

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, Florida, 33601**

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>
9472.0000	12-0307-400	06/01/2011	14-2N3-140 W 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127 FT N 594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A OR 2795 P 98

### **2012 TAX ROLL**

STRAUGHN CLIFFORD  
4505 RICHARDSON RD  
MOLINO , Florida 32577

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.

tctampa (Jon Franz)  
Applicant's Signature

07/26/2013  
Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

7/26/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 12-0307-400**

July 31, 2013  
Tax Year: 2010  
Certificate Number: 9472.0000

W 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127 FT N  
594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A OR 2795 P 98

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 26, 2013 / 130355

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 9472.0000** , issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 12-0307-400**

**Certificate Holder:**  
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, FLORIDA 33601

**Property Owner:**  
STRAUGHN CLIFFORD  
4505 RICHARDSON RD  
MOLINO , FLORIDA 32577

**Legal Description:** 14-2N3-140  
W 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127 FT N 594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A ...  
**See attachment for full legal description.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	9472.0000	06/01/11	\$207.67	\$0.00	\$61.87	\$269.54

**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
2013	8317.0000	06/01/13	\$239.09	\$6.25	\$11.95	\$257.29
2012	8939.0000	06/01/12	\$256.81	\$6.25	\$19.26	\$282.32

- 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

\$809.15
\$0.00
\$150.00
\$75.00
\$1,034.15
\$1,034.15
\$16,415.50
\$6.25

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 6, 2014

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

Dated: 12/14/10

Mary Straughn  
Signature of Grantor

Mary Straughn  
Name of Grantor

Michelle Lyle  
Signature of Witness #1

Michelle Lyle  
Printed Name of Witness #1

Stephane Sommers  
Signature of Witness #2

Stephane Sommers  
Printed Name of Witness #2

State of Florida County of Escambia  
On December 14, 2010, the Grantor, Mary Straughn,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

Carla Slack  
Notary Signature

NOTARY PUBLIC-STATE OF FLORIDA  
Carla Slack  
Commission # DD948275  
Expires: FEB. 05, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public,  
In and for the County of Escambia State of Florida  
My commission expires: 02/05/2012 Seal

Send all tax statements to Grantee.

escpaLegal 142N314004000002

Page 1 of 1

Escambia County Property Appraiser

**142N314004000002 - Full Legal Description**

Exhibit "A"

W 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127  
FT N 594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A OR 2795 P 98

33.00  
157.50  
90.00

OR BK 4632 P81276  
Escambia County, Florida  
INSTRUMENT 2000-791568

Return to: AEGIS MORTGAGE CORPORATION d/b/a UC LENDING  
ATTENTION: LOAN SHIPPING, REG 3  
8549 UNITED PLAZA BLVD.  
BATON ROUGE, LA 70809

Record + Return to:

Prepared under the supervision of:  
Michael L. Riddle  
Middleberg, Riddle & Gianna  
2323 Bryan Street, Suite 1600  
Dallas, TX 75201

✓ TRANSCONTINENTAL TITLE  
4900 BAYOU BLVD., #208  
PENSACOLA, FL. 32503

INTANGIBLE TAX PD & ESC CO \$ 157.50  
11/30/00 ERNIE LEE WENNA, CLERK  
By: *[Signature]*

Folio: \_\_\_\_\_

INTANGIBLE TAX PD & ESC CO \$ 90.00  
11/30/00 ERNIE LEE WENNA, CLERK  
By: *[Signature]*

Grantee: \_\_\_\_\_

[Space Above This Line For Recording Data]

Loan No: 009305300893  
Borrower: CLIFFORD STRAUGHN

Data ID: 583

## MORTGAGE

MIN: 100055101000019396

THIS MORTGAGE ("Security Instrument") is given on the 22nd day of November, 2000.  
The mortgagor is CLIFFORD STRAUGHN AND MARY STRAUGHN, HUSBAND AND WIFE  
whose address is 4505 RICHARDSON ROAD, MOLINO, FLORIDA 32577

This Security Instrument is given to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), as beneficiary. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. AEGIS MORTGAGE CORPORATION d/b/a UC LENDING ("Lender") is organized and existing under the laws of the State of OKLAHOMA, and has an address of 11111 WILCREST GREEN, SUITE 250, HOUSTON TX 77042.

Borrower owes Lender the principal sum of FORTY-FIVE THOUSAND and NO/100-----Dollars (U.S. \$ 45,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in ESCAMBIA County, Florida:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

which has the address of 4505 RICHARDSON ROAD,  
Florida 32577  
[Zip Code]

[City] MOLINO,  
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

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

FLORIDA - Single Family - MODIFIED Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 3/98

(Page 1 of 6 Pages)



0093053008930130

CS MS

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

[Signature]  
Vicki Jo Alderuccio Printed Name

[Signature]  
Tina M. Wiles Printed Name

[Signature] (Seal)  
CLIFFORD STRAUGHN - Borrower

[Signature] (Seal)  
MARY STRAUGHN - Borrower

[Space Below This Line For Acknowledgment]

State of FLORIDA  
County of ESCAMBIA

§  
§

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of NOV 22 2000, 20\_\_\_\_ by  
CLIFFORD STRAUGHN AND MARY STRAUGHN  
who [strike the following that does not apply] are personally known to me/have produced JOE  
as identification.

[Signature]  
Notary Public

Tina M. Wiles  
(Name of person taking acknowledgment  
Typed, Printed or Stamped)

My commission expires: 10/25/03



Loan No: 009305300893  
Borrower: CLIFFORD STRAUGHN

Data ID: 583

### LEGAL DESCRIPTION

THE WEST 130.68 FEET OF THE SOUTH 100.00 FEET OF THE FOLLOWING: BEGIN 615.50 FEET NORTH OF THE SW CORNER OF GOVERNMENT LOT 4, SECTION 14, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE 594.00 FEET EAST; THENCE 127.00 FEET NORTH; THENCE 127.00 FEET SOUTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD 95A.

RCD Nov 30, 2000 03:22 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-791568



0093053008930133



Recording requested by: CLIFFORD STRAUGHN Space above reserved for use by Recorder's Office  
When recorded, mail to: Document prepared by:  
Name: CLIFFORD STRAUGHN Name CLIFFORD STRAUGHN  
Address: 4505 RICHARDSON ROAD Address 4505 RICHARDSON ROAD  
City/State/Zip: MOLINO FLORIDA 32577 City/State/Zip MOLINO FLA 32577  
Property Tax Parcel/Account Number: 12 0307400

## Quitclaim Deed

This Quitclaim Deed is made on 12/14/10, between  
MARY STRAUGHN, Grantor, of 849 OLD SPANISH TRAIL ROAD  
APT 34C, City of PENSACOLA, State of FLA,  
and CLIFFORD STRAUGHN, Grantee, of 4505 RICHARDSON ROAD  
\_\_\_\_\_, City of MOLINO, State of FLA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 4505 RICHARDSON ROAD  
\_\_\_\_\_, City of MOLINO, State of FLA:

SEE ATTACHED EXHIBIT A  
FOR LEGAL  
DESCRIPTION

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

# 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: 1-6-2014

TAX ACCOUNT NO.: 12-0307-400

CERTIFICATE NO.: 2011-9472

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

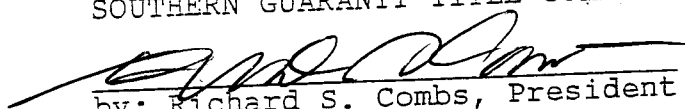
    X Homestead for 2012 tax year.

Clifford Straughn  
4505 Richardson Rd.  
Molino, FL 32577

Aegis Mortgage Corporation  
dba UC Lending  
1111 Wilcrest Green, Ste 250  
Houston, TX 77042

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 2013.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10564

August 7, 2013

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

1. That certain mortgage executed by Clifford Straughn and Mary Straughn in favor of Aegis Mortgage Corp. DBA UC Lending dated 11/22/2000 and recorded 11/30/2000 in Official Records Book 4532, page 1276 of the public records of Escambia County, Florida, in the original amount of \$45,000.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$32,831.00. Tax ID 12-0307-400.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10564

August 7, 2013

**142N314004000002 - Full Legal Description**

W 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127 FT  
N 594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A OR 2795 P 98 OR 6668 P 264

# **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.: 10564

August 7, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-07-1993, through 08-07-2013, and said search reveals the following:

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

Clifford Straughn

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

August 7, 2013

## 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 January 6, 2014, 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 TC TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC holder of Tax Certificate No. 09472, issued the 1st day of June, A.D., 2011 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 130 68/100 FT OF S 100 FT OF FOLLOWING BEG 615 50/100 FT N OF SW COR OF GOVT LT 4 594 FT E 127 FT N 594 FT W 127 FT S TO POB LESS R/W FOR HWY 95-A OR 2795 P 98 OR 6668 P 264

SECTION 14, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120307400 (14-022)

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

CLIFFORD STRAUGHN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 6th day of January 2014.

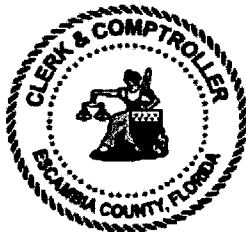
Dated this 5th day of December 2013.

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 Emily Hogg 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.

### Personal Services:

CLIFFORD STRAUGHN  
4505 RICHARDSON RD  
MOLINO FL 32577

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

4505 RICHARDSON RD 32577



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

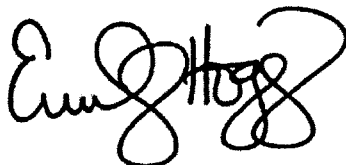
**CERTIFICATE # 09472 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CLIFFORD STRAUGHN 4505 RICHARDSON RD MOLINO FL 32577	AEGIS MORTGAGE CORP DBA UC LENDING 1111 WILCREST GREEN STE 250 HOUSTON TX 77042
------------------------------------------------------------	---------------------------------------------------------------------------------------

WITNESS my official seal this 5th day of December 2013.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



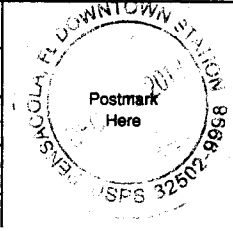
2008 1630 0243 0332

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

For delivery information visit our website at [www.usps.com](http://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, Ap  
 or PO Box  
 City, State

CLIFFORD STRAUGHN [14-022]  
 4505 RICHARDSON RD  
 MOLINO FL 32577

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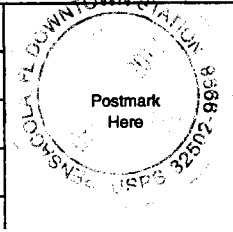
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