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

#### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I.

**US BANK AS CUST FOR MOONSTONE LIEN** 

INVESTMENTS LLC LOCK BOX #005191 PO BOX 645191

CINCINNATI, Ohio, 45264

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

5967.0000

09-3428-000

06/01/2012

LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

### 2013 TAX ROLL

KELLY JOHNNY A & DEBRA LYNN 701 N 78TH AVE PENSACOLA , Florida 32506

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.

moonstone (Andrea Manganelli)

06/19/2014

Date

FORM 513 (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 19, 2014 / 140500

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 5967.0000 , issued the 1st day of June, 2012, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: Parcel ID Number: 09-3428-000

Certificate Holder:

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC LOCK BOX #005191 PO BOX 645191 CINCINNATI, OHIO 45264 Property Owner: KELLY JOHNNY A & DEBRA LYNN 701 N 78TH AVE PENSACOLA , FLORIDA 32506

Legal Description:

LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

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
2012	5967.0000	06/01/12	\$303.08	\$0.00	\$48.94	\$352.02

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
2014	5034.0000	06/01/14	\$334.84	\$6.25	\$16.74	\$357.83
2013	5424.0000	06/01/13	\$326.74	\$6.25	\$16.34	\$349.33

		50,01,10	1	+		
<ol> <li>Total</li> </ol>	of all Certificates in Applic	cant's Possessio	on and Cost of the Cer	rtificates Re	deemed by	
Applic	cant or Included (County)					\$1,059.18
2. Total	of Delinquent Taxes Paid	by Tax Deed A	pplication			\$0.00
<ol><li>Total</li></ol>	of Current Taxes Paid by	Tax Deed Appli	icant			
4. Owne	rship and Encumbrance I	Report Fee				\$250.00
5. Tax [	eed Application Fee					\$75.00
6. Total	Certified by Tax Collector	to Clerk of Cou	ırt			\$1,384.18
7. Clerk	of Court Statutory Fee					
8. Clerk	of Court Certified Mail Ch	arge				
9. Clerk	of Court Advertising Chai	ge				
10. Sheri	ff's Fee					
11						
12. Total	of Lines 6 thru 11					\$1,384.18
13. Intere	st Computed by Clerk of	Court Per Florid	la Statutes(%)			
14. One-l	Half of the assessed value	of homestead	property. If applicable	pursuant to	section	
197.5	02, F.S.				Į_	\$19,576.50
15. Statu	tory (Opening) Bid; Total o	of Lines 12 thru	14			
16. Rede	mption Fee					\$6.25
17. Total	Amount to Redeem					

\*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: Tehruary 2, 2015

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

Recorded in Public Records 03/12/2009 at 09:56 AM OR Book 6435 Page 1524, Instrument #2009016510, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 02/05/2009 at 10:46 AM OR Book 6422 Page 410, Instrument #2009007352, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE County COURT IN AND FOR ESCAMBIACOUNTY, FLORIDA CASE NO: 07-CC-6343

LVNV FUNDING, LLC.

**Plaintiff** 

V3.

**DEFAULT FINAL JUDGMENT** 

Johnny Kelly

Defendant(s).

THIS CAUSE having coming on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is, 15 SOuth Main Street, Greenville SC 29601 shall recover from Defendant(s)

Johnny Kelly the principal sum of \$12,289.35 interest in the sum of \$3,536.98 court costs in the amount of \$255.00, and in addition attorney's fees in the amount of \$ that shall bear interest at the rate of \$% per annum for all of the above let execution issue.

DONE AND ORDERED in, ESCAMBIA County, Florida on this the

tricia A. Kinse)

County COURT JUDGE

Copies furnished to: Borack & Associates, P.A. 2300 Maitland Center Parkway, Suite 200 Maitland, FL 32751

Johnny Kelly 701 N 78TH AVE PENSACOLA FL 32506-4423

07R05653 5121075042154182 159799838 "CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIG LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT

CIRCUIT COURT AND COUNTY COURT
CAMBIA COUNTY FLIRINA.
D.C.

CIRCUIT COUNTY

Case: 2007 CC 006343

Dkt: CC1033 2g#:

Recorded in Public Records 06/14/2010 at 11:13 AM OR Book 6602 Page 711, Instrument #2010037769, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 05/25/2010 at 01:31 PM OR Book 6595 Page 534, Instrument #2010033079, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

### IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA ERK OF CIRCUIT COURT

STEVE ROBERTS BAIL BONDS INC 1757 ST MARY AVENUE PENSACOLA FL 32501 2010 HAY 24 P 2: 53

COUNTY CIVIL DIVISION FILED & RECORDED

Plaintiff.

VS.

JOHNNY ALLEN KELLY 701 NORTH 78TH AVENUE PENSACOLA FL 32506

Defendant.

Case No. 2008 SC 001426

Division:

FINAL JUDGMENT AGAINST

JOHNNY ALLEN KELLY

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of \$539.00, that shall bear interest at the rate of 6% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida

this day of May, 2010.

County Judge

Copies to:

STEVE ROBERTS BAIL BONDS INC

JOHNNY ALLEN KELLY



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: A COUNTY D.C.

Case: 2008 SC 001426

Dkt: CC1033 Pg#:

job State of Florida /

## WARRANTY DEED

Finoto All Men by These Presents: That CARL I. COPPENGER and WANDA I. COPPENGER

RUSTERS of the COPPENGER FAMILY TRUST Date Dx. Pendacolo, Fl. 32504 (	(qou) 438-2543
or and in consideration of TEN (\$10.00) DOLLARS AN	D OTHER GOOD AND VALUABLE CONSIDERATIONS
	DOLLARS
e receipt whereof is hereby acknowledged, do bargain, sel	l, convey and grant unto
101 N. 78th Que Pen:	sacola, Fl 32506
THEIR heirs, executors, administrator	rs and assigns, forever, the following described real property
uate, lying and being in the	County of ESCAMBIA State of FLORIDA
wit: Lot 15, Royal pines s/d, escambia cou	NTY, FLORIDA
ACCORDING TO PLAT RECORDED IN PLAT BO	OK 4 OF PAGE 98 OF THE PUBLIC RECORDS OF
SAID COUNTY.	•
	D S PD \$198.00  Bort \$0.00 ASUM \$0.00  AUGUST 18, 1995  Eraio Lee Magaha, Clerk of the Circuit fourt  BY:
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# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312

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Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 2-2-2015 09-3428-000 TAX ACCOUNT NO.: CERTIFICATE NO.: 2012-5967 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2014 tax year. Johnny Allen Kelly Debra Lynn Kelly 701 N. 78th Ave. Pensacola, FL 32506 Steve Roberts Bail Bonds Inc. 1757 St. Mary Ave. Pensacola, FL 32501 LVNV Funding, LLC 15 South Main St. Greenville, SC 29601 Certified and delivered to Escambia County Tax Collector, this 6th day of November , 2014 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.: 11717 November 6, 2014

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

- 1. Judgment filed by Steve Roberts Bail Bonds Inc. recorded in O.R. Book 6602, page 711.
- 2. Judgment filed by LVNV Funding, LLC recorded in O.R. Book 6435, page 1524.
- 3. Taxes for the year 2011-2013 delinquent. The assessed value is \$39,740.00. Tax ID 09-3428-000.

#### PLEASE NOTE THE FOLLOWING:

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

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11717 November 6, 2014

Lot 15, Royal Pines Subdivision, as per plat thereof, recorded in Plat Book 4, Page 98, of the Public Records of Escambia County, Florida

### Southern Guaranty Title Company 4400 Bayou Boulevard, Suite 13B

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Pensacola, Florida 32503 Telephone: 850-478-8121 Facsimile: 850-476-1437

#### OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11717

November 6, 2014

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32591

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 11-06-1994, through 11-06-2014, and said search reveals the following:

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

Johnny Allen Kelly and Debra Lynn Kelly, divorced

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: When My

November 6, 2014