

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
C/O US BANK AS CUSTODIAN  
CINCINNATI, Ohio, 45264-5051**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
10853	13-0837-590	06/01/2010	00-0S0-080 SUITE 7 CARLTON PALMS CONDOMINIUM ALSO .0086980% INT IN COMMON ELEMENTS OR 4092 P 1079 CA 69

**2011 TAX ROLL**

SOUTHERN STATES CREDIT &  
COLLECTIONS BUREAU INC  
1480 TERRELL MILL RD SE STE F  
MARIETTA , Georgia 30067-6050

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)  
Applicant's Signature

04/05/2012  
Date

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 10853** , 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: 13-0837-590**

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

**Property Owner:**  
SOUTHERN STATES CREDIT & COLLECTIONS BUREAU INC  
1480 TERRELL MILL RD SE STE F  
MARIETTA , GEORGIA 30067-6050

**Legal Description:** 00-0S0-080

SUITE 7 CARLTON PALMS CONDOMINIUM ALSO .0086980% INT IN COMMON ELEMENTS OR 4092 P 1079 CA 69

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
2011	10452.0000	06/01/11	\$1,510.41	\$0.00	\$75.52	\$1,585.93
2010	10853	06/01/10	\$1,660.79	\$0.00	\$159.16	\$1,819.95

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(     %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

	\$3,405.88
	\$0.00
	\$928.28
	\$150.00
	\$75.00
	\$4,559.16
	\$4,559.16
	\$6.25

\*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale:

\* 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 010853



00004795842

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9289

May 31, 2012

SUITE 7, CARLTON PALMS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 822, AS AMENDED IN OFFICIAL RECORDS BOOK 3769, PAGE 212 AND OFFICIAL RECORDS BOOK 4060, PAGE 194, 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, AS AMENDED, APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF CARLTON PALMS.

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

12-191

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 9289

May 31, 2012

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-31-1992, through 05-31-2012, and said search reveals the following:

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

Southern States Credit & Collections Bureau, Inc. FKA Florida Credit and Collections Bureau, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

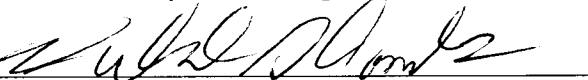
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 31, 2012

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

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



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

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

6/4/2012

HANCOCK BANK  
ATTN: VICKI STOGNER  
PO BOX 591  
BATON ROUGE, LA 70821-9976

12-191

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 5/23/2012 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
10853/2010	13-0837-590	9/04/2012	738.61

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

By:   
Maryline Avila, Tax Deeds Division

Enclosure

### Buildings

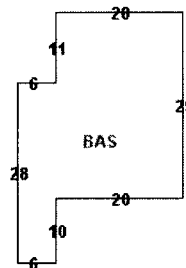
**Building 1 - Address:224 E GARDEN ST 7, Year Built: 1973, Effective Year: 1984**

#### Structural Elements

**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-BRICK-FACE**  
**NO. PLUMBING FIXTURES-3.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-STEEL TRUSS/FRM**  
**ROOF COVER-BLT UP MTL/GYP**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-CARPET**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

Areas - 748 Total SF

**BASE AREA - 748**



### Images

None

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



# Chris Jones

## Escambia County Property Appraiser

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

[Back](#)



**Navigate Mode**

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 000S008006570001 <b>Account:</b> 130837590 <b>Owners:</b> SOUTHERN STATES CREDIT & COLLECTIONS BUREAU INC <b>Mail:</b> 1480 TERRELL MILL RD SE STE F MARIETTA, GA 30067-6050 <b>Situs:</b> 224 E GARDEN ST 7 32502 <b>Use Code:</b> CONDOMINIUM <b>Taxing Authority:</b> DOWNTOWN, PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		<b>2011 Certified Roll Assessment</b> <b>Improvements:</b> \$41,420 <b>Land:</b> \$10 <b>Total:</b> \$41,430 <b>Save Our Homes:</b> \$0  <a href="#">Disclaimer</a>  <a href="#">Amendment 1 Calculations</a>												
<b>Sales Data</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>01/1997</td> <td>4092</td> <td>1079</td> <td>\$62,900</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)	01/1997	4092	1079	\$62,900	WD	<a href="#">View Instr</a>	<b>2011 Certified Roll Exemptions</b> None  <b>Legal Description</b> SUITE 7 CARLTON PALMS CONDOMINIUM ALSO .0086980% INT IN COMMON ELEMENTS...  <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)									
01/1997	4092	1079	\$62,900	WD	<a href="#">View Instr</a>									
<b>Parcel Information</b> <a href="#">Restore Map</a> <a href="#">Get Map Image</a> <a href="#">Launch Interactive Map</a>														
<b>Section Map Id:</b> CA069  <b>Approx. Acreage:</b> 4.0100  <b>Zoned:</b> C-2A														



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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1406598	Receipt Date	04/30/2012
Case Number	2010 TD 010853		
Description	PPF HOLDINGS III LTD VS		
Action	TAX DEED APPLICATION		
Judge			
Received From	PPF HOLDINGS III LTD		
On Behalf Of	PPF HOLDINGS III LTD		

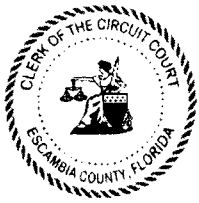
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932506

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 11:18:57

Comments



**Print Date:**

4/30/2012 11:18:12

AM

Transaction #: **932506**

Receipt #: **201226088**

Cashier Date: **4/30/2012 11:18:12 AM (MAVILA)**

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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 04/30/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

#### 1 Payments




CLERK

\$401.00

#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items

 (MISCFEE) MISCELLANEOUS FEES TAX CERT#10853 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

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



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

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

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

**Case # 2010 TD 010853**

**Redeemed Date 05/23/2012**

**Name HANCOCK BANK ATTN: VICKI STOGNER PO BOX 591 BATON ROUGE, LA 70821-9976**

Clerk's Total = TAXDEED	\$431.08
Due Tax Collector = TAXDEED	\$4,913.60
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

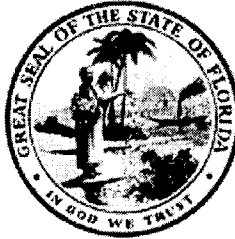
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406598 Date: 04/30/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406598 Date: 04/30/2012	60.00	0.00	
05/04/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/23/2012	TAXDEED	TAX DEED CERTIFICATES(POSTAGE REFUND) Receipt: 1415067 Date: 05/23/2012	60.00	0.00	
05/23/2012	TAXDEED	TAX DEED CERTIFICATES(COPIES REFUND) Receipt: 1415067 Date: 05/23/2012	40.00	0.00	
05/23/2012	TAXDEED	TAXDEED Clerk's Total Receipt: 1415067 Date: 05/23/2012	431.08	0.00	
05/23/2012	TAXDEED	TAXDEED Due Tax Collector Receipt: 1415067 Date: 05/23/2012	4,913.60	0.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$5,785.68	\$5,785.68	\$0.00	\$0.00
	<b>TOTAL</b>	<b>\$5,845.68</b>	<b>\$5,845.68</b>	<b>\$0.00</b>	<b>\$0.00</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  
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 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 010853**

**Redeemed Date 05/23/2012**

**Name HANCOCK BANK ATTN: VICKI STOGNER PO BOX 591 BATON ROUGE, LA 70821-9976**

Clerk's Total = TAXDEED	\$431.08
Due Tax Collector = TAXDEED	\$4,913.60
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

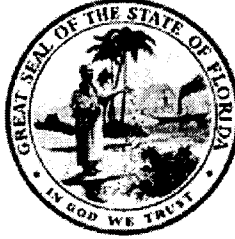
• For Office Use Only

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05/04/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/23/2012	TAXDEED	TAX DEED CERTIFICATES(POSTAGE REFUND) Receipt: 1415067 Date: 05/23/2012	60.00	0.00	
05/23/2012	TAXDEED	TAX DEED CERTIFICATES(COPIES REFUND) Receipt: 1415067 Date: 05/23/2012	40.00	0.00	
05/23/2012	TAXDEED	TAXDEED Clerk's Total Receipt: 1415067 Date: 05/23/2012	431.08	0.00	
05/23/2012	TAXDEED	TAXDEED Due Tax Collector Receipt: 1415067 Date: 05/23/2012	4,913.60	0.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$5,785.68	\$5,785.68	\$0.00	\$0.00
	<b>TOTAL</b>	<b>\$5,845.68</b>	<b>\$5,845.68</b>	<b>\$0.00</b>	<b>\$0.00</b>

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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**COUNTY OF ESCAMBIA  
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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: 130837590 Certificate Number: 010853 of 2010**

**Payor: HANCOCK BANK ATTN: VICKI STOGNER PO BOX 591 BATON ROUGE, LA 70821-9976  
Date 05/23/2012**

Clerk's Check #	38000572	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$4,913.60
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,444.68

**ERNIE LEE MAGAHA**  
Clerk of the Circuit Court

Received By:  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1415067	Receipt Date	05/23/2012
Case Number	2010 TD 010853		
Description	PPF HOLDINGS III LTD VS		
Action	TAX DEED REDEMPTION		
Judge			
Received From	HANCOCK BANK		
On Behalf Of	PPF HOLDINGS III LTD		

Total Received	5,444.68
Net Received	5,444.68
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	5,444.68	38000572	

Receipt Applications	Amount
Holding	5,444.68

Deputy Clerk:	mavila	Transaction Date	05/23/2012 10:13:43
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Comments

From: (225) 667-7081  
Vicki Stogner  
HANCOCK BANK  
525 Florida Ave SW

Origin ID: BTRA



Denham Springs, LA 70726

SHIP TO: (850) 438-6500 **BILL SENDER**  
**ESCAMBIA COUNTY TAX COLLECTOR**

213 PALAFOX PL

PENSACOLA, FL 32502

Ship Date: 21MAY12  
ActWgt: 1.0 LB  
CAD: 100017554/INET3250

Delivery Address Bar Code



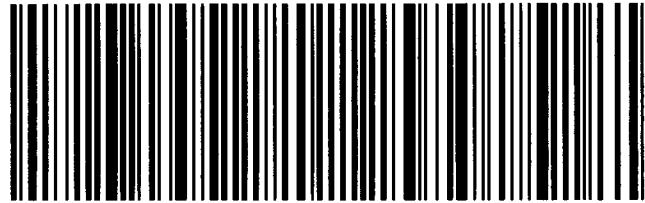
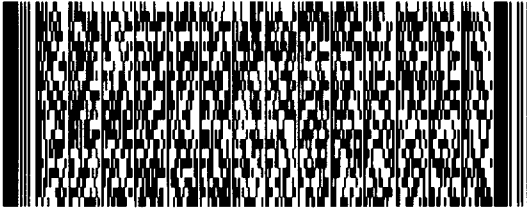
Ref # 3800 LA  
Invoice #  
PO #  
Dept # Vicki Stogner

TUE - 22 MAY A2  
STANDARD OVERNIGHT

TRK# 7935 8808 8202  
0201

**XH PNSA**

32502  
FL-US  
BFM



512G3B1A4/A278

**After printing this label:**

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

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

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$500, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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: 130837590 Certificate Number: 010853 of 2010

Redemption ☐ Yes ☒ No 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="05/23/2012"/>
Months	<input type="text" value="5"/>	<input type="text" value="1"/>
Tax Collector	<input type="text" value="\$4,559.16"/>	<input type="text" value="\$4,559.16"/>
Tax Collector Interest	<input type="text" value="\$341.94"/>	<input type="text" value="\$68.39"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$4,913.60"/>	<input type="text" value="\$4,640.05"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$30.08"/>	<input type="text" value="\$6.02"/>
Total Clerk	<input type="text" value="\$431.08"/>	<input type="text" value="\$407.02"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$5,444.68"/>	<input type="text" value="\$5,047.07"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$397.61 + 120 + 221 = 738.61"/>

Notes

**Submit**

**Reset**

**Print Preview**



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

Bank of America



PENSACOLA, FLORIDA

63-27  
 631

9000015901

VOID AFTER 6 MONTHS

PAY

\*SEVEN HUNDRED THIRTY EIGHT AND 61/100

HANCOCK BANK

TO THE ORDER OF HANCOCK BANK  
 ATTN: VICKI STOGNER  
 P O BOX 591  
 BATON ROUGE, LA 70821

DATE

AMOUNT

05/29/2012

738.61

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015901⑈ ⑆063100277⑆ 898033991356⑈

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

9000015901

Date	Case Number	Description	Amount
05/29/2012	2010 TD 010853	PAYMENT TAX DEEDS	738.61

9000015901

Check: 9000015901 05/29/2012 HANCOCK BANK

Check Amount: 738.61

**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

5/30/2012

PPF HOLDINGS III LTD  
C/O US BANK AS CUSTODIAN  
PO BOX 645051  
CINCINNATI, OH 45264

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following properties represented by the numbered certificates below. These properties were 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
06501/2010	09-3792-080	8/06/2012	401.00	6.02	407.02
10853/2010	13-0837-590	9/04/2012	401.00	6.02	407.02
12172/2010	15-4104-000	9/04/2012	401.00	6.02	407.02
04572/2010	07-0461-025	8/06/2012	401.00	6.02	407.02
06649/2010	09-4528-404	8/06/2012	401.00	6.02	407.02
TOTAL				\$2,035.10	

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

9000015902

63-27  
631

PAY

\*THIRTY THOUSAND THREE HUNDRED TWENTY AND 30/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

05/29/2012

30,320.30

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015902⑈ ⑆063100277⑆ 898033991356⑈

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

9000015902

Date	Case Number	Description	Amount
05/29/2012	2010 TD 012171	PAYMENT TAX DEEDS	5,679.83
05/29/2012	2010 TD 006649	PAYMENT TAX DEEDS	6,053.13
05/29/2012	2010 TD 004572	PAYMENT TAX DEEDS	5,955.29
05/29/2012	2010 TD 010853	PAYMENT TAX DEEDS	4,640.05
05/29/2012	2010 TD 012172	PAYMENT TAX DEEDS	4,896.13
05/29/2012	2010 TD 006501	PAYMENT TAX DEEDS	3,095.87

9000015902

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

Check Amount: 30,320.30

*Donna M.*  
5-30-12

NOW, THEREFORE, for valuable consideration granted by Assignee to Assignor, receipt of which is hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment of Note, Mortgage and Collateral Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in the Note, Mortgage and Collateral Documents, including all of Assignor's right to receive payments of principal and interest under the Note. Concurrently herewith, Assignor has endorsed to Assignee, without recourse, the Note.
2. All Other Loan Documents. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all Assignor's right, title and interest in all other documents or agreements entered into by Peoples First (or its predecessor) in connection with or related to the loan evidenced by the Note, Mortgage and Collateral Documents (hereinafter referred to collectively as the "Loan"). In this Assignment, the Note, the Mortgage, the Collateral Documents, and all other documents evidencing or securing the Loan are referred to collectively as the "Loan Documents."
3. Assignment of Claims. Assignor hereby unconditionally grants, transfers, and assigns to Assignee all of Assignor's right, title and interest in and to the Claims.
4. Representations and Warranties. In accordance with the Act, Assignor has full power to sell and assign the Loan Documents to the Assignee. Assignor has made no prior assignment or pledge of the Loan Documents. This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.
5. Successors and Assigns. This Assignment shall inure to the benefit of the successors and assigns of Assignor and Assignee, and be binding upon the successors and assigns of Assignor and Assignee.

IN WITNESS WHEREOF, Assignor has executed this Assignment to Assignee as of May 18, 2010.

**FEDERAL DEPOSIT INSURANCE CORPORATION,  
AS RECEIVER FOR PEOPLES FIRST COMMUNITY  
BANK, PANAMA CITY, FLORIDA**, organized under the  
laws of the United States of America

By: *Lisa L. Jones*

Name: Lisa L. Jones  
Title: Attorney-in-Fact

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of May, 2010, within my jurisdiction, the within named Lisa L. Jones, who (check one) X is personally known to me or \_\_\_\_\_ has provided me with (insert type of identification) \_\_\_\_\_ as satisfactory evidence that he/she is the person who executed this instrument and who acknowledged that she is the attorney in fact of the **FEDERAL DEPOSIT INSURANCE CORPORATION**, in its capacity as the **RECEIVER OF PEOPLES FIRST COMMUNITY BANK, PANAMA CITY, FLORIDA**, a corporation organized under the laws of the United States of America, and that for and on behalf of the said corporation, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



*Shane H. Hutchinson*  
Notary Public, Acting in the State and County Aforesaid  
(Print Name) Shane H. Hutchinson  
My Commission Expires: (See Notary Seal)  
My Commission Number is: (See Notary Seal)

**RECORD & RETURN TO:**

**Hancock Bank**  
**ATTN: Lending Services**  
**P O Box 4020**  
**Gulfport, MS 39502**

PREPARED BY: Laurie Russell  
LOAN # 3722618

**ASSIGNMENT OF NOTE, MORTGAGE AND LOAN DOCUMENTS**

THIS ASSIGNMENT (this "Assignment") is made effective this 18th day of December 2009, by and between the **FEDERAL DEPOSIT INSURANCE CORPORATION, RECEIVER OF PEOPLES FIRST COMMUNITY BANK, PANAMA CITY, FLORIDA**, organized under the laws of the United States of America ("Assignor"), having an address of 1601 Bryan Street, Suite 1700, Dallas, Texas 75201, Attention: Settlement Manager, and **HANCOCK BANK** ("Assignee") with an address of 2510 14th Street, One Hancock Plaza, 7<sup>th</sup> Floor, Gulfport, Mississippi 39502.

WHEREAS, on December 18, 2009, in accordance with Florida law and the Federal Deposit Insurance Act, 12 U.S.C §1821 *et. seq.* (the "FDIC Act"), the Office of Thrift Supervision closed the operations of Peoples First Community Bank, Panama City, Florida ("Peoples First"), and appointed the Assignor as the receiver of Peoples First.

WHEREAS, in accordance with the Act, the Assignor is empowered to liquidate the assets of Peoples First in order to wind down the affairs of Peoples First.

WHEREAS, on or about December 18, 2009, in accordance with that certain Purchase and Assumption Agreement (Modified Whole Bank, All Deposits) dated December 18, 2009 (the "Purchase Agreement"), by and among the Assignor, Assignee and the Federal Deposit Insurance Corporation ("FDIC"), the Assignor sold certain assets of Peoples First to Assignee, including, but not limited to, the following loan documents and other rights:

A. That certain Promissory Note dated October 14, 2009, executed by Southern States Credit & Collections Bureau, Inc., f/k/a Florida Credit & Collections Bureau, Inc. (the "Borrower"), in the original principal amount of Forty-Nine Thousand Three Hundred Twenty-One and 83/100 Dollars (\$49,321.83) in favor of Peoples First (hereinafter referred to as the "Note");

B. That certain Mortgage dated May 10, 2002, granted by the Borrower to Peoples First, and recorded in Official Records Book 4902, Page 1698, all of the public records of Escambia County, Florida, with respect to the real property described therein (hereinafter collectively referred to as the "Mortgage"), which Mortgage secures the repayment of the Note;

C. That certain Business Loan Agreement dated October 14, 2009, by and between Peoples First and Borrower (hereinafter referred to as the "Loan Agreement");

D. That certain Commercial Guaranty dated October 14, 2009, from Robert W. Lowell, in favor of Peoples First (hereinafter referred to as the "Guaranty");

E. That certain UCC-1 Financing Statement from Borrower, as Debtor, filed in the Florida Secured Transaction Registry on N/A, bearing Instrument No. \_\_\_\_\_, of the public records of Secretary of State, Florida; and that certain UCC-1 Financing Statement from Borrower, as Debtor, and recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the public records of \_\_\_\_\_ County, Florida (hereinafter collectively referred to as the "Financing Statements");

F. That certain Loan Policy of Title Insurance dated May 14, 2002, issued by First American Title Insurance Company, Loan Policy #FA-36-691120, in the amount of \$70,500.00 (hereinafter referred to as the "Title Policy");

G. That certain Assignment of Rents from Florida Credit & Collections Bureau, Inc., dated May 10, 2002, and recorded in Official Record Book 4902, Page 1705, of the public records of Escambia, County, Florida (hereinafter referred to as the "Assignment of Rents");

H. Any and all claims, actions, causes of action, choses of action, judgments, demands, rights, damages and liens, together with the right to seek reimbursement of attorney's fees, costs or other expenses of any nature whatsoever, whether known or unknown, arising from, relating to or based upon that certain loan evidenced by the Note and Mortgage above, and/or which are the subject matter of the action filed in the N/A Court, \_\_\_\_\_ County, case-styled \_\_\_\_\_, Case Number \_\_\_\_\_ (the "Claims").

The documents identified in paragraph(s) C, D, F and G above are hereinafter collectively referred to as the "Collateral Documents."

**MORTGAGE  
(Continued)**

Page 6

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

**Grantor.** The word "Grantor" means Florida Credit & Collections Bureau, Inc..

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

**Lender.** The word "Lender" means Peoples First Community Bank, its successors and assigns.

**Mortgage.** The word "Mortgage" means this Mortgage between Grantor and Lender.

**Note.** The word "Note" means the promissory note dated May 10, 2002, in the original principal amount of \$70,500.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.**

**GRANTOR:**

**FLORIDA CREDIT & COLLECTIONS BUREAU, INC.**

By: 

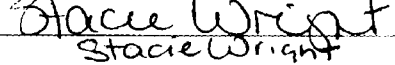
Robert W. Lowell, President of Florida Credit & Collections Bureau, Inc.

**WITNESSES:**

x

  
Teri L. Parsons

x

  
Stacie Wright

**RECORD & RETURN TO**  
First American Title Insurance Co.  
2065 Airport Blvd., Suite 200  
Pensacola, FL 32504 1005-17142

DR BK 4902 PG1698  
Escambia County, Florida  
INSTRUMENT 2002-964378

**RECORDATION REQUESTED BY:**

Peoples First Community Bank  
CORPORATE CENTER  
PO Box 59950  
1022 W 23rd St.  
Panama City, FL 32412

NOTE: DOC STAMPS PD @ ESC CO \$ 246.75  
05/14/02 ENNIE LEE WRIGHT, CLERK  
By: *[Signature]*  
INTANGIBLE TAX PD @ ESC CO \$ 141.00  
05/14/02 ENNIE LEE WRIGHT, CLERK  
By: *[Signature]*

**WHEN RECORDED MAIL TO:**

Peoples First Community Bank  
CORPORATE CENTER  
PO Box 59950  
1022 W 23rd St.  
Panama City, FL 32412

This Mortgage prepared by:

Name: Phillip D. Hutchison, Jr., An employee of:  
Company: Peoples First Community Bank  
Address: PO Box 59950, Panama City, FL 32412

**MORTGAGE**

THIS MORTGAGE dated May 10, 2002, is made and executed between Florida Credit & Collections Bureau, Inc.; A Florida Corporation (referred to below as "Grantor") and Peoples First Community Bank, whose address is PO Box 59950, 1022 W 23rd St., Panama City, FL 32412 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

Suite 7, CARLTON PALMS, a CONDOMINIUM according to the Declaration of Condominium recorded in Official Records Book 3714, Page 822 as amended in Official Records Book 3769, Page 212 and Official Records Book 4060, Page 194 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, as amended, appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Carlton Palms.

The Real Property or its address is commonly known as 224 E. Garden Street Suite 7, Pensacola, FL 32501. The Real Property tax identification number is 00-05-00-9007-570-049

**CROSS-COLLATERALIZATION.** In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$70,500.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

OR BK 4092 PG1080  
Escambia County, Florida  
INSTRUMENT 97-356314  
RCD Jan 21, 1997 09:36 am  
Escambia County, Florida

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-356314

The foregoing instrument was acknowledged before me this 17th day of January, 1997, by Thomas Solose as Vice President of Carlton Palms Hotel, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

Sara K. Braslow  
Notary Public



SARA K. BRASLOW  
COMMISSION # CC 522297  
EXPIRES MAR 20, 2000  
BONDED THRU  
ATLANTIC BONDING CO., INC.



10-50  
0/6/80

This instrument prepared by:  
**DENIS A. BRASLOW**  
Attorney at Law  
220 S. Palafox Street  
Pensacola, FL 32501

OR BK 4092 PG 1079  
Escambia County, Florida  
INSTRUMENT 97-356314

DEED DOC STAMPS PD @ ESC CO \$ 440.30  
01/21/97 ERMIE LEE HARRIS, CLERK  
By: *Ernie Lee Harris*

**STATUTORY  
WARRANTY DEED**

Property Appraisers Parcel  
Identification No.  
00-08-00-9007-570-049

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**THIS INDENTURE**, made this 17th day of January, 1997, between **CARLTON PALMS HOTEL, INC.**, a Florida corporation, whose address is 224 East Garden Street, Pensacola, FL 32501, "Grantor", and Florida Credit & Collections Bureau, Inc., whose address is 5307 Ford Mountain Road, Blaireville, GA 30512, "Grantee".

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

SUITE 7, CARLTON PALMS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 822, AS AMENDED IN OFFICIAL RECORDS BOOK 3769, PAGE 212 AND OFFICIAL RECORDS BOOK 4060, PAGE 194, 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, AS AMENDED, APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF CARLTON PALMS.

**SUBJECT** to (i) taxes for the current year; (ii) applicable zoning ordinances; (iii) Easement to Gulf Power Company recorded in O. R. Book 699, Page 143; (iv) Limited Access rights recorded in O. R. Book 1043, Page 212; and (v) Covenants, conditions, restrictions, liens, easements, terms and other provisions contained in that certain Declaration of Condominium and other condominium instruments, and the rights of other condominium unit owners in and to a proportionate share of the common elements of the Condominium of Carlton Palms, recorded in O. R. Book 3714 at Page 822 and amended in O. R. Book 3769 at Page 0212, all of the public records of Escambia County, Florida, which contain Easements, Special Assessments, and Rights of First Refusal.

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

**GRANTOR AND GRANTEE** are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Sara K. Braslow*  
Sara K. Braslow  
*Denis A. Braslow*  
Denis A. Braslow

Carlton Palms Hotel, Inc.,  
a Florida corporation

*Thomas Solose*  
By: **THOMAS SOLOSE**  
Its: Vice President

# 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.: 13-0837-590

CERTIFICATE NO.: 2010-10853

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

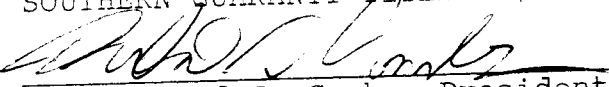
         X   Notify City of Pensacola, P.O. Box 12910, 32521  
         X   Notify Escambia County, 190 Governmental Center, 32502  
         X   Homestead for        tax year.

Southern States Credit & Collections Bureau, Inc.  
fka Florida Credit & Collections Bureau, Inc.  
Attn: Robert Lowell  
1480 Terrell Mill Rd. SE, Ste F  
Marietta, GA 30067-6050  
and  
224 E. Garden St. Ste 7  
Pensacola, FL 32502

Hancock Bank  
2510 14th St.  
One Hancock Plaza, 7th Floor  
Gulfport, MS 39502

Certified and delivered to Escambia County Tax Collector,  
this 31st day of May, 2012.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9289

May 31, 2012

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

1. Mortgage executed by Florida Credit and Collections Bureau, Inc. to Peoples First Community Bank, dated 05/10/2002 and recorded in Official Record Book 4902 on page 1698 of the public records of Escambia County, Florida. given to secure the original principal sum of \$70,500.00 Assignment of REnts and Leases recorded in O.R. Book 4902, page 1705. Assignment to Hancock Bank recorded in O.R. Book 6602, page 609.
2. Taxes for the year 2009-2010 delinquent. The assessed value is \$41,430.00. Tax ID 13-0837-590.

**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.