

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 26, 2013 / 130302

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 968.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-0995-000**

**Certificate Holder:**  
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, FLORIDA 33601

**Property Owner:**  
MORRIS MYLES R JR  
8351 DUDLEY AVE  
PENSACOLA, FLORIDA 32534

**Legal Description:** 11-1S3-019  
LTS 8 9 10 BLK 112 ENSLEY PLAT DB 87 P 244 SEC 22/11 T 1S R 30 OR 2933 P 301

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    |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2011       | 968.0000           | 06/01/11     | \$381.28 | \$0.00  | \$64.02  | \$445.30 |

**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       | 651.0000           | 06/01/13     | \$419.33 | \$6.25  | \$20.97  | \$446.55 |
| 2012       | 772.0000           | 06/01/12     | \$393.58 | \$6.25  | \$28.70  | \$428.53 |

- 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

|             |
|-------------|
| \$1,320.38  |
| \$0.00      |
|             |
| \$150.00    |
| \$75.00     |
| \$1,545.38  |
|             |
|             |
|             |
|             |
|             |
| \$1,545.38  |
|             |
| \$21,728.50 |
|             |
| \$6.25      |
|             |

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 11, 2014

\* 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,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, Florida, 33601**

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>  |
|------------------------|-------------------------|-------------|---|
| 968.0000               | 02-0995-000             | 06/01/2011  | 11-1S3-019<br>LTS 8 9 10 BLK 112 ENSLEY PLAT DB 87 P 244<br>SEC 22/11 T 1S R 30 OR 2933 P 301 |

### **2012 TAX ROLL**

MORRIS MYLES R JR  
8351 DUDLEY AVE  
PENSACOLA , Florida 32534

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.

tctampa (Jon Franz)  
Applicant's Signature

07/26/2013  
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.: 10505

August 1, 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 08-01-1993, through 08-01-2013, and said search reveals the following:

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

Myles R. Morris, Jr., a married man

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: 

August 1, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10505

August 1, 2013

**Lots 8, 9 and 10, Block 112, Ensley, Plat Deed Book 87, page 244, Section 22/11, Township 1 South, Range 30 West, O.R. Book 2933, page 301.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10505

August 1, 2013

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

1. That certain mortgage executed by Myles R. Morris, Jr. and Dawn Morris, husband and wife in favor of Wells Fargo Bank formerly Wachovia Bank dated 05/15/2006 and recorded 05/30/2006 in Official Records Book 5916, page 652 of the public records of Escambia County, Florida, in the original amount of \$72,400.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$43,457.00. Tax ID 02-0995-000.

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: 1-6-2014

TAX ACCOUNT NO.: 02-0995-000

CERTIFICATE NO.: 2011-968

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 2012 tax year.

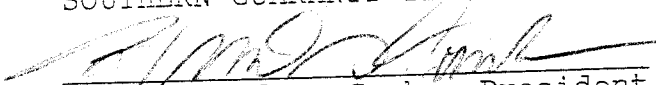
Myles R. Morris, Jr.  
Dawn Morris (wife)  
8351 Dudley Ave.  
Pensacola, FL 32534

Wells Fargo Bank  
formerly Wachovia Bank  
P.O. Box 50010  
Roanoke, VA 24022  
and

301 South College St., NC 0630  
Charlotte, NC 28288-0630

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

NAME \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**This instrument was prepared by:**

# WARRANTY DEED

DENIS A. BRASLOW  
Attorney at Law  
220 S. Palafox St.  
Pensacola, FL 32501

STATE OF FLORIDA

**COUNTY OF**

8351 Dudley Ave., Panama City, FL 32534  
Grantor's Address

**KNOW ALL MEN BY THESE PRESENTS: That**

Miles R. Morris and Linda D. Morris, husband and wife Grantor  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which  
is hereby acknowledged has bargained, sold, conveyed and granted unto  
Miles R. Morris, Jr., a single man

grantors, heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lots 8, 9, and 10, Block 112, Ensley, a subdivision of a portion of Sections 11, 21, and 22, Township 1 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision recorded in Deed Book 87, Page 244 of the Public Records of Escambia County, Florida.

This instrument prepared without the benefit of title insurance or title examination from a legal description provided by the grantors/grantee.

D.O. PB. 55  
 DATE 11-8-70  
 JAC A. FLOWERS, COMPTROLLER  
 BY: J. Catlett D.O.  
 CMT. F. #89-2043210-27-01

FILED  
THE PUBLIC  
ESCAPE  
NOV 8 1 34 PM '66

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Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

"Whenever used herein, the term "grantee/patron" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular number shall include the plural, and the plural the singular, the use of "and" shall include all words.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on November 8 1990

Signed, sealed and delivered  
in the presence of:

*Sharon A. Perkins*

MILF R. MORRIS (SEAL)

~~\_\_\_\_\_~~ (SEAL)

Linda D. Morris (SEAL)  
LINDA D. MORRIS

(REAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of November, 1990 by Willa E. Morris and Linda D. Morris, husband and wife

SECRET FILE NO.



## CONCLUSIONS

9-1-7

**Prepared By:**

MILT ARMITAGE  
Wachovia Bank, National Association  
Retail Credit Servicing  
P.O. Box 50010  
Roanoke, VA 24022

**Return To:**

Wachovia Bank, National Association  
Retail Credit Servicing  
P.O. Box 50010  
Roanoke, VA 24022

**OPEN-END MORTGAGE**

THIS MORTGAGE is made this day 15 May, 2006 between the Mortgagor,  
MYLES R MORRIS, JR, HUSBAND; DAWN MORRIS, WIFE.

(herein "Borrower"), and the Mortgagee, Wachovia Bank, National Association, a national banking association organized and existing under the laws of the United States of America, whose address is Wachovia Bank, National Association, 301 South College Street, NC 0630, Charlotte, North Carolina 28288-0630 (herein "Lender").

The Lender has made a loan to Borrower the maximum indebtedness at any one time shall not exceed U.S. \$ 72400.00 which loan is an open-end line of credit as evidenced by Borrower's Prime Equity Line of Credit Agreement and Disclosure Statement dated 05/15/06 and extensions, modifications and renewals thereof (herein "Note") which provides for obligatory advances of all or part of the loan proceeds from time to time, subject to provisions in the Note. The entire indebtedness evidenced by the Note, if not sooner paid, will be due and payable on 05/14/06.

THIS MORTGAGE secures a Note that provides for changes in the interest rate, as more particularly described in said Note. In case of a conflict between the Note and this Mortgage governing the terms of the remedies of default or termination of advances, the terms of the Note shall control.

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described Property located in the County of ESCAMBIA, State of Florida:

DEED DATE: 11/08/90 RECORDED: 11/08/90 BOOK/INST: 2933 PAGE: 301  
PARCEL/TAX ID #: 11-15-30-1801-08-0112 TWP/BORO: CITY OF PENSACOLA

LOT: 8-10

BLOCK: 112

which has the address of 8351 DUDLEY AVE  
PENSACOLA FL 32514

(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the Property covered by this Mortgage; and all of the foregoing, together with said Property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Any Rider ("Rider") attached hereto and executed of even date is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Mortgage, as if the Rider were a part hereof.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Obligation to Lend.** Lender is absolutely obligated under the terms of the Note to make advances not to exceed, at any one time in the aggregate, the amount stated in the Note and Borrower has agreed to repay any advances under the terms of the Note. Lender's absolute obligation to make advances to Borrower under the Note ends when Lender terminates the right to make advances and demands repayment of the outstanding obligation or prohibits additional extensions of credit under the Note or this Mortgage. Nevertheless, Lender may waive the right to terminate or prohibit additional advances. If Lender does not terminate or prohibit additional advances, Lender remains obligated to make advances to Borrower under the terms of the Note. However, that waiver does not bind Lender if the same or a different event occurs or is continuing at a later time.



**23. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit, or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal, or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this section 23, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this section 23, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE  
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender at Wachovia Bank, National Association, Retail Credit Servicing, P.O. Box 50010, Roanoke, VA 24022 of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage and adopted as his seal the word ("SEAL") appearing beside his name.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

[Signature] [SEAL]  
Borrower MYLES R MORRIS JR  
Address 8351 DUDLEY AVE  
PENSACOLA FL 32514

JOHN RISPOLI  
Witness Print Name

\_\_\_\_\_  
Borrower  
Address

[Signature]  
Witness Signature

[Signature] [SEAL]  
Borrower DAWN MORRIS  
Address 8351 DUDLEY AVE  
PENSACOLA FL 32514

Beth Cannon  
Witness Print Name

\_\_\_\_\_  
Borrower  
Address

STATE OF Florida  
COUNTY OF Escambia

This foregoing instrument was acknowledged before me this 5-15-2006 (date) by

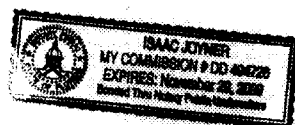
MYLES R MORRIS JR

DAWN MORRIS

who is personally known to me or who has produced  
(type of identification) as identification.

[Signature]  
Notary Public

Isaac Joyner  
Notary Public Name (Typed, Printed or Stamped)



Borrower(s) Initials: \_\_\_\_\_

### Legal Description

Reference Number: 0611090358

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF PENSACOLA IN THE COUNTY OF ESCAMBIA AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 11/08/1990 AND RECORDED 11/08/1990 IN BOOK 2933 PAGE 301 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 8-10, BLOCK 112, FIGLAND PARK, PLAT BOOK 87, PLAT PAGE 244. PARCEL ID NUMBER: 11-15-30-1901-08-0112