

**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

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
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

\$1,059.18
\$0.00
\$250.00
\$75.00
\$1,384.18
\$1,384.18
\$19,576.50
\$6.25

\*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Debra McPherson

Date of Sale: February 2, 2015

\* 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,

**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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
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)  
Applicant's Signature

06/19/2014  
Date

**Southern Guaranty Title Company**

15-151

4400 Bayou Boulevard, Suite 13B

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: 

November 6, 2014

**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**

**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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-2-2015

TAX ACCOUNT NO.: 09-3428-000

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.

YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for 2014 tax year.

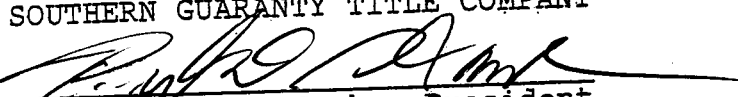
Johnny Allen Kelly  
Debra Lynn Kelly  
701 N. 78th Ave.  
Pensacola, FL 32506

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.

18.50  
196.00  
206.50

OR Bk3819 Pg0709  
INSTRUMENT 00228516

State of Florida  
Escambia County

# WARRANTY DEED

Know All Men by These Presents: That CARL J. COPPENGER and WANDA J. COPPENGER,  
TRUSTEES of the COPPENGER FAMILY TRUST Dated MARCH 01, 1994 @ 3595 Blueridge  
Dr. Pensacola, FL 32504 (904) 438-2543

for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS  
\_\_\_\_\_ DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JOHNNY ALLEN KELLY and  
DEBRA LYNN KELLY, Husband and Wife

701 N. 78th Ave Pensacola, FL 32506

THEIR heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the \_\_\_\_\_ County of ESCAMBIA State of FLORIDA

to-wit: LOT 15, ROYAL PINES S/D, ESCAMBIA COUNTY, FLORIDA

ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 OF PAGE 98 OF THE PUBLIC RECORDS OF  
SAID COUNTY.

D S PD \$100.00  
Mort \$0.00 ASUM \$0.00  
AUGUST 18, 1995  
Ernie Lee Magaha,  
Clerk of the Circuit Court  
BY: *[Signature]* D.C.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And WE covenant that WE ARE well seized of an indefeasible  
estate in fee simple in the said property, and ha VE a good right to convey the same; that it is free of lien or encum-  
brance, and that WE, OUR heirs, executors and administrators, the said grantee S, THEIR heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 7th  
day of AUGUST A. D. 1995

Signed, sealed and delivered in the presence of  
Carol C. Whittington  
Hunter C. Whittington  
Carol L. Whittington  
Hunter C. Whittington

Carl J. Coppenger (SEAL)  
CARL J. COPPENGER, TRUSTEE (SEAL)  
Wanda J. Coppenger (SEAL)  
WANDA J. COPPENGER, TRUSTEE (SEAL)  
\_\_\_\_\_ (SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared Carl J. Coppenger and Wanda J. Coppenger  
Coppenger, and Wanda J. Coppenger  
his wife, known to me, and known to me to be the individual S described by said name in and who executed the  
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of August 1995

Prepared by:  
CARL J. COPPENGER  
3595 Blueridge Dr.  
Pensacola, FL 32504  
(904) 438-2543

JoAnn Viviano  
Notary Public  
"OFFICIAL SEAL"  
JoAnn Viviano  
My commission expires 8/16/97  
Commission #CC 316308



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

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

**STEVE ROBERTS BAIL BONDS INC  
1757 ST MARY AVENUE  
PENSACOLA FL 32501**

2010 MAY 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: V**


**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.

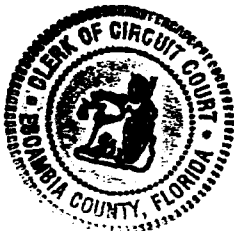
**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida  
this 24<sup>th</sup> day of May, 2010.

  
\_\_\_\_\_  
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: Ernie Lee Magaha D.C.

Case: 2008 SC 001426  
00043245855  
Dkt: CC1033 Pg# 1



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

LVNV FUNDING, LLC.

Plaintiff,

vs.

Johnny Kelly  
Defendant(s).

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

**DEFAULT FINAL JUDGMENT**

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 \$ 150, that shall bear interest at the rate of 8% per annum for all  
of the above let execution issue.

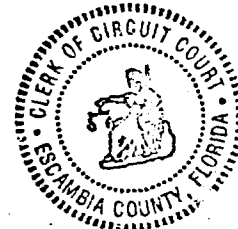
DONE AND ORDERED in, ESCAMBIA County, Florida on this the 20 day of January, 2009

  
Patricia A. Kinsey  
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

"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:  D.C.



07R05653  
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Case: 2007 CC 006343

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