

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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

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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 011638



00086967476

Dkt: TD83 Pg#:

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120821

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 11638**, 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: 15-0123-000**

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

Property Owner:
DAVIS LEOLA EST OF
706 W BRAINARD ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090
W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107

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	11638	06/01/10	\$957.12	\$0.00	\$172.28	\$1,129.40

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	10613.0000	06/01/12	\$1,012.63	\$6.25	\$50.63	\$1,069.51
2011	11207.0000	06/01/11	\$932.09	\$6.25	\$171.85	\$1,110.19
2009	10894	06/01/09	\$1,112.66	\$6.25	\$634.22	\$1,753.13
2008	8706	05/30/08	\$1,213.68	\$6.25	\$946.67	\$2,166.60

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$7,228.83
\$0.00
\$150.00
\$75.00
\$7,453.83
\$7,453.83
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: June 3, 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,

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

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

Certificate No.	Parcel ID Number	Date	Legal Description
11638	15-0123-000	06/01/2010	00-0S0-090 W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107

2011 TAX ROLL

DAVIS LEOLA EST OF
706 W BRAINARD ST
PENSACOLA , Florida 32501

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.

magnoliac2tda (Brian Cirillo)

Applicant's Signature

08/29/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



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Case: 2010 TD 011638



00068946294

Dkt: TD82 Pg#:

60

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9935

November 28, 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 11-28-1992, through 11-28-2012, and said search reveals the following:

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

Estate of Leola Davis

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: 

November 28, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9935

November 28, 2012

West 60 feet of Lots 18 to 22, Block 11, West King Tract, Deed Book 315, page 580, CA 107.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9935

November 28, 2012

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

1. Taxes for the year 2007-2011 delinquent. The assessed value is \$42,603.00. Tax ID 15-0123-000.

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: 6-3-2013

TAX ACCOUNT NO.: 15-0123-000

CERTIFICATE NO.: 2010-11638

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.

Estate of Leola Davis
706 W. Brainard St.
Pensacola, FL 32501

Della Abbott fka
Della Denny
7985 Holgate Rd.
Pensacola, FL 32505


Possible beneficiaries:
Tanya Savage
114 Singing Hill Cove
Vicksburg, MS 39180

Willie Clarence Davis, Jr.
3446 Godwin Lane
Pensacola, FL 32526

Della Savage
1111 W. Lee St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 29th day of November, 2012.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

DEED # 604

Escambia County)
State of Florida)

"THIS DEED, made this 28th day of March 1950,
by Escambia County, Florida, party of the first part and Joseph Davis and
Leola Davis¹⁰³, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of
\$ 125.00 to it in hand paid by the party of the second part, receipt whereof is hereby
acknowledged, has granted, bargained and sold to the party of the second part, his heirs
and assigns forever, the following described land lying and being in City of Pensacola
Escambia County, Florida:

West 60 feet of Lots 18 to 22, inclusive, Block 11, West
King Tract, Section 28, Township 2 South, Range 30 West,
described according to the Map of the City of Pensacola,
Copyrighted by Thomas C. Watson in 1903.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be
executed in its name by its Board of County Commissioners acting by the Chairman or
Vice-Chairman of said Board, the day and year aforesaid.

By its Board of County Commissioners

By *Earl W. Westmark*
Its Chairman (as Vice-Chairman)

(OFFICIAL SEAL)

ATTEST: *Moley Bell*
Clerk Circuit Court

Escambia County, Florida

788
NO. 788 FILED MAR 28 1950
AT 1:58 P.M. RECORDED IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA IN THE
BOOK AND PAGE WHITHAM & CO.
LANGLEY BELL CLERK CIRCUIT COURT
BY *Langley Bell*
DEPUTY CLERK

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



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Case: 2010 TD 011638



00097837891

Dkt: TD81 Pg#:

5

Original Documents Follow

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 11638 of 2010

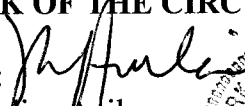
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 2, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

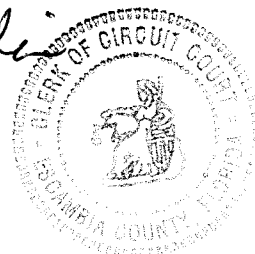
EST OF LEOLA DAVIS 706 W BRAINERD ST PENSACOLA FL 32501	TANYA SAVAGE 114 SINGING HILL COVE VICKSBURG, MS 39180
DELLA SAVAGE 1111 W LEE ST PENSACOLA, FL 32501	DELLA ABBOTT FKA DELLA DENNY 7985 HOLGATE RD PENSACOLA, FL 32505
WILLIE CLARENCE DAVIS, JR 3446 GODWIN LANE PENSACOLA, FL 32526	

WITNESS my official seal this 2nd day of May 2013.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
Deputy Clerk



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That USAMERIBANK holder of Tax Certificate No. 11638, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150123000 (13-352)

The assessment of the said property under the said certificate issued was in the name of

EST OF LEOLA DAVIS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of June, which is the 3rd day of June 2013.

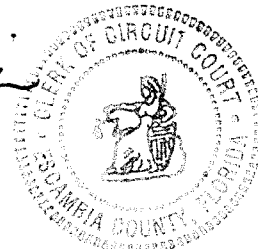
Dated this 2nd day of May 2013.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk



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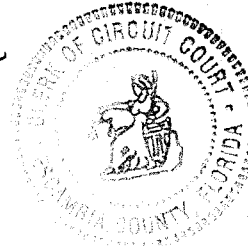
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

706 W BRAINERD ST

By:

Maryline Avila
Deputy Clerk



WARNING

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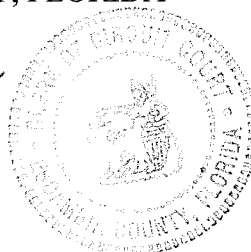
Personal Services:

EST OF LEOLA DAVIS
706 W BRAINERD ST
PENSACOLA FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk



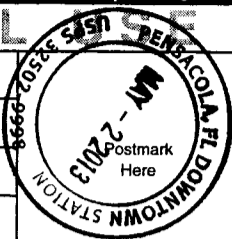
7009 2250 0003 8664 7179

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

DELLA ABBOTT FKA
DELLA DENNY [13-352]
7985 HOLGATE RD
PENSACOLA, FL 32505

PS Form 3800, A

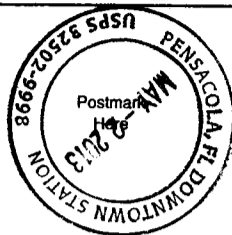
7009 2250 0003 8664 7162

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

DELLA SAVAGE [13-352]
1111 W LEE ST
PENSACOLA, FL 32501

PS Form 3800, A

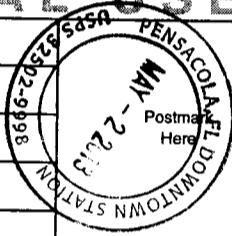
7009 2250 0003 8664 7155

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

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Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

TANYA SAVAGE [13-352]
114 SINGING HILL COVE
VICKSBURG, MS 39180

PS Form 3800, A

7009 2250 0003 8664 7148

U.S. Postal Service

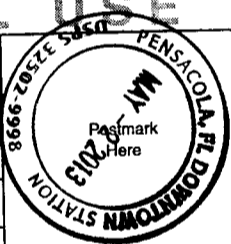
CERTIFIED MAIL[®] RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To

WILLIE CLARENCE DAVIS, JR [13-352]
3446 GODWIN LANE
PENSACOLA, FL 32526

PS Form 3800

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DELLA ABBOTT FKA
DELLA DENNY [13-352]
7985 HOLGATE RD
PENSACOLA, FL 32505

2. Article Number

(Transfer from service label)

7009 2250 0003 8664 7179

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
X H C D
- B. Received by (Printed Name) ☐ Date of Delivery
STEFAN TITANUS 5-3-13
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7009 2250 0003 8664 7148

U.S. Postal Service

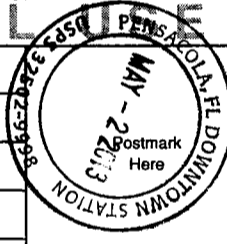
CERTIFIED MAIL[®] RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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Total Postage & Fees	\$ 6.11



Sent To

EST OF LEOLA DAVIS [13-352]
706 W BRAINERD ST
PENSACOLA FL 32501

PS Form 3800 A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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EST OF LEOLA DAVIS [13-352]
706 W BRAINERD ST
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X Joseph Davis
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- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7009 2250 0003 8664 7148

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>X</u> <u>James Adams</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
1. Article Addressed to: TANYA SAVAGE [13-352] 114 SINGING HILL COVE VICKSBURG, MS 39180		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label) 7009 2250 0003 8664 7155		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>X</u> <u>James Adams</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>SEAN D. SAVAGE</u> C. Date of Delivery <u>5-3-04</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
1. Article Addressed to: DELLA SAVAGE [13-352] 1111 W LEE ST PENSACOLA, FL 32501		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label) 7009 2250 0003 8664 7162		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>X</u> <u>KEVIN DAVIS</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>KEVIN DAVIS</u> C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
1. Article Addressed to: WILLIE CLARENCE DAVIS, JR [13-352] 3446 GODWIN LANE PENSACOLA, FL 32526		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label) 7009 2250 0003 8664 7186		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021588NON

Agency Number: 13-007747

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 11638, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: EST OF LEOLA DAVIS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/1/2013 at 2:12 PM and served same at 8:55 AM on 5/7/2013 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That USAMERIBANK holder of Tax Certificate No. 11638, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150123000 (13-352)

The assessment of the said property under the said certificate issued was in the name of

EST OF LEOLA DAVIS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of June, which is the 3rd day of June 2013.

Dated this 2nd day of May 2013.

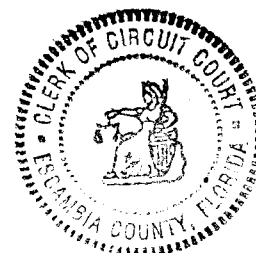
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

**Post Property:
706 W BRAINERD ST**

By:

Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV021587NON

Agency Number: 13-007746

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 11638, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: EST OF LEOLA DAVIS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/1/2013 at 2:12 PM and served same at 8:55 AM on 5/7/2013 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF LEOLA DAVIS , the within named, to wit: JOSEPH DAVIS JR, SON.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



V. BELL, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDCURRAN

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 3, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **USAMERIBANK** holder of **Tax Certificate No. 11638**, issued the **1st day of June, A.D., 2010** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Dated this 2nd day of May 2013.

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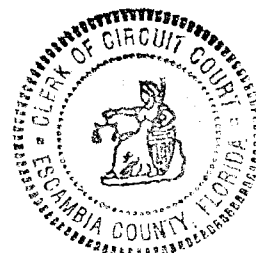
Personal Services:

**EST OF LEOLA DAVIS
706 W BRAINERD ST
PENSACOLA FL 32501**

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By: 

Maryline Avila
Deputy Clerk



RECEIVED
2013 MAY -1 P 2:12
ESCAMBIA COUNTY
CLERK OF CIRCUIT COURT



Chris Jones

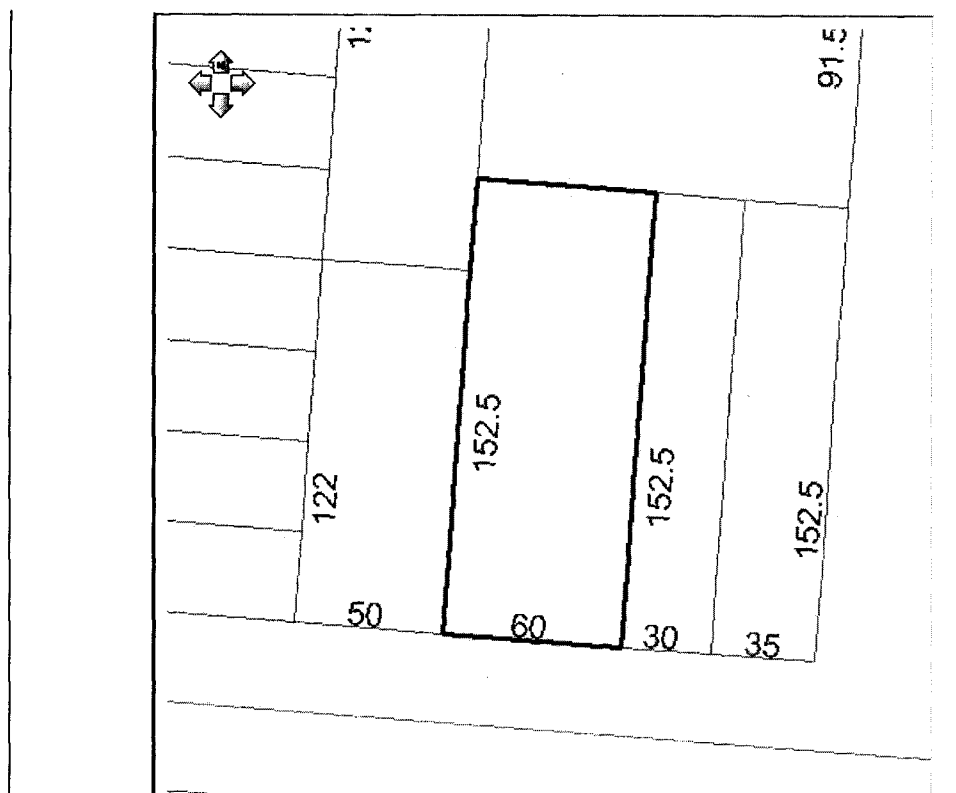
Escambia County Property Appraiser

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

[Navigate Mode](#)
[Account](#)
[Reference](#)

[Printer Friendly Version](#)

General Information Reference: 000S009060182011 Account: 150123000 Owners: DAVIS LEOLA EST OF Mail: 706 W BRAINARD ST PENSACOLA, FL 32501 Situs: 706 W BRAINERD ST 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		2012 Certified Roll Assessment Improvements: \$25,218 Land: \$17,385 Total: \$42,603 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations
Sales Data Sale Date Book Page Value Type Official Records (New Window) None Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		2012 Certified Roll Exemptions None Legal Description W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107 Extra Features METAL SHED
Parcel Information <div> Restore Map Get Map Image Launch Interactive Map </div>		
Section Map Id: CA107 Approx. Acreage: 0.2100 Zoned: R-1A		



Buildings

Building 1 - Address:706 W BRAINERD ST, Year Built: 1950, Effective Year: 1950

Structural Elements

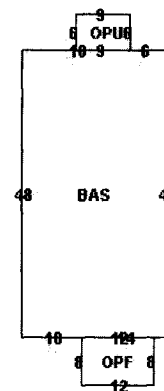
FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-CONCRETE BLOCK
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-HIP
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-PINE/SOFTWOOD
NO. STORIES-1.00
DECOR/MILLWORK-BELOW AVERAGE
HEAT/AIR-UNIT HEATERS
STRUCTURAL FRAME-WOOD FRAME

Areas - 1302 Total SF

BASE AREA - 1152

OPEN PORCH FIN - 96

OPEN PORCH UNF - 54



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.

Last Updated:10/10/2012 (tc.1312)

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459406	Receipt Date	10/04/2012

Case Number	2010 TD 011638
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

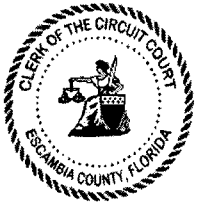
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966535

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 16:22:52

Comments




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



Print Date:
10/4/2012 4:21:31 PM


Transaction #: 966535
Receipt #: 201259338
Cashier Date: 10/4/2012 4:21:31 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: 10/04/2012 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#11638 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



PACER
Case Locator

Bankruptcy Party Search
Thu May 30 17:42:21 2013
No Records Found

User: ec0724 P

Client:

Search: Bankruptcy Party Search Name davis, leola Florida Northern Page: 1

No records found

PACER Service Center	Receipt 05/30/2013 17:42:22 54869013
User ec0724 P	
Client	
Description Bankruptcy Party Search	
Name davis, leola Florida Northern Page: 1	
Pages 1 (\$0.10)	

(Warrington) Pensacola, Escambia County, Florida

Heather Pardee
Notary Public
State of Florida
My Commission Expires 06/24/2016
My Commission No.EE 210456

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2013050512 07/10/2013 at 11:48 AM
OFF REC BK: 7043 PG: 1430 - 1430 Doc Type: TXD
RECORDING: \$10.00 Deed Stamps \$63.70

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 13-352
Property Identification No. 000S009060182011
Tax Account No. 150123000

TAX DEED

State of Florida
County of Escambia

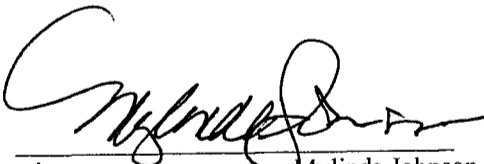

The following Tax Sale Certificate Numbered 11638 issued on June 1, 2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of June 2013, offered for sale as required by law for cash to the highest bidder and was sold to: **MAGNOLIA TC2, LLC**, 2301 LUCIEN WAY SUITE 405 MAITLAND, FL 32751, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


Now, on this 3rd day of June 2013, in the County of Escambia, State of Florida, in consideration of the sum of (\$9,074.85) NINE THOUSAND SEVENTY FOUR AND 85/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

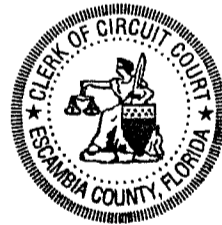
W 60 FT OF LTS 18 TO 22 DB 315 P 580 BLK 11 WEST KING TRACT CA 107

**** Property previously assessed to: EST OF LEOLA DAVIS**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W


witness Mylinda Johnson

witness Heather Mahoney

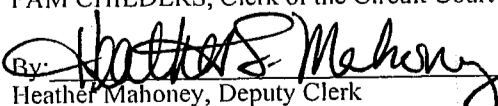

PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida

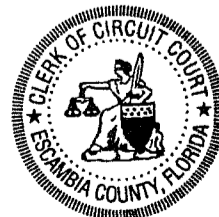


State of Florida
County of Escambia

On this 9th day of July, 2013 before me Heather Mahoney personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court
By: 
Heather Mahoney, Deputy Clerk



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
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

June 4, 2013

USAMERIBANK
C/O KINGERY/CROUSE MAGNOLIA TC2 LLC
LOCKBOX 17295
CLEARWATER FL 33762

Dear Certificate Holders:

You are the certificate holder to the following tax certificates that were presented for public sale on June 3, 2013. There were no bidders for these properties; therefore, a tax deed will be issued to you as certificate holder. In order to issue your tax deed to these properties, our office must collect the cost of recording. The cost of recording includes documentary stamp tax and filing fees.

Certificate #	11662 OF 2010	\$119.46
	11617 OF 2010	\$142.94
	11638 OF 2010	\$144.75
	11514 OF 2010	\$498.89
	½ HOMESTEAD	\$30,896

Total **\$31,802.04**

Please remit the full amount of \$31,802.04 payable to the Clerk of the Circuit Court by June 28, 2013. If you have any questions, please call me at area code 850-595-3793. Mail the check to: Clerk of the Circuit Court, Attention: Tax Deed Division, 221 Palafox Place, Suite 110, Pensacola, FL 32502.

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
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

ISSUE DEED AS FOLLOWS: (Please complete)

Sincerely,

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By:

Maryline Avila
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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JUVENILE
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MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
No Bid Tax Deed Sale**

**Cert # 011638 of 2010 Date 06/03/2013
Name NO BID**

Cash Summary

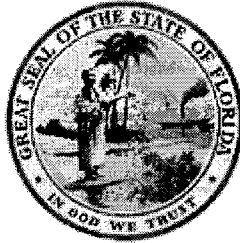
Cash Deposit	\$0.00
Total Check	\$144.75
Grand Total	\$144.75

**PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

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

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 No Bid Tax Deed Sale**

**Cert # 011638 of 2010 Date 06/03/2013
 Name NO BID**

Cash Summary

Cash Deposit	\$0.00
Total Check	\$144.75
Grand Total	\$144.75

Purchase Price \$9,074.85 Opening Bid Amount \$9,074.85 OverBid Amount \$0.00

	Total Check	\$144.75
	Adv Recording Deed	\$10.00
	Adv Doc. Stamps	\$63.70
	Postage	\$30.55
	Researcher Copies	\$5.00
	Adv Recording Mail Cert	\$21.50
	Clerk's Prep Fee	\$14.00
Sheriff Services over \$60	0	
Legal Ad over \$165	0	
	Total Extra TD Registry of Court Fees	0

**PAM CHILDERS
 Clerk of the Circuit Court**

By: _____
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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


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

Case # 2010 TD 011638

Sold Date 06/03/2013

Name NO BID

<input type="checkbox"/> RegistryOfCourtT = TAXDEED	0
<input type="checkbox"/> overbidamount = TAXDEED	\$0.00
<input type="checkbox"/> PostageT = TD2	\$30.55
<input type="checkbox"/> Researcher Copies = TD6	\$5.00
<input type="checkbox"/> prepFee = TD4	\$14.00
<input type="checkbox"/> advdocstampsdeed = TAXDEED	\$63.70
<input type="checkbox"/> advancerecording = TAXDEED	\$21.50
<input type="checkbox"/> AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
06/01/2010	TD1	TAX DEED APPLICATION RECEIPT: 1459406 DATE: 10/04/2012	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES RECEIPT: 1459406 DATE: 10/04/2012	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	
12/12/2012	TD82	O & E REPORT	
04/29/2013	TD81	CERTIFICATE OF MAILING	
05/14/2013	TD84	CORRESPONDENCE	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
06/01/2010	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
06/01/2010	TAXDEED	TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00
		Total	401.00	401.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
10/04/2012	1459406	USAMERIBANK	401.00	401.00	0.00
		Total	401.00	401.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
10/04/2012	Deposit	100072382	USAMERIBANK	RECEIVED FROM:USAMERIBANK	341.00	Deposit
Deposited			Used	Balance		
341.00			0.00	341.00		