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

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

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 004574
00049340634
Dkt: TD83 Pg#:

5

Original Documents Follow

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Apr 25, 2012 / 120267

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4574** , 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:** 07-0461-075

Certificate Holder:
WELLS FARGO BANK OBO TAX LIEN SECURITIZATION TRUST
PO BOX 741307
ATLANTA, GEORGIA 30384-1307

Property Owner:
MURDY CARL W
730 N 48TH AVE
PENSACOLA , FLORIDA 32506

Legal Description: 34-2S3-002
LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 ...
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	4574	06/01/10	$2,702.14	$0.00	$135.11	$2,837.25

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
2011	4396.0000	06/01/11	$1,953.18	$6.25	$97.66	$2,057.09

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$4,894.34
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)	$1,697.01
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$6,816.35
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	$6,816.35
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.	$69,448.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 25th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda Nahuron

Date of Sale: November 5, 2012

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE
4/25/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0461-075

May 10, 2012
Tax Year: 2009
Certificate Number: 4574

LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 MIN E ALG ELY R/W LI 100 FT TO SW COR OF LT 15 BLK 7 SHERRER S/D FOR POB N 83 DEG 45 MIN 1 SEC E ALG S LI OF LT 15 122 66/100 FT TO SE COR OF LT 15 N 4 DEG 41 MIN 13 SEC W ALG E LI OF LT 15 39 80/100 FT N 83 DEG 41 MIN 49 SEC E 13 79/100 FT S 0 DEG 36 MIN 7 SEC E 47 90/100 FT S 85 DEG 34 MIN 29 SEC W 132 65/100 FT TO ELY R/W LI OF 48TH AVE N 8 DEG 48 MIN W ALG ELY R/W LI 4 28/100 FT TO POB OR 4986 P 210 OR 5945 P 279

DR-512
R.05/88

Application Number: 120267

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **WELLS FARGO BANK OBO TAX LIEN SECURITIZATION TRUST**
PO BOX 741307
ATLANTA, Georgia, 30384-1307
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
4574	07-0461-075	06/01/2010	34-2S3-002 LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 MIN E ALG ELY R/W LI 100 FT TO SW COR OF LT 15 BLK 7 SHERRER S/D FOR POB N 83 DEG 45 MIN 1 SEC E ALG S LI OF LT 15 122 66/100 FT TO SE COR OF LT 15 N 4 DEG 41 MIN 13 SEC W ALG E LI OF LT 15 39 80/100 FT N 83 DEG 41 MIN 49 SEC E 13 79/100 FT S 0 DEG 36 MIN 7 SEC E 47 90/100 FT S 85 DEG 34 MIN 29 SEC W 132 65/100 FT TO ELY R/W LI OF 48TH AVE N 8 DEG ... **See attachment for full legal description.**

2011 TAX ROLL
MURDY CARL W
730 N 48TH 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.

wfremic10 (Shane Leach) — 04/25/2012

Applicant's Signature — Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0461-075

May 10, 2012
Tax Year: 2009
Certificate Number: 4574

LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 MIN E ALG ELY R/W LI 100 FT TO SW COR OF LT 15 BLK 7 SHERRER S/D FOR POB N 83 DEG 45 MIN 1 SEC E ALG S LI OF LT 15 122 66/100 FT TO SE COR OF LT 15 N 4 DEG 41 MIN 13 SEC W ALG E LI OF LT 15 39 80/100 FT N 83 DEG 41 MIN 49 SEC E 13 79/100 FT S 0 DEG 36 MIN 7 SEC E 47 90/100 FT S 85 DEG 34 MIN 29 SEC W 132 65/100 FT TO ELY R/W LI OF 48TH AVE N 8 DEG 48 MIN W ALG ELY R/W LI 4 28/100 FT TO POB OR 4986 P 210 OR 5945 P 279

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.

wfremic10 (Shane Leach) — 04/25/2012

Applicant's Signature — Date

12-333

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.: 9422 July 3, 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 07-03-1992, through 07-03-2012, and said search reveals the following:

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

   Carl Murdy

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: _____ July 3, 2012

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 9422

July 3, 2012

342S300201015007 - Full Legal Description

LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 MIN E ALG ELY R/W LI 100 FT TO SW COR OF LT 15 BLK 7 SHERRER S/D FOR POB N 83 DEG 45 MIN 1 SEC E ALG S LI OF LT 15 122 66/100 FT TO SE COR OF LT 15 N 4 DEG 41 MIN 13 SEC W ALG E LI OF LT 15 39 80/100 FT N 83 DEG 41 MIN 49 SEC E 13 79/100 FT S 0 DEG 36 MIN 7 SEC E 47 90/100 FT S 85 DEG 34 MIN 29 SEC W 132 65/100 FT TO ELY R/W LI OF 48TH AVE N 8 DEG 48 MIN W ALG ELY R/W LI 4 28/100 FT TO POB OR 4986 P 210 OR 5945 P 279

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 9422 July 3, 2012

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

1. That certain mortgage executed by Carl W. Murdy and Sonja L. Murdy in favor of Regions Bank dated 06/06/2008 and recorded 07/14/2008 in Official Records Book 6352, page 200 of the public records of Escambia County, Florida, in the original amount of $44,000.00.

2. Taxes for the year 2009-2011 delinquent. The assessed value is $138,897.00. Tax ID 07-0461-075.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2012

TAX ACCOUNT NO.: 07-0461-075

CERTIFICATE NO.: 2010-4574

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 2011 tax year.

Carl Murdy and Sonja L. Murdy
730 N. 48th Ave.
Pensacola, FL 32506

Regions Bank
P.O. Box 830721
Birmingham, AL 35283

Certified and delivered to Escambia County Tax Collector,
this 13th day of July, 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.

Recorded in Public Records 07/07/2006 at 02:31 PM OR Book 5945 Page 279, Instrument #2006068797, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Lisa English C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street, Pensacola, Florida 32502
850-434-2365

Property Appraisers Parcel Identification
34-2S-30-0201-001-007

Space above this line for processing data | Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 19th day of June 2006 by Willena Peek whose post office address is 716 North 48th Avenue, Pensacola, Florida 32506 first party,
to Carl Murdy whose post office address is 800 North 48th Avenue, Pensacola, Florida 32506, second party.
(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of $ 10.00 (Ten Dollars) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

DESCRIPTION:
LOTS 15 & 16, BLOCK 7, SHERRER SUBDIVISION, A SUBDIVISION OF PART OF THE JUAN DOMINGUEZ GRANT SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 24 OF THE PUBLIC RECORDS OF SAID COUNTY.

ALSO TOGETHER WITH:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY R/W LINE OF KINNEAR AVENUE (66' R/W) AND THE EASTERLY R/W LINE OF 48TH AVENUE (66' R/W);
THENCE GO S08°48'00"E ALONG THE SAID EASTERLY R/W LINE A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 7, SHERRER SUBDIVISION AS RECORDED IN PLAT BOOK 1, AT PAGE 24 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, POINT ALSO BEING THE POINT OF BEGINNING;
THENCE GO N83°45'01"E ALONG THE SOUTH LINE OF LOT 15 A DISTANCE OF 122.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15;
THENCE GO N04°41'13"W ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 39.80 FEET;
THENCE DEPARTING SAID EAST LINE GO N83°41'49"E A DISTANCE OF 13.79 FEET;
THENCE GO S00°36'07"E A DISTANCE OF 47.90 FEET;
THENCE GO S85°34'29"W A DISTANCE OF 132.65 FEET TO SAID EASTERLY R/W LINE OF 48TH AVENUE;
THENCE GO N08°48'00"W ALONG SAID EASTERLY R/W LINE A DISTANCE OF 4.28 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

Recorded in Public Records 07/14/2008 at 02:15 PM OR Book 6352 Page 200, Instrument #2008052966, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $69.50 MTG Stamps $154.00 Int. Tax $88.00

MURDY, CARL W

Record and Return To:
Fiserv Lending Solutions
P.O. BOX 2590
Chicago, IL 60690

This Mortgage prepared by:

Name: Brook Hollabaugh
Company: Regions Bank
Address: P.O. BOX 830721, BIRMINGHAM, AL 35283

200815609335 70

REGIONS

MORTGAGE

THIS MORTGAGE dated June 6, 2008, is made and executed between CARL W MURDY, whose address is 730 48TH AVE N, PENSACOLA, FL 325064828; SONJA L MURDY, whose address is 730 48TH AVE N, PENSACOLA, FL 325064828; husband and wife (referred to below as "Grantor") and Regions Bank, whose address is P.O. Box 830721, Birmingham, AL 35283 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property") located in ESCAMBIA County, State of Florida:**

See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 730 N 48TH AVE, PENSACOLA, FL 32506.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $44,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Agreement, together with interest on such amounts as provided in this Agreement, and any and all other present or future, direct or contingent liabilities or indebtedness of any person who signs the Note to the Lender of any nature whatsoever, whether classified as secured or unsecured, except that the word "Indebtedness" shall not include any debt subject to the disclosure requirements of the Federal Truth-in-Lending Act if, at the time such debt is incurred, any legally required disclosure of the lien afforded hereby with respect to such debt shall not have been made.

Lender. The word "Lender" means Regions Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Note.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated June 6, 2008, **in the original principal amount of $44,000.00** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Note is June 11, 2023.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X [redacted]
CARL W MURDY

X [redacted]
SONJA L MURDY

WITNESSES:

X Kelly B. Milham
Kelly B. Milham

X MyLoLa M. Rocke
MyLoLa M. Rocke

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Florida)
) SS
COUNTY OF Escambia)

The foregoing instrument was acknowledged before me this 6 day of June, 2008 by CARL W MURDY and SONJA L MURDY, husband and wife, who are personally known to me or who have produced FDL as identification and did / did not take an oath.

MyLoLa Rocke
(Signature of Person Taking Acknowledgment)

MyLoLa M Rocke
(Name of Acknowledger Typed, Printed or Stamped)

FSR
(Title or Rank)

(Serial Number, If any)

MYLOLA ROCKE
MY COMMISSION # DD 600694
EXPIRES: December 29, 2009

[illegible] All Rights Reserved. - FLA

I1569699

SCHEDULE A

KNOWN AS: 730 N 48TH AVE

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 15, BLOCK 7 OF SHERRER AS RECORDED IN PLAT BOOK 1, PAGE 24, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

9000016127

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

63-27
631

VOID AFTER 6 MONTHS

PAY *SIXTY FOUR THOUSAND FOUR HUNDRED EIGHTY SIX AND 92/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF
JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE	AMOUNT
07/17/2012	64,486.92

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016127⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016127

Date	Case Number	Description	Amount
07/17/2012	2010 TD 011563	PAYMENT TAX DEEDS	19,295.54
07/17/2012	2010 TD 005748	PAYMENT TAX DEEDS	4,140.42
07/17/2012	2010 TD 005754	PAYMENT TAX DEEDS	2,219.46
07/17/2012	2010 TD 005000	PAYMENT TAX DEEDS	3,949.83
07/17/2012	2010 TD 005317	PAYMENT TAX DEEDS	3,711.48
07/17/2012	2010 TD 005286	PAYMENT TAX DEEDS	4,890.99
07/17/2012	2010 TD 005316	PAYMENT TAX DEEDS	5,554.33
07/17/2012	2010 TD 004574	PAYMENT TAX DEEDS	7,129.34
07/17/2012	2010 TD 012321	PAYMENT TAX DEEDS	11,493.51
07/17/2012	2010 TD 004386	PAYMENT TAX DEEDS	2,102.02

9000016127

Check: 9000016127 07/17/2012 JANET HOLLEY TAX COLLECTOR Check Amount: 64,486.92

7/17/2012

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

63-27
631

9000016142

VOID AFTER 6 MONTHS

PAY *ONE THOUSAND THREE HUNDRED THIRTY ONE AND 34/100

WELLS FARGO BANK OBO TAX LIENS
SECURITIZATION TRUST

DATE	AMOUNT
07/17/2012	1,331.34

TO THE ORDER OF
WELLS FARGO BANK OBO TAX LIENS SECURITIZATI
P O BOX 741307
ATLANTA, GA 30384

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE DO NOT ERASE WITH

⑈9000016142⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016142

Date	Case Number	Description	Amount
07/17/2012	2010 TD 004574	PAYMENT TAX DEEDS	493.24
07/17/2012	2010 TD 012321	PAYMENT TAX DEEDS	419.05
07/17/2012	2010 TD 011563	PAYMENT TAX DEEDS	419.05

9000016142

Check: 9000016142 07/17/2012 WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUST Check Amount: 1,331.34

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
63-27
631

9000016112

VOID AFTER 6 MONTHS

PAY *EIGHT HUNDRED EIGHTY NINE AND 30/100

CARL MURDY

TO THE ORDER OF
CARL MURDY
730 N 48TH AVE
PENSACOLA, FL 32506

DATE	AMOUNT
07/17/2012	889.30

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR CHANGES WITH HEAT

⑈900001611 2⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016112

Date	Case Number	Description	Amount
07/17/2012	2010 TD 004574	PAYMENT TAX DEEDS	889.30

9000016112

Check: 9000016112 07/17/2012 CARL MURDY

Check Amount: 889.30

Search Property | Property Sheet | Lien Holders | Redeem | Forms | Courtview

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 070461075 Certificate Number: 004574 of 2010

Redemption: Yes | Application Date: 04/25/2012 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2012	Redemption Date 07/12/2012
Months	7	3
Tax Collector	$6,816.35	$6,816.35
Tax Collector Interest	$715.72	$306.74
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$7,538.32	$7,129.34
Clerk Fee	$60.00	$60.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$292.00	$292.00
App. Fee Interest	$49.56	$21.24
Total Clerk	$521.56	$493.24
Postage	$60.00	$60.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$8,159.88	$7,682.58
	Repayment Overpayment Refund Amount	$477.30 + 120 + 292 = 889.30

Notes: ACTUAL SHERIFF $80.00 COM FEE $

Submit | Reset | Print Preview

ERNIE LEE MAGAHA
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

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070461075 Certificate Number: 004574 of 2010

Payor: CARL MURDY 730 N. 48TH AVE PENSACOLA, FL 32506 **Date** 07/12/2012

Clerk's Check #	1	Clerk's Total	$521.56
Tax Collector Check #	1	Tax Collector's Total	$7,538.32
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	$8,159.88

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received 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

ERNIE LEE MAGAHA
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

Case # 2010 TD 004574
Redeemed Date 07/12/2012
Name CARL MURDY 730 N. 48TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	$521.56
Due Tax Collector = TAXDEED	$7,538.32
Postage = TD2	$60.00
☐ ResearcherCopies = TD6	$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1415585 Date: 05/24/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1415585 Date: 05/24/2012	60.00	0.00	
05/30/2012	TAXDEED	TAX DEED CERTIFICATES Receipt: 1417713 Date: 05/30/2012	71.00	0.00	
06/04/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
07/12/2012	TD2	POSTAGE TAX DEEDS Receipt: 1431835 Date: 07/12/2012 Receipt 1431835 reversed by 1432015 on 07/12/2012. Receipt: 1432025 Date: 07/12/2012 Receipt 1432025 reversed by 1432047 on 07/12/2012.	60.00	0.00	
07/12/2012	TAXDEED	TAXDEED Due Tax Collector Receipt: 1431835 Date: 07/12/2012 Receipt 1431835 reversed by 1432015 on 07/12/2012. Receipt: 1432025 Date: 07/12/2012 Receipt 1432025 reversed by 1432047 on 07/12/2012. Receipt: 1432060 Date: 07/12/2012	7,538.32	0.00	
07/12/2012	TAXDEED	TAXDEED Clerk's Total Receipt: 1431835 Date: 07/12/2012 Receipt 1431835 reversed by 1432015 on 07/12/2012. Receipt: 1432025 Date: 07/12/2012 Receipt 1432025 reversed by 1432047 on 07/12/2012. Receipt: 1432060 Date: 07/12/2012	521.56	0.00	
07/12/2012	TAXDEED	EXCESS POSTAGE AND COPIES DUE TO EARLY REDEMPTION PRIOR TO NOTICE. TO BE REFUNDED TO INDIVIDUAL THAT REDEEMED..BBR Receipt: 1432025 Date: 07/12/2012 Receipt 1432025 reversed by 1432047 on 07/12/2012. Receipt: 1432060 Date: 07/12/2012	100.00	0.00	
07/17/2012	TAXDEEDPAY	PAYMENT TAX DEEDS	7,129.34	0.00	JANET HOLLEY TAX COLLECTOR - 213 PALAFOX PLACE
07/17/2012	TAXDEEDPAY	PAYMENT TAX DEEDS	889.30	0.00	CARL MURDY - 730 N 48TH AVE
07/17/2012	TAXDEEDPAY	PAYMENT TAX DEEDS	493.24	0.00	WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUST - P O BOX 741307

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Funds Disbursed	$8,511.88	$8,511.88	$0.00	$0.00
2	Service Charge	$120.00	$60.00	$60.00	$0.00
3	Holding	$8,571.88	$8,571.88	$0.00	$0.00
	TOTAL	**$17,203.76**	**$17,143.76**	**$60.00**	**$0.00**

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

Receipt Type	**Case**	Outstanding Amount	0.00
Receipt Number	**1432060**	Receipt Date	**07/12/2012**

Case Number **2010 TD 004574**

Description **WELLS FARGO BANK OBO TAX LIENS VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **CARL MURDY**

On Behalf Of **WELLS FARGO BANK OBO TAX LIENS**

Total Received	**8,159.88**
Net Received	**8,159.88**
Change	**0.00**

Receipt Payments	**Amount**	**Reference Description**
Cash	**8,159.88**	

Receipt Applications	**Amount**
Holding	**8,159.88**

Disbursement Accounts	**Amount**
DEPOSITS - TAX DEEDS	8,159.88

Deputy Clerk: hms Transaction Date 07/12/2012 16:30:30

Comments

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

Receipt Type	**Case**	Outstanding Amount	0.00
Receipt Number	**1417713**	Receipt Date	05/30/2012

Case Number	**2010 TD 004574**
Description	**WELLS FARGO BANK OBO TAX LIENS VS**

Action	**TAX DEED APPLICATION**
Judge	
Received From	**WELLS FARGO BANK OBO TAX LIENS**
On Behalf Of	**WELLS FARGO BANK OBO TAX LIENS**

Total Received	71.00
Net Received	71.00
Change	0.00

Receipt Payments	**Amount**	**Reference Description**
Cash	71.00	**ONCORE TRANS#939237**

Receipt Applications	**Amount**
Holding	71.00

Deputy Clerk: mavila Transaction Date 05/30/2012 15:18:57

Comments

Print Date:
5/24/2012 11:34:46 AM

Transaction #: **938096**
Receipt #: **201231576**
Cashier Date: **5/24/2012 11:34:46 AM** (MAVILA)

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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/24/2012 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

(MISCFEE) MISCELLANEOUS FEES
TAX CERT#04574 OF 2010

TAXCR	341	$341.00
TAXCT	1	$60.00

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

Receipt Type	**Case**	Outstanding Amount	0.00
Receipt Number	**1415585**	Receipt Date	05/24/2012

Case Number	**2010 TD 004574**
Description	**WELLS FARGO BANK OBO TAX LIENS VS**

Action	**TAX DEED APPLICATION**
Judge	
Received From	**WELLS FARGO BANK OBO TAX LIENS**
On Behalf Of	**WELLS FARGO BANK OBO TAX LIENS**

Total Received	**401.00**
Net Received	**401.00**
Change	**0.00**

Receipt Payments	**Amount**	**Reference Description**
Cash	**401.00**	**ONCORE TRANS#938096**

Receipt Applications	**Amount**
Holding	**341.00**
Service Charge	**60.00**

Deputy Clerk: mavila Transaction Date 05/24/2012 11:35:33

Comments

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUST** holder of **Tax Certificate No. 04574**, 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:

LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT R/W) AND ELY R/W LI OF 48TH AVE (66 FT R/W) S 8 DEG 48 MIN E ALG ELY R/W LI 100 FT TO SW COR OF LT 15 BLK 7 SHERRER S/D FOR POB N 83 DEG 45 MIN 1 SEC E ALG S LI OF LT 15 122 66/100 FT TO SE COR OF LT 15 N 4 DEG 41 MIN 13 SEC W ALG E LI OF LT 15 39 80/100 FT N 83 DEG 41 MIN 49 SEC E 13 79/100 FT S 9 DEG 36 MIN 7 SEC E 47 90/100 FT S 85 DEG 34 MIN 29 SEC W 132 65/100 FT TO ELY R/W LI OF 48TH AVE N 8 DEG 48 MIN W ALG ELY R/W LI 4 28/100 FT TO POB OR 4986 P 210 OR 5945 P 279

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070461075 (12-333)

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

CARL W MURDY

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 November, which is the **5th day of November 2012.**

Dated this 4th day of October 2012.

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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk

Paid
$292.00

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:	342S300201015007
Account:	070461075
Owners:	MURDY CARL W
Mail:	730 N 48TH AVE PENSACOLA, FL 32506
Situs:	730 N 48TH AVE 32506
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector

2011 Certified Roll Assessment

Improvements:	$127,238
Land:	$11,659
Total:	$138,897
Save Our Homes:	$138,897

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2006	5945	279	$100	QC	View Instr
10/2002	4986	210	$16,500	WD	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court

2011 Certified Roll Exemptions

HOMESTEAD EXEMPTION,TOTAL & PERMANENT

Legal Description

LTS 15 AND 16 BLK 7 SHERRERS S/D PB 1 P 24 ALSO BEG AT INTER OF SLY R/W LI KINNEAR AVE (66 FT...

Extra Features

None

Parcel Information

Restore Map | Get Map Image | Launch Interactive Map

Section Map Id:
CA185

Approx. Acreage:
0.3200

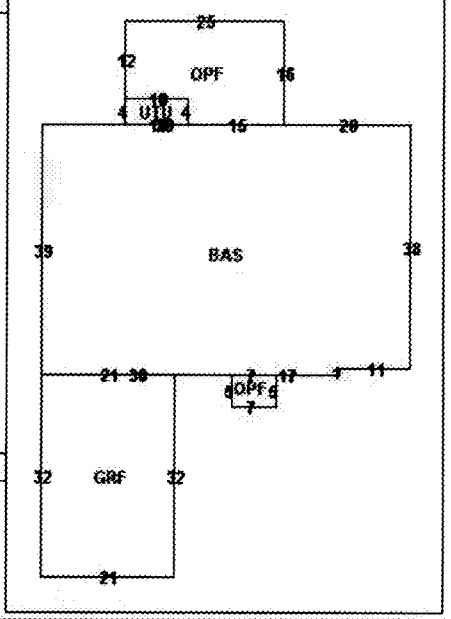
Zoned:
R-2

Buildings

Building 1 - Address:730 N 48TH AVE, Year Built: 2006, Effective Year: 2006

Structural Elements

FOUNDATION-*SLAB ON GRADE*
EXTERIOR WALL-*BRICK-FACE*
NO. PLUMBING FIXTURES-*11.00*
DWELLING UNITS-*1.00*
ROOF FRAMING-*HIP-HI PITCH*
ROOF COVER-*DIMEN/ARCH SHNG*
INTERIOR WALL-*DRYWALL-PLASTER*
STORY HEIGHT-*10.00*
NO. STORIES-*1.00*
FLOOR COVER-*CARPET*
FLOOR COVER-*TILE/STAIN CONC/BRICK*
DECOR/MILLWORK-*AVERAGE*
HEAT/AIR-*CENTRAL H/AC*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 3358 Total SF

BASE AREA - *2251*
GARAGE FIN - *672*
OPEN PORCH FIN - *395*
UTILITY UNF - *40*

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.