

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## 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

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Case: 2010 TD 011505



00090550887

Dkt: TD83 Pg#:

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**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 29, 2012 / 120816

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 11505**, 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: 14-2971-000**

**Certificate Holder:**

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC  
LOCKBOX ACCOUNT NO 500005897  
CLEARWATER, FLORIDA 33762-0295

**Property Owner:**

TAYLOR MARK  
438 MONTROSE BLVD  
GULF BREEZE, FLORIDA 32561-4063

**Legal Description:** 00-0S0-090

LT 16 & W 1/2 OF LT 15 BLK 352 NEW CITY TRACT OR 5534 P 1458 CA 53

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	11505	06/01/10	\$640.92	\$0.00	\$115.37	\$756.29

**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
2012	10488.0000	06/01/12	\$721.96	\$6.25	\$36.10	\$764.31
2011	11070.0000	06/01/11	\$662.68	\$6.25	\$122.18	\$791.11

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,311.71
\$0.00
\$150.00
\$75.00
\$2,536.71
\$2,536.71
\$6.25

\*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 6, 2013

\* 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,

**USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA  
TC2 LLC  
LOCKBOX ACCOUNT NO 500005897  
CLEARWATER, Florida, 33762-0295**

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>
11505	14-2971-000	06/01/2010	00-0S0-090 LT 16 & W 1/2 OF LT 15 BLK 352 NEW CITY TRACT OR 5534 P 1458 CA 53

### **2011 TAX ROLL**

TAYLOR MARK  
438 MONTROSE BLVD  
GULF BREEZE , Florida 32561-4063

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.

magnoliatc2tda (Brian Cirillo)

Applicant's Signature

08/29/2012

Date

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



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CENTURY

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Case: 2010 TD 011505



00025955559

Dkt: TD82 Pg#:

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**Original Documents Follow**

# **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.: 9901

November 8, 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 11-08-1992, through 11-08-2012, and said search reveals the following:

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

Mark Taylor

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 8, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9901

November 8, 2012

**Lot 16 and the West 1/2 of Lot 15, Block 352, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9901

November 8, 2012

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

1. Mortgage executed by Mark Taylor to U.S. Small Business Administration, dated 03/25/2005 and recorded in Official Record Book 5607 on page 1906 of the public records of Escambia County, Florida. given to secure the original principal sum of \$76,500.00. Mortgage Modification recorded in O.R. Book 5670, page 121.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$31,350.00. Tax ID 14-2971-000.

**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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-6-2013

TAX ACCOUNT NO.: 14-2971-000

CERTIFICATE NO.: 2010-11505

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        tax year.

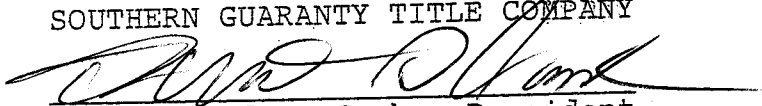
Mark Taylor  
438 Montrose Blvd.  
Gulf Breeze, FL 32561

Unknown Tenants  
1408 E. Fisher St.  
Pensacola, FL 32503

U.S. Small Business Administration  
801 Tom Martin Dr., Ste 120  
Birmingham, AL 35211

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



(12)

27.00 + 5.00.  
91.00.

OR BK 5534 PG 1458  
Escambia County, Florida  
INSTRUMENT 2004-308046

DEED REC STAMPS PD @ ESC CO \$ 91.00  
12/03/04 ERNIE LEE NAGWA, CLERK

Prepared by  
Linda Stewart, an employee of  
First American Title Insurance Company  
4300 Bayou Boulevard, Suite 17E  
Pensacola, Florida 32503  
(850) 484-5566

RETURN TO:  
First American Title  
4300 Bayou Blvd. Ste 17-E  
Pensacola, FL 32503

Return to: Grantee

File No.: 2124-639958

## WARRANTY DEED

This indenture made on **November 17, 2004 A.D.**, by

**Edmond Tripp, Jr. and Curtis J. Tripp and Willie J. Tripp and Sally Tripp Jones a/k/a Sally B. Jones and Katie Lee Boykins and Larry C. Tripp and O'Neal Kirksey**

whose address is: **610 N. "G" St., Pensacola, FL 32501**  
hereinafter called the "grantor", to

**Mark Taylor, a single man**

whose address is: **1408 E. Fisher Road, Pensacola, FL 32503**  
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:

**Lot 16 and the West 1/2 of Lot 15, Block 352, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of City of Pensacola copyrighted by Thomas C. Watson in 1906.**

Parcel Identification Number: **00-0S-00-9025-016-352**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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.

OR BK 5534 PG1459  
Escambia County, Florida  
INSTRUMENT 2004-308046

RCD Dec 03, 2004 10:00 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-308046

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 2004.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Curtis J. Tripp By Sally B. Jones  
Curtis J. Tripp  
by Sally B. Jones, Attorney in Fact

Sally Tripp Jones  
Sally Tripp Jones

Larry C. Tripp  
Larry C. Tripp

Edmond Tripp Jr. by Sally B. Jones  
Edmond Tripp Jr.  
by Sally B. Jones, Attorney in Fact

Willie J. Tripp  
Willie J. Tripp

Katie Lee Boykins by Sally B. Jones  
Katie Lee Boykins  
by Sally B. Jones, Attorney in Fact

O'Neal Kirksey by Sally B. Jones  
O'Neal Kirksey  
by Sally B. Jones, Attorney in Fact

Signed, sealed and delivered in our presence:

Linda C. Stewart  
Witness Signature

Print Name: LINDA C. STEWART

Teresa J. Craney  
Witness Signature

Print Name: TERESA J. CRANEY

State of **Florida**

County of **Escambia**

**The Foregoing Instrument Was Acknowledged** before me on **November 17, 2004**, by **Sally B. Jones a/k/a Sally Tripp Jones**, as individually and as Attorney in fact for **Edmond Tripp, Jr. and Curtis J. Tripp and Katie Lee Boykins and O'Neal Kirksey, Willie J. Tripp and Larry C. Tripp** who is/are personally known to me or who has/have produced a valid driver's license as identification.



NOTARY PUBLIC



Notary Print Name Linda C. Stewart  
My Commission Expires: December 26, 2007  
MY COMMISSION # DD270162 EXPIRES  
BONDED THRU TROY FAJN INSURANCE, INC.

MAIL ANY NOTICE OF DEFAULT TO:  
U.S. SMALL BUSINESS ADMINISTRATION  
801 Tom Martin Drive, Suite 120  
Birmingham, Alabama, 35211

THIS INSTRUMENT PREPARED BY AND MAIL TO:  
Julie K. Nelson, Attorney/Advisor  
U.S. SMALL BUSINESS ADMINISTRATION  
14925 Kingsport Road  
Fort Worth, Texas 76155-2243  
(817)868-2300

TAYLOR, Mark L.  
# 3627-25352 Loan No. DLH 87337340-06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### MORTGAGE (Direct)

This mortgage made and entered into this 25th day of March 2005, by and between Mark L. Taylor, wata Mark Taylor, an unmarried person, 1408 E Fisher, Pensacola, Florida 32503 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, Alabama, 35211

**WITNESSETH**, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Lot 16 and the West 1/2 of Lot 15, Block 352, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of City of Pensacola copyrighted by Thomas C. Watson in 1906.

More commonly known as: 1408 E. Fisher, Pensacola, Florida, 32503

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March 25, 2005 in the principal sum of \$76,500.00 and maturing on March 25, 2035.

1. The mortgagor covenants and agrees as follows:

- a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
  - b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.
  - c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.
  - d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
  - e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.
  - f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.
  - g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.
  - h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.
  - i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.
  - j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.
  - k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.
2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner

TAYLOR, Mark L.  
3627-25352 / DLH 87337340-06

of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisal*.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.
9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.
10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.
11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 1408 E Fisher, Pensacola, Florida 32503 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120 Birmingham, Alabama, 35211.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA

COUNTY OF Escambia ) ss

The foregoing instrument was acknowledged before me this 1 day of April, 2005 by

Mark L. Taylor

who produced a

Florida Driver's License as identification.

Elizabeth A. Moret  
Notary Public, State of Florida at Large

My Commission Expires: April 03, 2007

Mark L. Taylor



Elizabeth A. Moret  
My Commission DD199676  
Expires April 03, 2007

SBA LOAN NUMBER: DLH 87337340-06

CONTROL NUMBER: 3627-25352

## MODIFICATION OF MORTGAGE

STATE OF FLORIDA       )  
                                  )  
COUNTY OF ESCAMBIA    )

For the purpose of conforming the same to the intention of the parties, and in consideration of the premises hereinafter set forth, it is agreed between the parties that the MORTGAGE made by Mark L. Taylor, wata Mark Taylor, an unmarried person to the Administrator of the Small Business Administration, an agency of the Government of the United States of America, 801 Tom Martin Drive, Suite 120, Birmingham, Alabama 35211 on March 25, 2005, and recorded in Instrument Number 2005354519, Book 5607, Page 1906-1909 of the ESCAMBIA County, State of Florida Records on April 1, 2005, shall be amended as described and modified in the following particulars:

The principal sum of the Promissory Note said MORTGAGE secures has been increased from \$76,500.00 to \$118,400.00, pursuant to a Modification of Promissory Note dated June 21, 2005. The final maturity date of said Note, as modified, is March 25, 2035.

Except as hereinabove set forth, all other terms and conditions of said instrument shall remain in full force and effect.

**"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."**

The property securing said MORTGAGE is described as follows:

Lot 16 and the West 1/2 of Lot 15, Block 352, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of City of Pensacola copyrighted by Thomas C. Watson in 1906.

More commonly known as: 1408 E. Fisher, Pensacola, Florida 32503



IN WITNESS WHEREOF, the Mortgagor has executed this MODIFICATION OF MORTGAGE this 28 day of June, 2005.

[Signature]  
Witness

[Signature]  
Mark L. Taylor

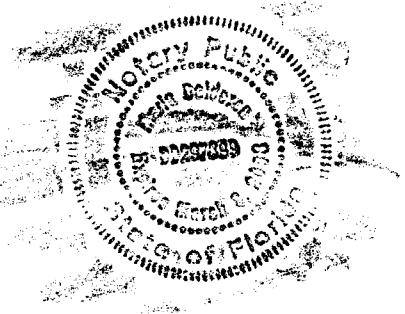
STATE OF FLORIDA )  
COUNTY OF ESCAMBLA )ss

The foregoing instrument was acknowledged before me this 28 day of JUNE, 2005 by Mark L. Taylor who has produced a personally known as identification.

Maria Calderon  
Notary Public, State of Florida at Large

My Commission Expires: MARCH 8, 2008

MARIA CALDERON  
Notary Public - State of Florida  
My Commission #DD 297899  
Expires on March 8, 2008



THIS INSTRUMENT PREPARED BY AND MAIL TO:

Jill McNickle, Attorney  
Small Business Administration  
Disaster Assistance, Area 3  
14925 Kingsport Road  
Fort Worth, Texas 76155-2243

Control Number: 3627-25352

PAM CHILDERS  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA

63-27  
631

9000018164

VOID AFTER 6 MONTHS

PAY

\*FORTY TWO THOUSAND FIVE HUNDRED EIGHTY ONE AND 90/100

JANET HOLLEY TAX COLLECTOR

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

DATE

02/19/2013

AMOUNT

42,581.90

PAM CHILDERS CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018164⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018164

Date	Case Number	Description	Amount
2/18/2013	2010 TD 004764	PAYMENT TAX DEEDS	1,909.47
2/18/2013	2010 TD 003422	PAYMENT TAX DEEDS	2,980.22
2/18/2013	2010 TD 002480	PAYMENT TAX DEEDS	3,925.13
2/18/2013	2010 TD 011505	PAYMENT TAX DEEDS	2,771.26
2/18/2013	2010 TD 004760	PAYMENT TAX DEEDS	2,465.76
2/18/2013	2010 TD 003989	PAYMENT TAX DEEDS	9,445.97
2/18/2013	2010 TD 004382	PAYMENT TAX DEEDS	7,628.40
2/18/2013	2010 TD 011896	PAYMENT TAX DEEDS	3,281.18
2/18/2013	2010 TD 001260	PAYMENT TAX DEEDS	2,777.61
2/18/2013	2010 TD 003757	PAYMENT TAX DEEDS	5,396.90

9000018164

check: 9000018164 02/19/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 42,581.90

Blank M.  
2-19-13

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

9000018173

PAY \*THREE THOUSAND NINE HUNDRED THIRTY THREE AND 81/100  
USAMERIBANK

TO THE USAMERIBANK  
ORDER C/O KINGERY/CROUSE  
OF MAGNOLIA TC2 LLC  
LOCKBOX 17295  
CLEARWATER, FL 33762

DATE AMOUNT  
02/19/2013 3,933.81

*Pam Childers*  
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018173⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018173

Date	Case Number	Description	Amount
02/18/2013	2010 TD 004760	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 011896	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 004382	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 011505	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003757	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003989	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 002480	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 001260	PAYMENT TAX DEEDS	437.09
02/18/2013	2010 TD 003422	PAYMENT TAX DEEDS	437.09

9000018173

Check: 9000018173 02/19/2013 USAMERIBANK

Check Amount: 3,933.81

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27  
631

9000018165

PAY

\*FOUR HUNDRED NINETY ONE AND 54/100

MARK TAYLOR

TO THE ORDER OF  
MARK TAYLOR  
438 MONTROSE BLVD  
GULF BREEZE, FL 32561

DATE

AMOUNT

02/19/2013

491.54

*Pam Childers*  
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018165⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018165

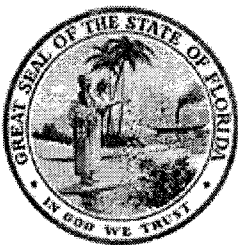
<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
02/18/2013	2010 TD 011505	PAYMENT TAX DEEDS	491.54

9000018165

Check: 9000018165 02/19/2013 MARK TAYLOR

Check Amount: 491.54

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview
Redeemed From Sale					



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 142971000 Certificate Number: 011505 of 2010**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/06/2013"/>	Redemption Date <input type="text" value="02/12/2013"/>
Months	9	6
Tax Collector	<input type="text" value="\$2,536.71"/>	<input type="text" value="\$2,536.71"/>
Tax Collector Interest	\$342.46	\$228.30
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,885.42	\$2,771.26
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$54.14	\$36.09
Total Clerk	\$455.14	\$437.09
Postage	<input type="text" value="\$18.33"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$9.00"/>
Total Redemption Amount	\$3,367.89	\$3,217.35
	Repayment Overpayment Refund Amount	\$150.54 + 120 + 221 = 491.54

ACTUAL SHERIFF \$80.00 - OUT OF COUNTY SERVE - COM FEE \$18.50  
2/4/2013 KELLY TAYLOR CALLED FOR REDEMPTION QUOTE,...MVA

Notes

**Submit**

**Reset**

**Print Preview**

THE FACE OF THIS DOCUMENT HAS A VOID PANTOGRAPH AND COLORED BACKGROUND ON WHITE PAPER. SIGNATURE LINE CONTAINS MICROPRINTING.



600 WEST GARDEN STREET  
PENSACOLA, FLORIDA 32502  
(850) 438-1622

PENSACOLA FEDERAL  
CREDIT UNION

No. 020394

February 12, 2013

DATE

Three Thousand Three Hundred Sixty Seven and 89/100

PAY

AMOUNT \$ \*\*\*3,367.89

CLERK OF THE COURT  
REMITTER: MARK TAYLOR  
#14-2971-000

VOID AFTER 60 DAYS

*James M. Durn*  
AUTHORIZED SIGNATURE

⑈020394⑈ ⑆263281705⑆ ⑈0088888807⑈

Pam Childers,  
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1488300	Receipt Date	02/12/2013

Case Number	2010 TD 011505
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From MARK TAYLOR

On Behalf Of USAMERIBANK

Total Received	3,367.89
Net Received	3,367.89
Change	0.00

Receipt Payments	Amount	Reference Description
Check	3,367.89	020394

Receipt Applications	Amount
Holding	3,358.89
Service Charge	9.00

Deputy Clerk: mavila Transaction Date 02/12/2013 15:32:17

Comments

**PAM CHILDERS**  
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

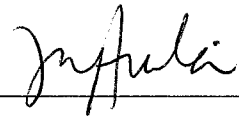
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale**

**Account: 142971000 Certificate Number: 011505 of 2010**

**Payor: MARK TAYLOR 438 MONTROSE BLVD GULF BREEZE FL 32561 Date 02/12/2013**

Clerk's Check #	20394	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$2,885.42
		Postage	\$18.33
		Researcher Copies	\$9.00
		Total Received	\$3,367.89

**PAM CHILDERS**  
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>**



**PAM CHILDERS**  
 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



**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**

**Case # 2010 TD 011505**

**Redeemed Date 02/12/2013**

**Name MARK TAYLOR 438 MONTROSE BLVD GULF BREEZE FL 32561**

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$2,885.42
<input type="checkbox"/> Postage = TD2	\$18.33
ResearcherCopies = TD6	\$9.00

**Apply Docket Codes**

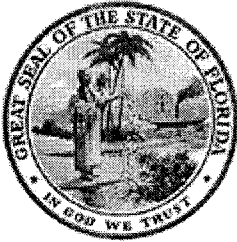
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459899 Date: 10/05/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459899 Date: 10/05/2012	341.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
12/12/2012	TD82	O & E REPORT	0.00	0.00	
02/12/2013	TD6	TITLE RESEARCHER COPY CHARGES	9.00	9.00	
02/12/2013	TAXDEED	TAXDEED Due Tax Collector	2,885.42	2,885.42	
02/12/2013	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$69.00	\$60.00	\$0.00	\$9.00
2	Holding	\$3,681.56	\$341.00	\$0.00	\$3,340.56
	<b>TOTAL</b>	<b>\$3,750.56</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$3,349.56</b>

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview
Redeemed From Sale					



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 142971000 Certificate Number: 011505 of 2010**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/06/2013"/>	Redemption Date <input type="text" value="05/06/2013"/>
Months	<input type="text" value="9"/>	<input type="text" value="9"/>
Tax Collector	<input type="text" value="\$2,536.71"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	<input type="text" value="\$342.46"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	<input type="text" value="\$2,885.42"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	<input type="text" value="\$54.14"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$455.14"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$18.33"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$3,367.89"/>	<input type="text" value="\$0.00"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$3,367.89"/>

Notes

**Submit**

**Reset**

**Print Preview**