Charlotte, NC 28288-0343
and
P.O. Box 50010
Roanoke, VA 24022

Certified and delivered to Escambia County Tax Collector,
this 12th day of June, 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.: 9329

June 12, 2012

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

1. That certain mortgage executed by Joseph E. Tant, Sr. and Molly S. Tant, husband and wife in favor of The Credit Union of Alabama dated 02/01/2007 and recorded 02/12/2007 in Official Records Book 6085, page 952 of the public records of Escambia County, Florida, in the original amount of \$180,000.00.
2. That certain mortgage executed by Joseph E. Tant, Sr. and Molly S. Tant, husband and wife in favor of Wachovia Bank NA dated 01/24/2007 and recorded 02/13/2007 in Official Records Book 6086, page 1476 of the public records of Escambia County, Florida, in the original amount of \$225,600.00.
3. Condo Lien filed by Pescador Homeowners Association recorded in O.R. Book 6765, page 889.
4. Taxes for the year 2009-2011 delinquent. The assessed value is \$87,601.00. Tax ID 10-4851-025.

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**

June 12, 2012

File No.: 9329

That certain condominium parcel composed of Unit A5, Pescador Landing, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1752, Page 248, as amended in O.R. Book 1856, Page 348, and further amended in O.R. Book 1875, Page 347, all of the Public Records of Escambia County, Florida; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto and in accordance with and subject, however, to all of the provisions of said Declaration of Condominium of Pescador Landing, a Condominium.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

June 12, 2012

File No.: 9329

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 06-12-1992, through 06-12-2012, and said search reveals the following:

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

Joseph E. Tant, Sr. and Molly S. Tant, 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: 

June 12, 2012

Buildings

Building 1 - Address: 17290 PERDIDO KEY DR 5A, Year Built: 1984, Effective Year: 1984

Structural Elements

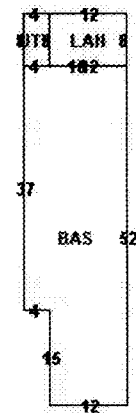
FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-STUCCO OV WD/LA
NO. PLUMBING FIXTURES-5.00
DWELLING UNITS-1.00
ROOF FRAMING-WOOD FRAME/TRUS
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
NO. STORIES-1.00
DECOR/MILLWORK-ABOVE AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 900 Total SF

BASE AREA - 772

LANAI - 96

UTILITY FIN - 32



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Chris Jones

Escambia County Property Appraiser

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

[Back](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

General Information	
Reference:	0145331200005001
Account:	104851025
Owners:	TANT JOSEPH E SR & MOLLY S
Mail:	5621 12TH AVE EAST TUSCALOOSA, AL 35405
Situs:	17290 PERDIDO KEY DR 5A 32507
Use Code:	CONDOMINIUM
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$87,591
Land:	\$10
Total:	\$87,601
Save Our Homes:	\$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2007	6085	950	\$90,000	WD	View Instr
03/2003	5095	1162	\$184,000	WD	View Instr
07/2001	4739	1903	\$91,000	WD	View Instr
08/1994	3633	110	\$63,500	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions
None

Legal Description
UNIT 5-A PESCADOR LANDING CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS...

Extra Features
None

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

Section Map Id:
[01-4S-33](#)

Approx. Acreage:
0.6300

Zoned:
[R-2PK](#)



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



Print Date:
5/7/2012 4:42:07 PM

Transaction #: **934373**
Receipt #: **201227869**
Cashier Date: **5/7/2012 4:42:07 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: 05/07/2012 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

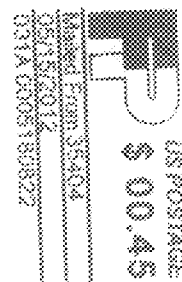
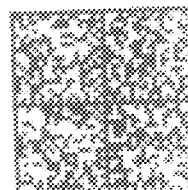


(MISC FEE) MISCELLANEOUS FEES
TAX CERT#08387 OF 2010

TAXCR	341	\$341.00
TAXCT	1	\$60.00

ALABAMAONE
Credit union

Escambia County Clerk of Circuit
 Attn tax deeds
 221 Palatka Pl Ste 110
 Pensacola FL 32502



THIS DOCUMENT HAS VISIBLE AND INVISIBLE FLUORESCENT FIBERS - VIEW UNDER BLACK LIGHT - TRUE WATERMARK IN PAPER - HOLD TO LIGHT TO VIEW

ALABAMAONE

1215 Veterans Memorial Parkway | Tuscaloosa, AL 35404
205.759.1595 | 800.825.0110 | www.alabamaone.org

NO. 462150

61.7718
2622

PAY

EXACTLY 6,795 dols 63 cts

DATE
May 14, 2012
VOID AFTER 6 MONTHS

AMOUNT
\$6,795.63

TO THE
ORDER OF ESCAMBA COUNTY CLERK OF CIR CT
ATTN TAX DEEDS

221 PALAFOX PLACE STE 110
PENSACOLA FL 32502
PARCEL 01-4S-33-1200-005-001
17290 Records by Dr. Unit AS

Wendy J. Fawcett
BY ASSISTANT TREASURER

462150 262277189 7000022200

Escambia County Tax Collector

generated on 5/14/2012 12:45:52 PM CDT

Tax Record

Last Update: 5/14/2012 12:45:51 PM CDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
10-4851-025	REAL ESTATE	2011
Mailing Address TANT JOSEPH E SR & MOLLY S 5621 12TH AVE EAST TUSCALOOSA AL 35405		
Property Address 17290 PERDIDO KEY DR 5A		
GEO Number 014S33-1200-005-001		
A tax deed has been applied on this account. Please immediately contact Escambia County Clerk of Courts at (850) 595-3793.		
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	06	
Legal Description (click for full description) 014S33-1200-005-001 17290 PERDIDO KEY DR 5A UNIT 5-A PESCADOR LANDING CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 6085 P 950		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount
COUNTY	6.9755	\$87,601 0
PUBLIC SCHOOLS		
By Local Board	2.2480	\$87,601 0
By State Law	3.5730	\$87,601 0
SHERIFF	0.6850	\$87,601 0
WATER MANAGEMENT	0.0400	\$87,601 0
Total Millage	15.5215	Total Taxes
		\$1,359.70
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
NFP	FIRE (CALL 595-4960)	\$80.00
Total Assessments		\$80.00
Taxes & Assessments		\$1,439.70

Due to the status code assigned to this account, the remaining detail is blocked from viewing. Please contact the Tax Department at (850) 438-6500 for further information regarding this account.

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1413498	Receipt Date	05/18/2012

Case Number	2010 TD 008387
Description	PPTS 500 LLC VS

Action TAX DEED REDEMPTION

Judge

Received From ALABAMA ONE CREDIT UNION

On Behalf Of PPTS 500 LLC

Total Received	6,795.63
Net Received	6,795.63
Change	0.00

Receipt Payments	Amount	Reference Description
Check	6,795.63	462150

Receipt Applications	Amount
Holding	6,795.63

Deputy Clerk: mavila Transaction Date 05/18/2012 10:02:19

Comments

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



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

Tax Deed - Redemption Calculator

Account: 104851025 Certificate Number: 008387 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2012"/>	Redemption Date <input type="text" value="05/18/2012"/>
Months	5	1
Tax Collector	<input type="text" value="\$5,821.67"/>	<input type="text" value="\$5,821.67"/>
Tax Collector Interest	\$436.63	\$87.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,264.55	\$5,915.25
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	\$30.08	\$6.02
Total Clerk	\$431.08	\$407.02
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,795.63	\$6,322.27
	Repayment Overpayment Refund Amount	\$473.36 $+120 + 221 = 814.36$

Notes ACTUAL SHERIFF \$40.00 COM FEE \$
5-8-12 Paul Stone from Albertellin Law Firm (represents 1st mtg holder) called for redemption quote & payment information.

Submit

Reset

Print Preview

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
PROBATE
TRAFFIC



COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

5/22/2012

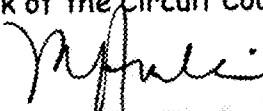
PPTS 500 LLC
PPTS LOCKBOX
PO BOX 5822
NEW YORK, NY 10087-5822

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
08387/2010	10-4851-025	9/14/2012	401.00	6.02	407.02

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

By: 
Maryline Avila, Tax Deeds Division

Enclosure

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

9000015882

63.27
631

PAY

*EIGHT THOUSAND TWO HUNDRED SEVENTY SEVEN AND 41/100

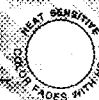
JANET HOLLEY TAX COLLECTOR

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

DATE 05/22/2012 AMOUNT 8,277.41

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015882⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015882

Date	Case Number	Description	Amount
05/22/2012	2010 TD 003315	PAYMENT TAX DEEDS	1,477.08
05/22/2012	2010 TD 008387	PAYMENT TAX DEEDS	5,915.25
05/22/2012	2010 TD 000965	PAYMENT TAX DEEDS	885.08

9000015882

Check: 9000015882 05/22/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 8,277.41

*Janet M.
5-22-12*

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
PROBATE
TRAFFIC



COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

5/22/2012

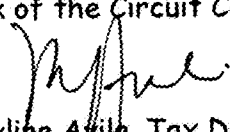
ALABAMA ONE CREDIT UNION
1215 VETERANS MEMORIAL PARKWAY
TUSCALOOSA, AL 35404

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/18/2012 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
08387/2010	10-4851-025	9/04/2012	814.36

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

By: 
Maryline Avila, Tax Deeds Division

Enclosure