

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 28, 2013 / 130504**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 6169** , 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: 09-1844-140**

Certificate Holder:
US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
SANDERS BARBARA
1007 MALDANADO DR
PENSACOLA BEACH , FLORIDA 32561

Legal Description: 39-1S3-124
BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/1 ...

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
2010	6169	06/01/10	\$224.64	\$0.00	\$124.49	\$349.13

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	5195.0000	06/01/13	\$226.50	\$6.25	\$11.33	\$244.08
2012	5706.0000	06/01/12	\$227.32	\$6.25	\$47.74	\$281.31
2011	5937.0000	06/01/11	\$239.33	\$6.25	\$93.34	\$338.92
2009	5833	06/01/09	\$311.94	\$6.25	\$121.66	\$439.85
2008	4613	05/30/08	\$248.25	\$6.25	\$227.15	\$481.65

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

\$2,134.94
\$0.00
\$150.00
\$75.00
\$2,359.94
\$2,359.94
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 3/3/14

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

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-1844-140

August 09, 2013
Tax Year: 2009
Certificate Number: 6169

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 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
6169	09-1844-140	06/01/2010	39-1S3-124 BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A ... See attachment for full legal description.

2012 TAX ROLL

SANDERS BARBARA
1007 MALDANADO DR
PENSACOLA BEACH , Florida 32561

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.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-1844-140

August 09, 2013
Tax Year: 2009
Certificate Number: 6169

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E
BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100
FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W
LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62
DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT
N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB
BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
Date

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.: 10718

September 10, 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 09-05-1993, through 09-05-2013, and said search reveals the following:

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

Barbara Sanders

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: 

September 10, 2013

18

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10718

September 10, 2013

391S31240000004 - Full Legal Description

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT
N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41
MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128
88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100
71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL
OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10718

September 10, 2013

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 5659, page 1294.
2. Judgment filed by Robert E. and Misty E. Couture recorded in O.R. Book 5525, page 375.
3. Notice of Lis Pendens filed by Robert E. Couture recorded in O.R. Book 6477, page 1859.
4. Judgment filed by D&M Truss Company recorded in O.R. Book 5545, page 993.
5. Judgment filed by McPhillips Windows'N More, Inc. recorded in O.R. Book 5664, page 392.
6. Judgment filed by Armstrong Cabinet Products, a division of Armstrong Wood Products, Inc. recorded in O.R. Book 5696, pages 153 and 156.
7. Taxes for the year 2007-2012 delinquent. The assessed value is \$10,688.00. Tax ID 09-1844-140.

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: March 3, 2014

TAX ACCOUNT NO.: 09-1844-140

CERTIFICATE NO.: 2010-6169

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
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Barbara Sanders
1007 Maldonado Dr.
Pensacola Beach, FL 32561

D & M Truss Company
2620 Michigan Ave.
Pensacola, FL 32526

Escambia County
Code Enforcement
3363 West Park Place
Pensacola, FL 32505

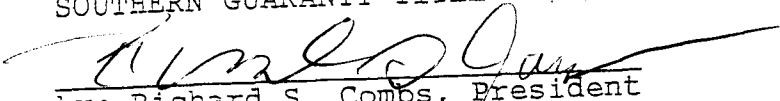
Robert E. & Misty E. Couture
1809 Spitfire St.
Navarre, FL 32566
and their attorney
Zachary T. Jenkins
P.O. Box 13010
Pensacola, FL 32591-3010

McPhillips Windows'N
More, Inc.
P.O. Box 169
Mobile, AL 36601

Armstrong Cabinet Products,
a division of Armstrong Wood Products, Inc.
4960 Hwy. 90, #152
Pace, FL 32571

Certified and delivered to Escambia County Tax Collector,
this 10th day of September, 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.

Prepared by
Barbara Sanders
5682 Twin Creek Circle
Pace, FL 32571
(850) 494-1350

Return to: GRANTEE

CORPORATE WARRANTY DEED

This indenture made on 3/01/2007 A.D., by

Paradise Constructors, Inc.

whose address is: 4960 Highway 90 #152, Pace, FL 32571
hereinafter called the "grantor", to

Barbara Sanders, a single woman

whose address is: 5682 Twin Creek Circle, Pace, FL 32571
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, to-wit:

Commencing at the Northeast corner of Magnolia Park Subdivision, according to the Plat Book 11, at Page 85, of the Public Records of Escambia County, Florida, (said point also being the Northeast corner of Parcel "A" of said Plat); thence South 01 degrees 57'55" West along the East boundary line of said subdivision for 231.17 feet to the Southeast corner of Parcel "A"; thence North 51 degrees 40'54" West along the North line of Lot 3 for 131.70 feet to the Northeast corner of said Lot 2 and Point of Beginning; thence South 50 degrees 41'22" West along the East line of Lot 4 for 125.00 feet to the R/W line of Petra Circle (60' R/W); said point being on a curve having a radius of 128.88 feet, a chord bearing of North 62 degrees 23'58" West and chord length of 98.17 feet; thence Northwesterly along the arc of said curve for a distance of 100.71 feet; thence North 05 degrees 12'31" East for 167.16 feet to an iron pin on the Southerly line of aforesaid Parcel "A"; thence South 51 degrees 40'54" East along said Parcel "A" for 216.08 feet to the Point of Beginning.

Parcel Identification Number: 39-1S-31-2400-000-004

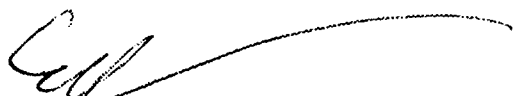
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

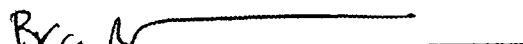
Paradise Constructors, Inc.



By: Edward W. Sanders, President

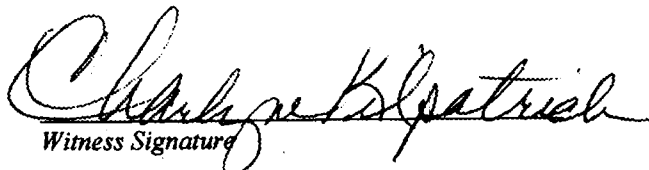
(Corporate Seal)

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Brandi Parkerson



Witness Signature

Print Name: Charlyne Kilpatrick


State of FL

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 3/01/2007, by Edward W. Sanders, as President, on behalf of Paradise Constructors, Inc., existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.



Brandi Parkerson
Commission #DD272226
Expires Jan 18, 2008
Bonded Thru
Atlantic Bonding Co. Inc


NOTARY PUBLIC

Printed Name of Notary
My Commission Expires:

Recorded in Public Records 08/11/2006 at 09:13 AM OR Book 5969 Page 1294,
Instrument #2006081519, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 08/11/2006 at 08:46 AM OR Book 5969 Page 1158,
Instrument #2006081486, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 05-06-0340
Location: 4600 Blk of Petra Circle
PR# 391S31-2400-000-004

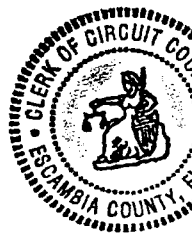
Paradise Constructors Inc.
4960 Highway 90 #152
Pace, FL 32571-1413

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,

Paradise Constructors, Inc as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances 30-203(a), 30-203(e)

has occurred and continues.



Certified to be a true copy
The original on file in this office
Witness my hand and official seal
ERIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

Ernie Lee Magaha
Date August 11, 2006

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Paradise Constructors, Inc shall have until August 28, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: Removal of all nuisance conditions to include all overgrowth in excess of 12"

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.⁰⁰ per day, commencing August 29, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Paradise Constructors, Inc.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

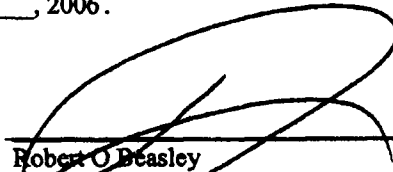
The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 8 day
of August, 2006.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

OR BK 5525 P60375
Escambia County, Florida
INSTRUMENT 2004-302599

File # 200463923
OR BK 2369 Pages 536 - 537
RECORDED 11/04/04 13:58:45
Mary M. Johnson, Clerk
Santa Rosa County, Florida

DEPUTY CLERK GP
#1
Trans # 223737

IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

PARADISE CONSTRUCTORS, INC.,

Plaintiff,

Case Number: 03-96-CA-01

v.

Division: A

ROBERT E. COUTURE and
MISTY E. COUTURE,

Defendants.

FILED
SANTA ROSA COUNTY
CLERK'S OFFICE
2004 NOV - 1 P 2:30

SUMMARY JUDGMENT AS TO DAMAGES

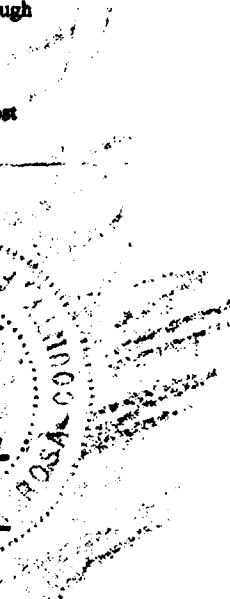
This cause came before the Court on the 3rd day of November, 2004, on Defendants'

Motion for Summary Final Judgment as to Damages, and the Court, having reviewed the file and the motion, and being otherwise fully advised in the premises, hereby finds and decides as follows:

1. This Court has jurisdiction over the subject matter of this action and the parties hereto.
2. The issue of Plaintiff's liability to the Defendants on the Defendants' counterclaim has been determined in this Court's Order Granting Defendants' Motion to Dismiss, Strike, and for Default Judgment.
3. Plaintiff is indebted to Defendants for damages it has caused, including, without limitation, the costs of completing the construction of the Defendants' residence. Defendants have been damaged in the amount of \$20,017.11 on principal, plus pre-judgment interest through and including November 3, 2004, in the amount of \$2,981.80.
4. Plaintiff is also indebted to Defendants in the amount of \$10.42 as a taxable cost for the recording of a notice of contest of lien.

CERTIFIED A TRUE
AND CORRECT COPY
CLERK CIRCUIT COURT
MARY M. JOHNSON

BY Mary M. Johnson
DEPUTY CLERK
DATE 11/4/04



RCD Nov 16, 2004 02:33 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-302599

5. Defendants are entitled to an award of a reasonable attorneys' fee for the services of their attorneys in this case pursuant to Florida Statutes § 713.29, in defense of Plaintiff's claim and also for the prosecution of Defendants' counterclaim, in that such defenses and claims are inextricably linked. Defendants' attorneys reasonably expended or will expend 23.4 hours in attorneys' time, and 33.7 hours in legal assistant's time in representing the defendants in this action. A reasonable hourly rate for Bruce D. Partington, Partner, is \$195.00, for William H. Stafford, Associate, is \$175.00, and for Denise Wilkerson, Paralegal, is \$65.00. The above findings of fact were made after considering all of the criteria set forth in *Florida Patients' Compensation Fund v. Rowe*, 472 So. 2d 1145 (Fla. 1985).

Now, therefore, it is

ORDERED AND ADJUDGED that Defendants shall have judgment against Plaintiff, Paradise Constructors, Inc., for \$20,017.11 on principal, plus \$10.42 as costs, \$2,981.80 for pre-judgment interest, and \$6,711.50 for attorneys' fees, for a total indebtedness of \$29,720.83, which shall accrue interest hereafter at 7% pursuant to Florida Statutes § 55.03, for all of which let execution issue.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida, this

3rd day of November, 2004.

Conformed copies to:
Bruce D. Partington
Paradise Constructors, Inc.

Robert and Misty Couture
1809 Spitfire St.
Navarre, FL 32566

Paradise Constructors, Inc.
4496 White Road
Pace, FL 32571



PAUL A. RASMUSSEN
CIRCUIT COURT JUDGE

Handwritten initials and date:
11/15/04

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

ROBERT E. COUTURE,

7009 JUN 19 P 1:46

Plaintiff,

Case Number: _____

vs.

CLERK OF CIRCUIT COURT
FILED & RECORDED

**BARBARA SANDERS, D & M TRUSS COMPANY,
MCPHILLIPS WINDOWS 'N MORE, INC., ARMSTRONG
CABINET PRODUCTS, a Division of ARMSTRONG WOOD
PRODUCTS, INC., and ESCAMBIA COUNTY, FLORIDA,**

2009CA1979
A

Defendants.

NOTICE OF LIS PENDENS

**TO: Barbara Sanders, D & M Truss Company, McPhillips Windows 'N More, Inc.,
Armstrong Cabinet Products, a Division of Armstrong Wood Products, Inc.,
Escambia County, Florida, and Any and All Others it May Concern**

**YOU ARE NOTIFIED of the institution of this action by Plaintiff, Robert E. Couture, against
you seeking to foreclose a judgment lien on the following real property in Escambia County,
Florida:**

Commencing at the Northeast corner of Magnolia Park Subdivision, according to
the Plat Book 11, at Page 85, of the Public Records of Escambia County, Florida,
(said point also being Northeast corner of Parcel "A" of said Plat); thence South 01
degrees 57'55" West along the East boundary line of said subdivision for 231.17
feet to the Southeast corner of parcel "A"; thence North 51 degrees 40'54" West
along the North line of Lot 3 for 131.70 feet to the Northeast corner of said Lot 2
and Point of Beginning; thence South 50 degrees 41'22" west along the East line
of Lot 4 for 125.00 feet to the R/W line of Petra Circle (60' R/W); said point
being on a curve having a radius of 128.88 feet, a chord bearing of North 62
degrees 23'58" West and chord length of 98.17 feet; thence Northwesterly along
the arc of said curve for a distance of 100.71 feet; thence North 05 degrees
12'31" East for 167.16 feet to an iron pin on the Southerly line of aforesaid
Parcel "A"; thence South 51 degrees 40'54" East along said Parcel "A" for 216.08
feet to the Point of Beginning.



Dated this 17 day of June, 2009.

Respectfully submitted,



ZACHARY T. JENKINS
Florida Bar Number: 0015386
Clark, Partington, Hart,
Larry, Bond & Stackhouse
P.O. Box 13010 (32591-3010)
125 West Romana Street, Suite 800
Pensacola, FL 32502
(850) 434-9200

18x
OR BK 5539 PG0306
Escambia County, Florida
INSTRUMENT 2004-310654

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

D & M TRUSS COMPANY,
a Florida Corporation,
2620 Michigan Avenue,
Pensacola, FL 32526

OR BK 5545 PG0993
Escambia County, Florida
INSTRUMENT 2004-314876

Plaintiff,

Case No.: 2004 SC 001738

v.

Division: 4

PARADISE CONSTRUCTORS, INC.
a Dissolved Florida Corporation,

Defendant.

FINAL JUDGMENT UPON DEFAULT

This cause came to be heard at the pre-trial conference on October 19, 2004, at Hitchcock & Associates, 111 S. Baylen Street, Pensacola, Florida, 32501, and the Court having reviewed the court file and otherwise being full apprised in the premises, the court orders and adjudges as follows:

1. The Defendant, Paradise Constructors, Inc., a dissolved Florida Corporation, failed to appear at the pre-trial conference after receiving timely notice of said conference. Accordingly, the Court has entered a default pursuant to Florida Small Claims Rule 7.170(a).

2. The Plaintiff, D & M Truss Company, shall have a judgment against Defendant, Paradise Constructors, Inc., for damages in the principal amount of Four Thousand Six Hundred Thirty Dollars and Ninety-Four Cents (\$4,630.94).

3. Further, the Plaintiff shall recover service of process charges in the amount of One Hundred Thirty Dollars (\$130.00), filing fees in the amount of Ninety Seven Dollars and Fifty Cents (\$97.50), plus a reasonable attorney's fee

OR BK 5539 P80307
Escambia County, Florida
INSTRUMENT 2004-310654
RCD Dec 10, 2004 09:49 am
Escambia County, Florida

in the amount of One Thousand One Hundred Forty-Three Dollars and Fifty
Cents (\$1,143.50).

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-310654

4. Accordingly, Plaintiff's Judgment against Defendant shall amount to
a total of **SIX THOUSAND ONE DOLLAR AND NINETY-FOUR CENTS**
(\$6,001.94).

OR BK 5545 PG0994
Escambia County, Florida
INSTRUMENT 2004-314876

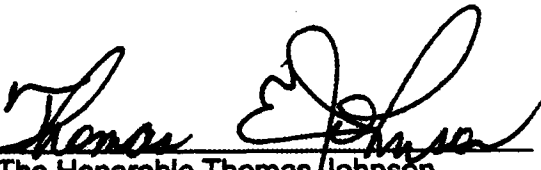
5. This Judgment shall bear interest at the rate of 7% per annum from
the date hereof until paid for all of which let execution issue.

RCD Dec 22, 2004 09:00 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-314876

DONE AND ORDERED at Pensacola, Escambia County, Florida on this

29 day of November, 2004.


The Honorable Thomas Johnson
County Court Judge

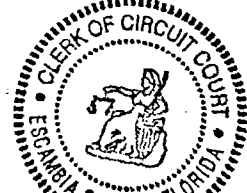
Conformed Copies to:

Jason W. Peterson, Esq.
Clark, Partington, Hart
P.O. Box 13010
Pensacola, FL 32502

Paradise Constructors, Inc.
5040 Pontiz Parkway
Pace, FL 32571

A0029086

ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
COUNTY COURT
CLERK OF CIRCUIT COURT
COUNTY COURT
NOV 29 P 4:32
COUNTY CIVIL DIVISION
FILED & RECORDED



"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: Cheri Aligh D.C.

IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

MCPHILLIPS WINDOWS 'N MORE, INC. ,
P. O. Box 169
Mobile , Al 36601

Plaintiff,

vs.

PARADISE CONSTRUCTORS, INC.
AND EDWARD SANDERS,

Defendants.

CASE NO.: 04-000664 CA
DIVISION:

File # 200519773
OR BK 2425 Pages 276 - 277
RECORDED 03/29/05 15:06:08
Mary M. Johnson, Clerk
Santa Rosa County, Florida
DEPUTY CLERK MR
#1
Trans # 246209

FILED
SANTA ROSA COUNTY
CLERK
MARY M. JOHNSON
DEPUTY CLERK
2005 MAR 22 P 3 50

FINAL JUDGMENT AS TO ALL COUNTS

THIS MATTER having come on to be heard on Plaintiff's Motion for Summary Judgment as to All Counts and, notice having been given to the Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, MCPHILLIPS WINDOWS 'N MORE, Inc., shall recover from Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, as follows:

As to COUNT I, the sum of \$15,930.68 on principal, interest and late charges through the date of this Final Judgment.

As to COUNT II, the sum of \$9,558.08 on principal, plus \$19,116.16 for triple damages, plus \$477.90 for service charge under Fla. Statutes §68.065 (2).

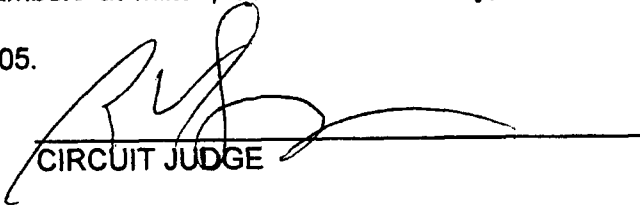
Plus the sum of \$1,586.00 for attorneys' fees, which the Court hereby finds

FILED
SANTA ROSA COUNTY
CLERK
MARY M. JOHNSON
DEPUTY CLERK
2005 MAR 22 P 3 50

reasonable fees, with costs in the sum of \$470.50, making a total for both Counts \$47,139.32, that shall bear interest at the rate of 7%, for which let execution issue.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida this

22 day of Mar, 2005.


CIRCUIT JUDGE

AD
3-29-05

Conformed copies to:

Sally Bussell Fox, Esquire
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

✓ Paradise Constructors, Inc./Defendant
4960 Highway 90 #152
Pace, Florida 32571

✓ Edward Sanders/Defendant
4960 Highway 90 #152
Pace, Florida 32571

Prepared by:
Sally Bussell Fox, Esquire

File # 200540577, OR BK 2465 Page 116, Recorded 06/21/2005 at 01:20 PM, Mary
M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk CTS Trans # 260837

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, STATE OF FLORIDA
CIVIL DIVISION

ARMSTRONG CABINET PRODUCTS,
a division of ARMSTRONG WOOD
PRODUCTS, INC.,

Plaintiff,

vs.

CASE NO. 57-2004-CC-163

SOUTHERN DEVELOPMENT OF
NORTHWEST FLORIDA, INC.,
EDWARD W. SANDERS, and
PARADISE CONSTRUCTORS, INC.,

Defendant.

FINAL JUDGMENT AS TO COUNT III

Armstrong Cabinet Products ("Plaintiff"), a division of Armstrong Wood Products, Inc., came before this Court for hearing on the Plaintiff's Motion for Final Summary Judgement on June 7, 2005 at 11:30 a.m. CDT. The Court, having reviewed the evidence presented and hearing argument of counsel and noting that Paradise Constructors, Inc. failed to appear or otherwise file any affidavits in opposition to Plaintiff's Motion For Final Summary Judgement and the Court otherwise being fully advised in the premises, it is hereby

ORDERED, ADJUDGED AND DECREED:

1. That Plaintiff's Motion for Final Summary Judgement is hereby GRANTED as to Count III.

1

CERTIFIED A TRUE
AND CORRECT COPY
CLERK CIRCUIT COURT—
MARY M. JOHNSON

BY Jane Ingram
DEPUTY CLERK
DATE 6-24-05

2. That Plaintiff, Armstrong Cabinet Products, a division of Armstrong Wood Products, Inc., whose address is 16803 Dallas Parkway, Addison, Texas 75001-5215, shall recover from Defendant Paradise Constructors, Inc. (whose address is 4960 Highway 90, #152, Pace, Florida 32571), \$18,895.53 (treble damages) in damages, plus reasonable attorneys' fees and costs incurred in the amount of \$9,076.16, for a total of \$27,971.69, which shall bear interest at the statutory rate of 7% per annum from date hereof until paid, for all of which let execution issue.

DONE AND ORDERED in Chambers, Santa Rosa County Courthouse, Milton, Santa Rosa County, Florida, this 17 day of June, 2005.

Robert Hilliard
ROBERT HILLIARD
CIRCUIT JUDGE

Copies Furnished To:

Barbara Sanders, President
Paradise Constructors, Inc.
4960 Highway 90, #152
Pace, FL 32571

Edward Sanders, Individually
4960 Highway 90, #152
Pace, FL 32571

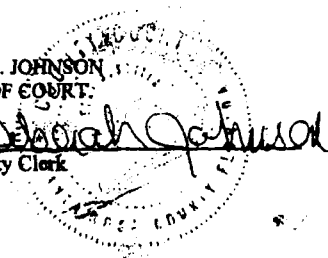
Edward W. Sanders, President
Southern Development of Northwest
Florida, Inc.
4960 Highway 90, #152
Pace, FL 32571

Roy Ford, Jr.
Hill, Ward and Henderson
Post Office Box 2231
Tampa, FL 33601-2231

Brad Herndon
Anchors, Foster, McInnis & Keefe, P.A.
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547

MARY M. JOHNSON
CLERK OF COURT

By: *Mary M. Johnson*
Deputy Clerk



File # 200540576, OR BK 2465 Page 113, Recorded 06/21/2005 at 01:20 PM, Mary
M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk CTS Trans # 260837

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, STATE OF FLORIDA
CIVIL DIVISION

ARMSTRONG CABINET PRODUCTS,
a division of ARMSTRONG WOOD
PRODUCTS, INC.,

Plaintiff,

vs.

CASE NO. 57-2004-CC-163

SOUTHERN DEVELOPMENT OF
NORTHWEST FLORIDA, INC.,
EDWARD W. SANDERS, and
PARADISE CONSTRUCTORS, INC.,

Defendant.

FILED
SANTA ROSA COUNTY
CLERK'S OFFICE
JUN 17 P 3:54

FINAL JUDGMENT AS TO COUNTS I AND II

Armstrong Cabinet Products ("Plaintiff"), a division of Armstrong Wood Products,
Inc., came before this Court for hearing on the Plaintiff's Motion for Final Summary
Judgement on June 7, 2005 at 11:30 a.m. CDT. The Court, having reviewed the evidence
presented and hearing argument of counsel and noting that Defendants failed to appear or
otherwise file any affidavits in opposition to Plaintiff's Motion For Final Summary
Judgement and the Court otherwise being fully advised in the premises, it is hereby

ORDERED, ADJUDGED AND DECREED that:

1. Plaintiff's Motion for Final Summary Judgement is hereby GRANTED as to
Counts I and II.

1
CERTIFIED A TRUE
AND CORRECT COPY
CLERK, CIRCUIT COURT
MARY M. JOHNSON

BY Jane Ingram
DEPUTY CLERK
DATE 6-24-05

2. Plaintiff, Armstrong Cabinet Products, a division of Armstrong Wood Products, Inc., whose address is 16803 Dallas Parkway, Addison, Texas 75001-5215, shall recover from Defendants Edward W. Sanders, individually (whose address is 4960 Highway 90, #152, Pace, Florida 32571), and Southern Development of Northwest Florida, Inc., jointly and severally (whose address is 4960 Highway 90, #152, Pace, Florida 32571), the total amount of \$18,726.55, which shall bear interest at the statutory rate of 7% per annum from date hereof until paid, for all of which let execution issue.

2. That the judgement amount of \$18,726.55 was calculated as follows:

Principal unpaid amount:	\$13,524.44 plus
Interest accruing from November 26, 2003 to date of judgement on principal (granted on June 7, 2005 at 12%)	\$ 2,497.22 plus
Attorneys' fees (reasonable cost of collection up to 20% of principal pursuant to credit agreement)	<u>\$ 2,704.89</u>
Total	\$18,726.55

3. The Court finds that the amount of attorneys' fees and costs expended by Plaintiff are reasonable.

DONE AND ORDERED in Chambers, Santa Rosa County Courthouse, Milton, Santa Rosa County, Florida, this 17 day of June, 2005.



 ROBERT HILLIARD
 CIRCUIT JUDGE

Copies Furnished To:

Barbara Sanders, President
Paradise Constructors, Inc.
4960 Highway 90, #152
Pace, FL 32571

Edward Sanders, Individually
4960 Highway 90, #152
Pace, FL 32571

Edward W. Sanders, President
Southern Development of Northwest
Florida, Inc.
4960 Highway 90, #152
Pace, FL 32571

Roy Ford, Jr.
Hill, Ward and Henderson
Post Office Box 2231
Tampa, FL 33601-2231

Brad Herndon
Anchors, Foster, McInnis & Keefe, P.A.
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547

MARY M. JOHNSON
CLERK OF COURT

By: 
Deputy Clerk

