

**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

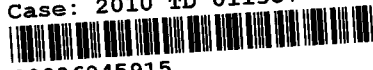
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## 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 011387



00026045915

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 25, 2012 / 120311**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 11387** , 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: 14-1369-000**

**Certificate Holder:**  
WELLS FARGO BANK OBO TAX LIEN SECURITIZATION TRUST  
PO BOX 741307  
ATLANTA, GEORGIA 30384-1307

**Property Owner:**  
WELLS HELEN E  
1901 E LEE ST  
PENSACOLA , FLORIDA 32503

**Legal Description:** 00-0S0-090  
LTS 1 2 BLK 166 NEW CITY TRACT DB 152 P 166 CA 40

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	11387	06/01/10	\$609.91	\$0.00	\$30.50	\$640.41

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	10946.0000	06/01/11	\$626.09	\$6.25	\$31.30	\$663.64

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

\$1,304.05
\$0.00
\$582.47
\$150.00
\$75.00
\$2,111.52
\$2,111.52
\$27,609.50
\$6.25

\*Done this 25th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

*Dorinda N. Johnson*

Date of Sale: January 7, 2013

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**WELLS FARGO BANK OBO TAX LIEN  
SECURITIZATION TRUST  
PO BOX 741307  
ATLANTA, Georgia, 30384-1307**

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>
11387	14-1369-000	06/01/2010	00-0S0-090 LTS 1 2 BLK 166 NEW CITY TRACT DB 152 P 166 CA 40

**2011 TAX ROLL**

WELLS HELEN E  
1901 E LEE ST  
PENSACOLA , Florida 32503

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.

wfremic10 (Shane Leach)

Applicant's Signature

04/25/2012

Date

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

12.042

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 9462

July 6, 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 07-05-1992, through 07-05-2012, and said search reveals the following:

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

Helen E. Wells AKA Helen S. Wells

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: 

July 6, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9462

July 6, 2012

**Lot 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida,  
according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9462

July 6, 2012

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

1. Mortgage executed by Helen E. Wells AKA Helen S. Wells to Stephen F. Ritz, dated 06/23/1998 and recorded in Official Record Book 4288 on page 1583 of the public records of Escambia County, Florida. given to secure the original principal sum of \$75,000.00 Assignment to Stephen F. and Louise B. Ritz as Trustees of the Ritz Living Trust dated 02-03-2011 recorded in O.R. Book 6804, page 974.
2. Judgment filed by First Select Corp. recorded in O.R. Book 6183, page 325.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$52,219.00. Tax ID 14-1369-000.

**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.

# 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: 11-5-2012

TAX ACCOUNT NO.: 14-1369-000

CERTIFICATE NO.: 2010-11387

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521

X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2011 tax year.

Helen E. Wells aka  
Helen S. Wells  
1901 E. Lee St.  
Pensacola, FL 32503

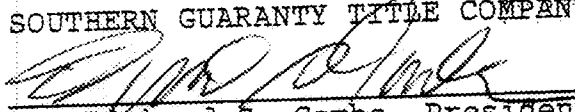
First Select Corp.  
P.O. Box 9104  
Pleasanton, CA 94566

Stephen F. and Louise B. Ritz as  
Trustees of the Ritz Living Trust  
dated 2-3-11  
3773 DeLoach St.  
Pensacola, FL 32514

William H. Wells, Jr.  
A-I-F for Helen S. Wells  
1901 E. Lee St.  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 13th day of July, 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.

DB 152  
166

SAVES PRINTING CO., TALLAHASSEE, FLA. 32306-2200

INDEXED

No. 10197 ✓  
(.50¢ Govt. Stamps)  
(.50¢ State Stamps)  
Filed for Record 12th day of Jan. A. D. 1939 at 11:00A.M.

**State of Florida**  
**Escambia County**

**WARRANTY DEED**

Know all Men by these Presents, That We, William H. Wells and Helen Elizabeth Wells, his wife

for and in consideration of One Dollar (\$1.00) and other good and valuable considerations ~~DOLLARS~~

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Helen Elizabeth Wells,

her  
heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in

the Escambia County of Florida State of Florida to-wit:  
Lots 1 & 2 - Blk 166 - New City Tract.



Return to: (enclose self-addressed stamped envelope)

Name: Margaret Barrett  
Address: Gulf Coast Building Contractors, Inc.  
1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

This Instrument Prepared by:  
Margaret Barrett  
Address: Gulf Coast Building Contractors, Inc.  
1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

Property Appraiser's Parcel Identification (Folio) Number(s):  
00-05-00-9025-001-166

MORTGAGE DEED

OR BK 4288 PG1583  
Escambia County, Florida  
INSTRUMENT 98-507949

MTG. DOC. STAMPS PD @ ESC CO \$ 262.50  
07/31/98 ERNIE LEE MARGHA, CLERK  
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 150.00  
07/31/98 ERNIE LEE MARGHA, CLERK  
By: *[Signature]*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street  
Pensacola, FL 32503

and Stephen F. Ritz  
1010 N. 12th Avenue, Pensacola, FL 32501  
called the Mortgagee,

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Seventy Five Thousand and no/100 Dollars (\$75,000.00) Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia State of Florida to-wit:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than \$ 75,000.00, and windstorm insurance in the amount of \$ 75,000.00, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

(Page 1 of 2 pages)

of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.  
IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Us:

Margaret Barrett

Harison Wells

Helen S. Wells  
Helen S. Wells

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23th day of June, 1998  
by Helen S. Wells

who is/are personally known to me or ~~who has/have produced~~

as identification and who did take an oath.

My Commission expires:

(Seal)

Michael F. Fitz

Notary Public  
Serial Number:

**MICHAEL F. FITZ**  
Notary Public-State of FL  
Comm. Exp. Mar. 27, 2002  
Comm. No. CC 704819

DR BK 4288 PG1585  
Escambia County, Florida  
INSTRUMENT 98-507949  
RCD Jul 31, 1998 04:33 pm  
Escambia County, Florida

**PROMISSORY NOTE**

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-507949

\$ 75,000.00

Pensacola, Florida

JUNE 23, 1998

FOR VALUE RECEIVED, the undersigned, Helen S. Wells, the Maker, hereby promise to pay to the order of Stephen F. Ritz, the sum of Seventy Five Thousand and no/00 Dollars (\$75,000.00) plus interest at the rate of ten (10%) per cent, per annum, principal and interest due September 30, 1998.

All principal and interest shall be payable in lawful money of the United States of America at 1010 N. 12th Avenue, Pensacola, FL 32501.

The privilege is reserved by Maker to prepay at any time and from time to time without premium, penalty, fee or notice the entire indebtedness or any part thereof.

It is hereby agreed that if default be made in the payment of any payment of principal and interest or any part thereof, then at the option of the holder of this note the principal remaining unpaid with accrued interest shall at once become due and collectable without notice, time being of the essence of this contract, and said principal sum shall bear interest at the rate of ten percent (10%) per annum from such time until paid.

This contract is to be construed in all respects and enforced according to the laws of the State of Florida.

All persons, now or hereafter, becoming parties hereto, as makers, endorsers, guarantors or otherwise, hereby waive demand and protest, and notice of demand, non payment and protest and waive all objections to any extension or renewal of this note, in whole or in part, made at or after maturity, and in case this note is placed with an attorney for collection, agree to pay all attorney fees, charges, costs and all collection costs.

HELEN S. WELLS



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23th day of June, 1998, by Helen S. Wells, who did take an oath and who is personally known to me.

  
Notary Public State of Florida

MICHAEL F. RITZ  
Notary Public State of FL  
Comm. Exp: Mar. 27, 2002  
Comm. No: CC 764219

MORTGAGE MODIFICATION

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS AGREEMENT, made and entered into effective the 1<sup>st</sup> day of June, 2012, by and between STEPHEN F. RITZ, as Trustees of the RITZ LIVING TRUST dated February 3, 2011, First Party, and HELEN S. WELLS, Second Party,

WITNESSETH:

WHEREAS, First Party, by assignment effective February 3, 2011, which assignment is recorded in Official Records Book 6804, Page 974, is the owner and holder of a certain mortgage note executed and delivered by Second Party dated June 23, 1998, in the original amount of \$75,000.00, to Stephen F. Ritz, secured by mortgage of the same date, which is recorded in Official Records Book 4288, Pages 1583-1585, Public Records of Escambia County, Florida, encumbering the property described as follows:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

WHEREAS, the aforesaid note and mortgage, as heretofore modified and renewed, and the parties are willing to modify and extend same as herein provided; and

WHEREAS, Second Party is still the owner of the mortgaged premises;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and mutual benefits to the parties, including the lending of additional money and extension of said obligations, and other good and valuable consideration, receipt of which is hereby acknowledged, it is mutually agreed by and between the parties hereto as follows:

1. That the principal and accrued interest of the aforesaid mortgage note is \$150,000.00, as of June 1, 2012, and interest thereon shall commence to accrue as of June 1, 2012.
2. That the interest rate in said original note is changed to 5.0%, fixed rate, the monthly payments of principal and interest on said original note are changed to \$1,186.19 per month beginning July 1, 2012 and continuing at that rate until fully paid. The entire balance on the aforesaid note will be paid in full over a period of 180 months commencing July 1, 2012.
3. That all terms, covenants and conditions in original note and mortgage, which are not inconsistent with this Agreement are hereby ratified and declared to be in full force and effect.
4. Second Party does hereby warrant and represent to First Party that the lien of said mortgage, and as modified by this Agreement, is a valid first lien upon the property described therein and that there is no second mortgage or other subsequent lien, right, or claim of lien, outstanding against the property described in the said mortgage.
5. That it is not intended that this Agreement constitute the creation of a new debt, nor the extinguishment of the debt evidenced by said note and mortgage, nor does it in anyway

affect or impair the lien of said mortgage, which lien is a valid and existing first lien on the property described in said mortgage.

6. That this Agreement shall be binding upon and inure to the benefits of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto as of the day and year first above written.

RITZ LIVING TRUST

Signed, sealed and delivered in the presence of:

By [Signature]  
STEPHEN F. RITZ, Trustee

[Signature]  
Joy Lasseter

[Signature]  
Polly Creekmore  
STATE OF FLORIDA

[Signature]  
HELEN S. WELLS, by WILLIAM H. WELLS, JR., her Attorney-in-fact

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8th day of June, 2012, by Stephen F. Ritz, as Trustee of RITZ LIVING TRUST, on behalf of the trust, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Printed Name:  
Notary Public, State of  
My Commission Expires:

(Notary Seal)

Tonya Oates  
Notary Public, State of FL  
Commission Expires 10/08/12  
Commission # LD029436

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

8th The foregoing instrument was acknowledged before me this June day of June, 2012, by William H. Wells, Jr. as Attorney-in-fact for Helen S. Wells, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Name:  
Printed Name of Notary  
Notary Public, State of  
My Commission Expires:

(Notary Seal)

Tonya Oates  
Notary Public, State of FL  
Commission Expires 10/08/12  
Commission # LD029436

PROMISSORY NOTE MODIFICATION AGREEMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS PROMISSORY NOTE MODIFICATION AGREEMENT, made and entered into effective June 1, 2012, by and between STEPHEN F. RITZ, as Trustee of the RITZ LIVING TRUST dated February 3, 2011, First Party, and HELEN S. WELLS, Second Party,

WITNESSETH:

WHEREAS, First Party, by assignment effective February 3, 2011, which assignment is recorded in Official Records Book 6804, Page 974, is the owner and holder of a certain mortgage note executed and delivered by Second Party dated June 23, 1998, in the original amount of \$75,000.00, to Stephen F. Ritz, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Promissory Note")

WHEREAS, the Promissory Note has been secured by mortgage of the same date, which is recorded in Official Records Book 4288, Pages 1583-1585, Public Records of Escambia County, Florida, encumbering the property described as follows:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

WHEREAS, as additional sums have been loaned to Second Party and the maturity date for the Promissory Note has been extended and therefore no default exists thereon;

WHEREAS, the First Party and Second Party desire to modify the Promissory Note; and

WHEREAS, Second Party is still the owner of the mortgaged premises;

NOW, THEREFORE, in consideration of mutual covenants and agreements herein contained and the mutual benefits to the parties, including the lending of additional money and extension of said obligations, and other good and valuable consideration, receipt of which is hereby acknowledged, it is mutually agreed by and between the parties hereto as follows:

1. That the principal and accrued interest owed on the aforesaid Promissory Note is \$150,000.00, as of June 1, 2012, and interest thereon shall commence as of June 1, 2012.

2. That the interest rate in said original Promissory Note is to be changed to 5.0%, fixed rate, the monthly payments of principal and interest on said original Promissory Note are changed to \$1,186.19 per month beginning July 1, 2012, and continuing at that rate until fully paid. The entire balance on the aforesaid note will be paid in full over a period of 180 months commencing July 1, 2012.

3. That all terms, covenants and conditions in original Promissory Note, which are not inconsistent with this Agreement, are hereby ratified and declared to be in full force and effect.

4. That it is not intended that this Agreement constitute

the creation of a new debt, nor the extinguishment of the debt evidenced by said original Promissory Note, nor does it in anyway affect or impair the lien of said mortgage, which lien is a valid and existing first lien on the property described in said mortgage.

5. That this Agreement shall be binding upon and inure to the benefits of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto as of the day and year first above written.

RITZ LIVING TRUST

By [Signature]  
STEPHEN F. RITZ, Trustee

HELEN S. WELLS William H. Wells, Jr.  
HELEN S. WELLS, by WILLIAM H. WELLS, JR., her Attorney-in-fact

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8<sup>th</sup> day of June, 2012, by Stephen F. Ritz, as Trustee of RITZ LIVING TRUST, on behalf of the trust, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Printed Name:  
Notary Public, State of  
My Commission Expires:

(Notary Seal) Tony Oakes  
Notary Public, State of FL  
Commission Expires 10/26/12  
Commission # D0628438

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

8<sup>th</sup> The foregoing instrument was acknowledged before me this June day of June, 2012, by William H. Wells, Jr. as Attorney-in-fact for Helen S. Wells, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Name:  
Printed Name of Notary  
Notary Public, State of  
My Commission Expires:

(Notary Seal) Tony Oakes  
Notary Public, State of FL  
Commission Expires 10/26/12  
Commission # D0628438

### Assignment and Mortgage

This Agreement made by and between STEPHEN F. Ritz and LOUISE B. RITZ ("Trustors") and STEPHEN F. RITZ and LOUISE B. RITZ, Trustees, of the RITZ LIVING TRUST, dated February 3, 2011 ("Trustees") is effective February 3, 2011.

WHEREAS, Trustors established a revocable trust ("Trust") for estate planning purposes on February 3, 2011;

WHEREAS, Trustors hereby transfer to STEPHEN F. RITZ and LOUISE B. RITZ, Trustees, of the RITZ LIVING TRUST, dated February 3, 2011 ("Trustees") dated February 3, 2011, all of STEPHEN F. RITZ and LOUISE B. RITZ's individual right title and interest as CREDITORS pursuant to that certain MORTGAGE DEED whereby:

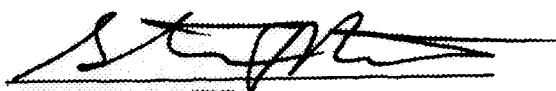
HELEN S. WELLS

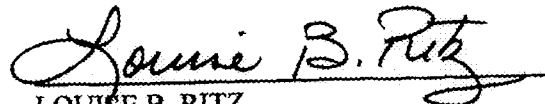
On June 23, 1998 agreed to pay to STEPHEN F. RITZ, as creditor, A copy of said MORTGAGE DEED is attached hereto as EXHIBIT "A" and incorporated by reference, as if set forth, in full, in its entirety.

WHEREAS, Trustors intend that all interest in said referenced MORTGAGE present owned by STEPHEN F. RITZ shall be owned by Trustees.

IN WITNESS WHEREOF, the parties have executed this Assignment of Mortgage on this February 3, 2011.

Trustors and Trustees:

  
STEPHEN F. RITZ

  
LOUISE B. RITZ

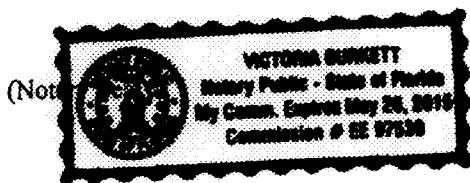
STATE OF FLORIDA )

SS

COUNTY OF ESCAMBIA )

THE FOREGOING INSTRUMENT was acknowledged before me on ~~February 3, 2011~~ <sup>December 30, 2011</sup> by STEPHEN F. RITZ and LOUISE B. RITZ, who have provide a FL Driver's license as identification, who signed this instrument by their free and voluntary act.

  
Notary Public, State of Florida





**EXHIBIT "A" TO MORTGAGE**

**Copy of Original Mortgage**

Executed by Helen S. Wells on June 23, 1998, in favor of STEPHEN F. RITZ, as Creditor

Notes to: (enclose self-addressed stamped envelope)

To: Margaret Barrett  
Gulf Coast Building Contractors, Inc.  
1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

MORTGAGE DEED

OR BK 4288 PG1580

Escambia County, Florida  
INSTRUMENT 98-507948

MTG DOC STAMPS PD & ESC CO \$ 87.50

07/31/98 ERNIE LEE MORRIS, CLERK

By: *[Signature]*

INTANGIBLE TAX PD & ESC CO \$ 50.00

07/31/98 ERNIE LEE MORRIS, CLERK

By: *[Signature]*

This Instrument Prepared by:  
Margaret Barrett  
Gulf Coast Building Contractors, Inc.  
1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

Property Appraiser's Parcel Identification (Folio) Number(s):  
00-0S-00-9025-003-166

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### Mortgage Deed

*(Whenever used herein, the terms "mortgagor" and "mortgages" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Whenever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)*

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street  
Pensacola, FL 32503

and Stephen F. Ritz  
1010 N. 12th Avenue, Pensacola, FL 32501  
called the Mortgagee.

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00)----- Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia State of Florida to-wit:

Lot 3, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than \$ 25,000.00 , and windstorms insurance in the amount of \$ 25,000.00 , approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

(Page 1 of 2 pages)

Return to: (enclose self-addressed stamped envelope)

Name: Margaret Barrett  
Gulf Coast Building Contractors, Inc.  
Address: 1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

This Instrument Prepared by:  
Margaret Barrett  
Gulf Coast Building Contractors, Inc.  
1010 N. 12th Avenue, Suite 201  
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Number(s):  
00-0S-00-9025-001-166

MORTGAGE DEED

OR BK 4288 P01583  
Escambia County, Florida  
INSTRUMENT 98-507949

REG. BOX STAMPS PD & ESC CD \$ 262.50  
07/31/98 ERNIE LEE HANCOCK, CLERK

INTANGIBLE TAX PD & ESC CD \$ 150.00  
07/31/98 ERNIE LEE HANCOCK, CLERK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street  
Pensacola, FL 32503

and Stephen F. Ritz  
1010 N. 12th Avenue, Pensacola, FL 32501  
called the Mortgagee.

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Seventy Five Thousand and no/100 Dollars (\$75,000.00) Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia State of Florida to-wit:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than \$ 75,000.00, and windstorm insurance in the amount of \$ 75,000.00, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

(Page 1 of 2 pages)

AFFIDAVIT OF ATTORNEY-IN-FACT

State of FLORIDA  
County of Escambia

Before me, the undersigned authority, personally appeared, William H. Wells, Jr., (agent) ("Affiant"), who swore or affirmed that:

1. Affiant is the agent named in the Power of Attorney executed by Helen S. Wells on March 12, 2010, a true and accurate copy being attached hereto. The Principal, Helen S. Wells, was of sound mind and of legal age at the time the Power of Attorney was executed.
2. This Power of Attorney is currently exercisable by Affiant. The principal, Helen S. Wells, is domiciled in Pensacola, Escambia County, Florida.
3. To the best of the Affiant's knowledge after diligent search and inquiry:
  - a. The Principal is not deceased;
  - b. Affiant's authority has not been suspended by initiation of proceedings to determine incapacity or to appoint a guardian or guardian advocate; and
  - c. There has been no revocation, partial or complete termination of the Power of Attorney or of Affiant's authority.
4. Affiant is acting within the scope of authority granted in the Power of Attorney by signing the Modification of Promissory Notes and Modification of Mortgage for the Principal's property located at 1901 East Lee Street, Pensacola, Florida 32503 to wit: Lots 1,2 and 3, Block 166, New City Tract, City of Pensacola, Escambia, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.
5. Affiant is aware that the lender and mortgage holder is relying upon this Affidavit to issue the modifications to the Notes and Mortgages as described above.
6. Affiant agrees not to exercise any powers granted by the Power of Attorney if Affiant attains knowledge that it has been revoked, partially or completely terminated or suspended, or is no longer valid because of death or adjudication of incapacity of the Principal.
7. Affiant certifies that Affiant has read this affidavit and completely understands its contents.

William H. Wells Jr  
WILLIAM H. WELLS, JR.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn to (or affirmed) and subscribed before me this 8<sup>th</sup> day of June, 2012, by William H. Wells, Jr., who is personally known to me or who has produced FL W 20-928-26-245-0 as identification.

Tony Oakes

Name:  
Printed Name of Notary  
Notary Public, State of  
My Commission Expires:

Tony Oakes  
Notary Public, State of FL  
Commission Expires 10/31/12  
Commission # DC22428

(Notary Seal)

OR BK 4570 PG1260  
Escambia County, Florida  
INSTRUMENT 2000-743702

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 00-0660-CC-12

FIRST SELECT CORPORATION

Plaintiff,

vs.

HELEN E WELLS,

Defendant(s).

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

2000 JUN 14 A 8 58

FILED AND RECORDED  
CIVIL DIVISION

REC'D Jun 16, 2000 09:03 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-743702

**DEFAULT FINAL JUDGMENT**

THIS CAUSE, having come on to be heard before the Court and the Court  
being advised in the premises, it is

ORDERED and ADJUDGED, that Plaintiff, FIRST SELECT CORPORATION shall  
recover from the Defendant(s), HELEN E WELLS, the sum of \$5933.18 on  
principal, \$346.24 for interest, with costs in the sum of \$115.50 making  
a total of \$6394.92 that shall bear interest at the rate of 10% per year  
for which let execution issue.

ORDERED, in ESCAMBIA County, Florida, this 13 day of June,  
2000.

  
\_\_\_\_\_  
COUNTY COURT JUDGE

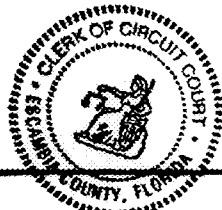
Plaintiff's Address:  
FIRST SELECT CORPORATION, POST OFFICE BOX 9104, PLEASANTON, CA 94566.  
Account No: XXXXXXXXXX

Copies furnished to:  
Flynn LaVrar, Esquire, Zakheim & Associates, P.A., 5310 Northwest 33rd  
Avenue, Suite 100, Fort Lauderdale, Florida 33309


HELEN E WELLS, 1901 E LEE ST, PENSACOLA FL 32503-6135

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 9900015344.00



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

By  DC  
DATE 7/16/2007

**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

9000015993

PAY

\*FORTY FIVE THOUSAND FOUR HUNDRED EIGHTY THREE AND 34/100

JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT

06/19/2012 45,483.34

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015993⑈ ⑆063100277⑆ 898033991356⑈

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

9000015993

Date	Case Number	Description	Amount
06/19/2012	2010 TD 003602	PAYMENT TAX DEEDS	1,437.51
06/19/2012	2010 TD 007689	PAYMENT TAX DEEDS	2,179.33
06/19/2012	2010 TD 011576	PAYMENT TAX DEEDS	4,540.44
06/19/2012	2010 TD 010938	PAYMENT TAX DEEDS	33,363.70
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	2,181.12
06/19/2012	2010 TD 000229	PAYMENT TAX DEEDS	1,781.24

9000015993

Check: 9000015993 06/19/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 45,483.34

*Glenda M.  
6-19-12*

**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

9000016005

\*FOUR HUNDRED THIRTEEN AND 03/100

PAY

WELLS FARGO BANK OBO TAX LIENS  
SECURITIZATION TRUST

TO THE  
ORDER  
OF

WELLS FARGO BANK OBO TAX LIENS SECURITIZATI  
P O BOX 741307  
ATLANTA, GA 30384

DATE AMOUNT

06/19/2012 413.03  
*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016005⑈ ⑆063100277⑆ 898033991356⑈

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

9000016005

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	413.03

9000016005

Check: 9000016005 06/19/2012 WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUST Check Amount: 413.03

**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, FL  
VOID AFTER 6 MONTHS

63-27  
631

9000016002

\*SEVEN HUNDRED FOUR AND 82/100

PAY

RITZ LIVING TRUST

TO THE ORDER OF RITZ LIVING TRUST  
1010 N 12TH AVE  
PENSACOLA, FL 32501

DATE AMOUNT  
06/19/2012 704.82

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016002⑈ ⑆063100277⑆ 898033991356⑈

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

9000016002

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	704.82

210 1000 1  
Check: 9000016002 06/19/2012 RITZ LIVING TRUST

Check Amount: 704.82

9000016002





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

**Tax Deed - Redemption Calculator**  
**Account: 141369000 Certificate Number: 011387 of 2010**

Redemption  Yes   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/07/2013"/>	Redemption Date <input type="text" value="06/15/2012"/> <input checked="" type="checkbox"/>
Months	9	2
Tax Collector	<input type="text" value="\$2,111.52"/>	<input type="text" value="\$2,111.52"/>
Tax Collector Interest	\$285.06	\$63.35
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	<b>\$2,402.83</b>	<b>\$2,181.12</b>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$54.14	\$12.03
<b>Total Clerk</b>	<b>\$455.14</b>	<b>\$413.03</b>
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"/>
<b>Total Redemption Amount</b>	<b>\$2,957.97</b>	<b>\$2,594.15</b>
	Repayment Overpayment Refund Amount	\$363.82 + 120 + 221 = 703.82

Notes  ACTUAL SHERIFF \$80.00 COM FEE \$   
 05/31/2012 gulf Coast building called for quote and wanted to

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

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1423530 Receipt Date 06/15/2012

Case Number 2010 TD 011387

Description WELLS FARGO BANK OBO TAX LIENS VS

Action TAX DEED REDEMPTION

Judge

Received From RITZ LIVING TRUST

On Behalf Of WELLS FARGO BANK OBO TAX LIENS

Total Received	2,957.97
Net Received	2,957.97
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	2,957.97	6609200156	

Receipt Applications	Amount
Holding	2,957.97

Deputy Clerk: nlk Transaction Date 06/15/2012 15:42:45

Comments

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES SEE BACK

0066892  
Office AU # 1124  
1230(B)

Operator I.D.: 6602677 6601452

CASHIER'S CHECK

6609200156

June 15, 2012

PAY TO THE ORDER OF  
\*\*\*CLERK OF THE COURT\*\*\*  
\*\*\*RE: RITZ LIVING TRUST\*\*\*

\*\*\*Two thousand nine hundred fifty-seven dollars and 97 cents\*\*\*

\*\*\*\$2,957.97\*\*\*

WELLS FARGO BANK, N.A.  
21 E GARDEN ST  
PENSACOLA, FL 32501  
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 2,957.97  
*Michael Terry*  
CONTROLLER

⑆6609200156⑆ ⑆121000248⑆4881 513240⑆

**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**

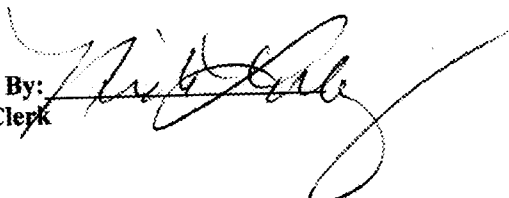
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 141369000 Certificate Number: 011387 of 2010**

**Payor: RITZ LIVING TRUST 1010 N 12TH AVE. PENSACOLA, FL 32501**      **Date 06/15/2012**

Clerk's Check #	6609200156	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$2,402.83
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,957.97

**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>

**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 011387  
 Redeemed Date 06/15/2012**

**Name RITZ LIVING TRUST 1010 N 12TH AVE. PENSACOLA, FL 32501**

Clerk's Total = TAXDEED \$455.14  
 Due Tax Collector = TAXDEED \$2,402.83  
 Postage = TD2 \$60.00  
 ResearcherCopies = TD6 \$40.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1415963 Date: 05/24/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1415963 Date: 05/24/2012	341.00	0.00	
06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/15/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	
06/15/2012	TAXDEED	TAXDEED Due Tax Collector	2,402.83	2,402.83	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$3,198.97	\$341.00	\$0.00	\$2,857.97
	<b>TOTAL</b>	<b>\$3,258.97</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$2,857.97</b>

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

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1415963 Receipt Date 05/24/2012

Case Number 2010 TD 011387

Description WELLS FARGO BANK OBO TAX LIENS VS

Action TAX DEED APPLICATION

Judge

Received From WELLS FARGO BANK OBO TAX LIENS

On Behalf Of WELLS FARGO BANK OBO TAX LIENS

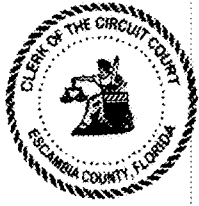
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#938314

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/24/2012 15:52:11

Comments



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



**Print Date:**  
 5/24/2012 3:51:33 PM

Transaction #: 938314  
 Receipt #: 201231791  
 Cashier Date: 5/24/2012 3:51:33 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: 05/24/2012 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#11387 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



# 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	
<b>Reference:</b>	0005009025001166
<b>Account:</b>	141369000
<b>Owners:</b>	WELLS HELEN E
<b>Mail:</b>	1901 E LEE ST PENSACOLA, FL 32503
<b>Situs:</b>	1901 E LEE ST 32503
<b>Use Code:</b>	SINGLE FAMILY RESID <input checked="" type="checkbox"/>
<b>Taxing Authority:</b>	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	

2011 Certified Roll Assessment	
<b>Improvements:</b>	\$54,716
<b>Land:</b>	\$73,150
<b>Total:</b>	\$137,866
<b>Save Our Homes:</b>	\$55,219
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data	
<b>Sale Date Book Page Value Type</b>	<b>Official Records (New Window)</b>
None	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	

2011 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LTS 1 2 BLK 166 NEW CITY TRACT DB 152 P 166 CA 40	
Extra Features	
None	

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

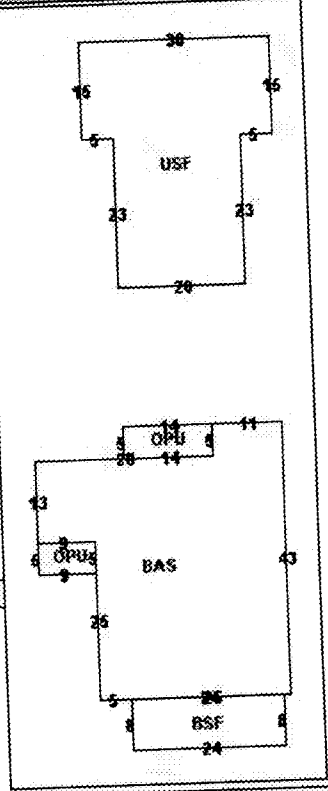
<b>Section Map Id:</b>	CA040
<b>Approx. Acreage:</b>	0.2500
<b>Zoned:</b>	R-1AAA <input checked="" type="checkbox"/>



**Buildings**

**Building 1 - Address: 1901 E LEE ST, Year Built: 1923, Effective Year: 1923**

**Structural Elements**  
**FOUNDATION-WOOD/SUB FLOOR**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**NO. PLUMBING FIXTURES-6.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-HIP-HI PITCH**  
**ROOF COVER-METAL/MODULAR**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-HARDWOOD/PARQET**  
**NO. STORIES-2.00**  
**FLOOR COVER-CARPET**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-UNIT HEATERS**  
**STRUCTURAL FRAME-WOOD FRAME**



**Areas - 2529 Total SF**  
**BASE AREA - 1312**  
**BASE SEMI FIN - 192**  
**OPEN PORCH UNF - 115**  
**UPPER STORY FIN - 910**

**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.