

19-057

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800491

Date of Tax Deed Application
Jul 26, 2018

This is to certify that **EB 1EMIFL LLC**
MTAG AS CST FOR EB 1 EMIFL, LLC, holder of **Tax Sale Certificate Number 2016 / 8500**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **14-4233-100**

Cert Holder:
EB 1EMIFL LLC
MTAG AS CST FOR EB 1 EMIFL, LLC
PO BOX 829686
PHILADELPHIA, PA 19182

Property Owner:
COLE TONY G
1909 W JORDAN ST
PENSACOLA, FL 32501

LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH HILL
HIGHLANDS PLAT DB 64 P 572 ALSO ADJ S1/2 OF V (Full legal
attached.)

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/8500	14-4233-100	06/01/2016	530.98	158.19	689.17

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/8498	14-4233-100	06/01/2018	558.50	6.25	27.93	592.68
2017/8325	14-4233-100	06/01/2017	557.81	6.25	82.97	647.03

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,928.88

0.00

0.00

200.00

175.00

2,303.88

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 26th day of July, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 7, 2019 By BuJub

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
14-4233-100 2016

LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 ALSO ADJ S1/2 OF V AC ALLEY & ADJ W1/2 OF VAC I ST RD R/W LYING N OF PENSACOLA CITY LIMITS LI OR 6161 P 1971 OR 7373 P 387 CA 114

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800491

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
EB 1EMIFL LLC
MTAG AS CST FOR EB 1 EMIFL, LLC
PO BOX 829686
PHILADELPHIA, PA 19182,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
14-4233-100	2016/8500	06-01-2016	LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 ALSO ADJ S1/2 OF V AC ALLEY & ADJ W1/2 OF VAC I ST RD R/W LYING N OF PENSACOLA CITY LIMITS LI OR 6161 P 1971 OR 7373 P 387 CA 114

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
EB 1EMIFL LLC
MTAG AS CST FOR EB 1 EMIFL, LLC
PO BOX 829686
PHILADELPHIA, PA 19182

07-26-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[←](#) [→](#) [Navigate Mode](#) [Account](#) [Reference](#)
[Printer Friendly Version](#)

General Information

Reference: 000S009050191093
Account: 144233100
Owners: COLE TONY G
Mail: 1909 W JORDAN ST
 PENSACOLA, FL 32501
Situs: 1300 W LLOYD ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$10,266	\$14,605	\$24,871	\$24,871
2016	\$10,266	\$14,143	\$24,409	\$24,409
2015	\$10,266	\$14,117	\$24,383	\$24,383

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/09/2015	7373	387	\$20,000	QC	View Instr
12/18/2012	7116	1869	\$100	CJ	View Instr
08/06/2012	7132	249	\$100	QC	View Instr
08/1994	3636	722	\$100	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions

None

Legal Description

LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 ALSO ADJ S1/2 OF VAC ALLEY &...

Extra Features

None

Parcel Information

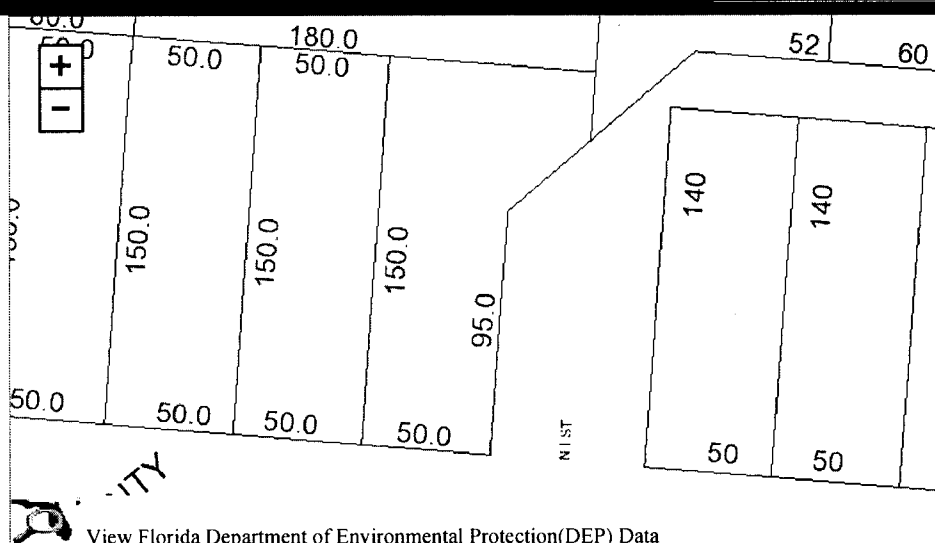
[Launch Interactive Map](#)

Section Map Id:
 CA114

Approx. Acreage:
 0.1997

Zoned:
 CONSULT ZONING AUTHORITY

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

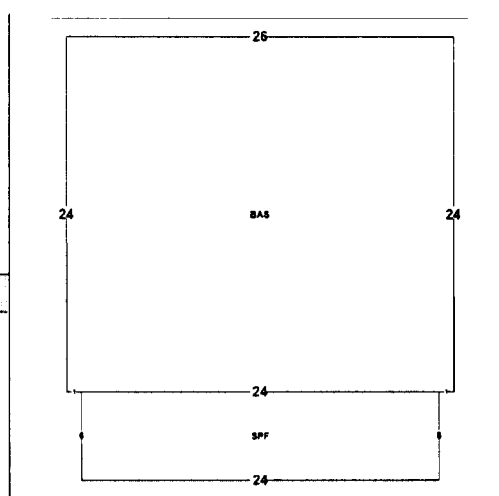
Address: 1300 W LLOYD ST, Year Built: 1943, Effective Year: 1943

Structural Elements

DECOR/HILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-VINYL/CORK TL

FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 768 Total SF
BASE AREA - 624
SCRN PORCH FIN - 144



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.

Last Updated:08/06/2018 (tc.5402)

19-057

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14749

October 9, 2018

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-09-1998, through 10-09-2018, and said search reveals the following:

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

Tony Gerard Cole

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

October 9, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14749

October 9, 2018

000S009050191093 - Full Legal Description

LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 ALSO ADJ S1/2
OF VAC ALLEY & ADJ W1/2 OF VAC 1 ST RD R/W LYING N OF PENSACOLA CITY LIMITS LI OR 6161 P 1971
OR 7373 P 387 CA 114

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14749

October 9, 2018

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

1. That certain mortgage executed by Dwain Lynette Mohorn in favor of Smith, Sauer and DeMaria dated 10/27/2014 and recorded 10/30/2014 in Official Records Book 7250, page 1792 of the public records of Escambia County, Florida, in the original amount of \$1,377.72.
2. Utility Lien filed by ECUA in O.R. Book 6835, page 1695.
3. Possible Judgment filed by State of Florida against Darryl Earl Garner (prior owner) recorded in O.R. Book 6969, page 199.
4. Possible Judgment filed by State Farm Mutual Automobile Insurance Company and Tasha McDonough against Michael Wayne Lindsay (prior owner) recorded in O.R. Book 6787, page 79.
5. Taxes for the year 2015-2017 delinquent. The assessed value is \$26,428.00. Tax ID 14-4233-100.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

Email: rcs~~gt~~@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2016-8500

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X State of Florida/
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

State Farm Mutual Automobile
Insurance Company and
Tasha McDonough
7401 Cypress Gardens Dr.
Winter Haven, FL 33888

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 2018.

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.

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 9th day of July, 2015,
by this party, Grantor, Dwain Lynette Mohorn
whose post office address is 2407 West Lakeview Avenue Pensacola, Florida 32505
to second party, Grantee, Tony Gerard Cole
whose post office address is 1909 West Jordan Street Pensacola, Florida 32501

WITNESSETH, That this said first party, for good consideration and for the
sum of Twenty Thousand & 00/100 Dollars (\$20,000.00)
paid by the said second party, the receipt whereof is hereby acknowledge, does
hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the
County of Escambia, State of Florida to wit:

All of Lot 19, and East 20 feet of Lot 20, Block 93 of North
Hill Highlands, First Addition, according to a plat thereof by
L.E. Thornton, C.E., dated August, 1911 and recorded in Deed
Book 64 at page 572 of the records of Escambia County, Florida;
Said North Hill Highlands Subdivision is a resubdivision of Part
of the Dallas Tract.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day and year first above written.

Signature of Witness: [Signature]

Print name of Witness: Cynthia Marie Johnson

Signature of Witness: [Signature]

Print name of Witness: Gregory Scharpon

Signature of First Party: [Signature]

Print name of First Party: Dwain Lynette Mohorn

Signature of Preparer: [Signature]

Print name of Preparer: Rosalind Anise Maxwell

Address of Preparer: 701 North Devilliers Street Pensacola, Florida
32501

Rosalind Anise Maxwell
Notary Public
State of Florida
My Commission Expires 08/26/2017
Commission No. FF 234893

State of Florida

County of Escambia

On July 9, 2015 before me, Rosalind Anise Maxwell, Notary

Appeared Dwain Lynette Mohorn

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary

Affiant Known XXXProduced ID

Type of ID Florida Driver's License

#M650-172-52-848-0

(Seal)

Rosalind Anise Maxwell

Notary Public

State of Florida

My Commission Expires 08/28/2017

Commission No. FF 234683

61.70
RETURN TO: Ms. Dwain Lynette Mohorn
3304 Marcus Drive
Pensacola, FL 32507

Prepared by: Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32591-2446

This deed is being prepared without the examination of title,
with legal description being provided to preparer by grantor.

Q U I T C L A I M D E E D

THIS INDENTURE, Made this 6th day of August, 2012,
between Walter M. Mohorn, a married man, Starlette G. Walker, a
single woman, Malcolm E. Garner, a married man, Donna K. Wilson,
a married woman, Darryl E. Garner, a married man, Arnold Lindsay,
a married man, Gregory Lindsay, a single man, Michael Lindsay, a
single man, Andrea S. Burnette, a single woman, Ashley B. Burnette,
a single woman, Kevin O. Garner, a married man and Dwain Lynette
Mohorn, a single woman, hereinafter referred to as "grantor" and Dwain
Lynette Mohorn, a single woman, hereinafter called "grantee" whose
mailing address is 3304 Marcus Dr., Pensacola, FL 32503.

WITNESSETH, that said grantor, for and in consideration of the sum
of Ten and No/100s Dollars (\$10.00), in hand paid by grantee, the
receipt whereof is hereby acknowledged, does hereby remise, release and
quit claim unto the grantee forever, all the right, title, interest,
claim and demand which the grantor has in and to the following described
lot, piece or parcel of land, situate and lying and being in the County
of Escambia, State of Florida, to-wit:

All of Lot 19, and East 20 feet of Lot 20, Block 93 of North
Hill Highlands, First Addition, according to a plat thereof by
L. E. Thornton, C.E., dated August, 1911 and recorded in Deed
Book 64 at page 572 of the records of Escambia County,
Florida; said North Hill Highlands Subdivision is a
resubdivision of Part of the Dallas Tract.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS.

The above described property bearing Property Appraiser Parcel
Identification No. _____.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and all
the estate, right, title, interest, lien, equity and claim whatsoever of
the said grantor, either in law or equity, to the only proper use,
benefit and behoof of the said grantee forever.

*"Grantor" and "Grantee" are used for singular or plural, as context
requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Chris George
Chris George

Walter M. Mohorn
Walter M. Mohorn

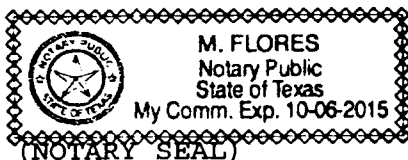
Printed Name of Witness
Ann-Marie Moore
Ann-Marie Moore

Printed Name of Witness

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~ESCAMBIA~~ BEXAR

The foregoing instrument was acknowledged before me this 6th day of July, 2012, by Walter M. Mohorn,

() to me personally known
(X) Identified by Driver's License
() Identified by _____



M. Flores
Notary Public
M. Flores
Printed Name
My Commission Expires: 10/6/2015

Alfred Stallworth
Alfred Stallworth

Printed Name of Witness

Rosalind A. Maxwell
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31st day of May, 2012, by Starlette G. Walker,

() to me personally known
() Identified by Driver's License
(X) Identified by VA ID Card

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

(NOTARY SEAL)

Starlette G. Walker
Starlette G. Walker

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell
Printed Name
My Commission Expires: June 26, 2013

Larry D. Wilson

Printed Name of Witness

Donna K. Wilson
Donna K. Wilson

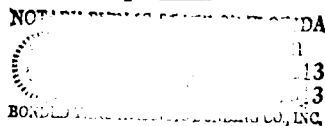
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of July, 2012, by Malcolm E. Garner,

- () to me personally known
() Identified by Driver's License
() Identified by



(NOTARY SEAL)

Cynthia M. Johnson

Printed Name of Witness

Rosalind A. Maxwell
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of May, 2012, by Donna K. Wilson,

- () to me personally known
(x) Identified by Driver's License
() Identified by

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 25, 2013

(NOTARY SEAL)

Malcolm E. Garner
Malcolm E. Garner

Donna K. Wilson
Notary Public

Printed Name
My Commission Expires: 12/31/13

Donna K. Wilson
Donna K. Wilson

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell

Printed Name
My Commission Expires: June 26, 2013

Rosalind A. Maxwell
Cynthia M. Johnson
Printed Name of Witness

Rosalind A. Maxwell
Cynthia M. Johnson
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of June, 2012, by Darryl E. Garner,

- () to me personally known
(X) Identified by Driver's License
() Identified by _____

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

(NOTARY SEAL)

Patti Powell
PATTI POWELL
Printed Name of Witness

Printed Name of Witness

Mary Lindsay
MARY LINDSAY
Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2012, by Arnold Lindsay,

- () to me personally known
(X) Identified by Driver's License
() Identified by _____



Darryl E. Garner
Darryl E. Garner

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell
Printed Name
My Commission Expires: June 26, 2013

Arnold Lindsay
Arnold Lindsay

Racheal W. Partain
Notary Public
Racheal W. Partain
Printed Name
My Commission Expires:

Cynthia M. Johnson
Cynthia M. Johnson

Printed Name of Witness

Rosalind A. Maxwell
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of May, 2012, by Gregory Lindsay,

- () to me personally known
(☒) Identified by Driver's License
() Identified by _____

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

Gregory Lindsay
Gregory Lindsay

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell
Printed Name
My Commission Expires: June 26, 2013

(NOTARY SEAL)

Amanda K. Wilson
Amanda K. Wilson

Printed Name of Witness

D. L. Moham
D. L. Moham

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ____ day of July 11, 2012, by Michael Lindsay,

- (☒) to me personally known
(☒) Identified by Driver's License
() Identified by _____

NOTARY PUBLIC-STATE OF FLORIDA
Denna K. Wilson
Commission # DD 885984
Expires: MAR. 13, 2013
BONDED THROUGH ATLANTIC BONDING CO., INC.

(NOTARY SEAL)

Michael W. Lindsay
Michael Lindsay

Denna K. Wilson
Notary Public
Denna K. Wilson
Printed Name
My Commission Expires:

Rosalind A. Maxwell
Rosalind A. Maxwell

Printed Name of Witness

Gregory Scharpton
Gregory Scharpton

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of July, 2012, by Andrea S. Burnette,

- () to me personally known
(X) Identified by Driver's License
() Identified by _____

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

(NOTARY SEAL)

Andrea S. Burnette
Andrea S. Burnette

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell

Printed Name

My Commission Expires: June 26, 2013

Rosalind A. Maxwell
Rosalind A. Maxwell

Printed Name of Witness

Gregory Scharpton
Gregory Scharpton

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of July, 2012, by Ashley B. Burnette,

- () to me personally known
() Identified by Driver's License
(X) Identified by Florida ID Card

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 885984
Commission Expires: June 26, 2013

(NOTARY SEAL)

Ashley B. Burnette
Ashley B. Burnette

Rosalind Anise Maxwell
Notary Public
Rosalind Anise Maxwell

Printed Name

My Commission Expires: June 26, 2013

Amanda K. Wilson
Amanda K. Wilson

Printed Name of Witness

D. L. Mohorn
D. L. Mohorn

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of July, 2012, by Kevin O. Garner,

- () to me personally known
(☒) Identified by Driver's License
() Identified by _____

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # 00864213
EXPIRES: 11/13/2013
BONDED THRU ATLANTIC BONDING CO., INC.
(NOTARY SEAL)

Amanda K. Wilson
Notary Public
Amanda K. Wilson
Printed Name
My Commission Expires:

Shelley D. Ruers
Shelley D. Ruers

Printed Name of Witness

Patricia E. Stevens
PATRICIA E. STEVENS

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of April, 2012, by Dwain Lynette Mohorn,

- (☒) to me personally known
() Identified by Driver's License
() Identified by _____



(NOTARY SEAL)

Patricia E. Stevens
Notary Public
PATRICIA E. STEVENS
Printed Name
My Commission Expires:

Prepared by:
Kathleen K. DeMaria
Smith, Sauer & DeMaria
510 East Zaragoza Street
Pensacola, Florida 32501

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 2014,
between the Mortgagor, Dwain Lynette Mohorn, (herein "Borrower") and
the Mortgagee, Smith, Sauer and DeMaria, whose address is 510 E.
Zaragoza Street, Pensacola, Florida 32502 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One
Thousand Three Hundred Seventy Seven and 72/100 Dollars (\$1,377.72),
which indebtedness is evidenced by Borrower's note dated October 27
2014 (herein "Note"), providing for the balance of the indebtedness,
if not sooner paid, due and payable on October 9, 2017 p.m.

TO SECURE to Lender the repayment of the indebtedness evidenced by
the Note, with interest thereon, 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:

Legal: All of Lot 19, and East 20 feet of Lot 20, Block 93 of North
Hill Highlands, First Addition, according to a plat thereof by
L. E. Thornton, C. E., dated August, 1911, and recorded in
Deed Book 64 at page 572 of the records of Escambia County,
Florida; said North Hill Highlands Subdivision is a
resubdivision of Part of the Dallas Tract.

Together with all the improvements now or hereafter erected on the
property, and all easements, rights, appurtenances, rents, royalties,
mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all
of which, including replacements and additions hereto shall be deemed to
be and remain 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 herein referred to as the
"Property".

Borrower covenants that Borrower is lawfully seized of the estate
hereby conveyed and has the right to mortgage, grant and convey the
Property, that the Property is unencumbered and that Borrower will
warrant and defend generally the title to the Property against all
claims and demands, subject to any declarations, easements or
restrictions of record.

Borrower and Lender covenant and agree as follows:

1. Borrower shall promptly pay when due the principal of and
interest on the indebtedness evidenced by this Note, and prepayment and
late charges as provided in the Note.

2. Borrower shall pay all taxes, assessments and other charges,
fines and impositions attributable to the Property which may attain a
priority over this Mortgage.

3. Borrower shall keep the improvements now existing or hereafter
erected on the Property insured against loss by fire, hazards included
within the term "extended coverage", and such other hazards as Lender
may require in writing and in such amounts and for such periods as
Lender may reasonably require; provided, that Lender shall not require
that the amount of such coverage exceed that amount of coverage required
to pay the sums secured by this Mortgage. The insurance carrier

providing the insurance shall be chosen by Borrower subject to approval by Lender, provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall include a standard mortgage clause in favor of Lender. Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired.

4. Borrowers shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. Borrower shall perform all of Borrower's obligations under any restrictive covenants.

5. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender at Lender's option, upon reasonable notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this Paragraph 6 shall become additional indebtedness of Borrower secured by this Mortgage. Nothing contained in this Paragraph 6 shall require Lender to incur any expense or take any action hereunder.

6. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the property.

7. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower.

8. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

Lori Shipman
Printed name: Lori Shipman

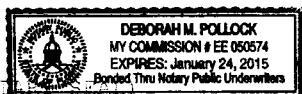
Dwain Lynette Mohorn
Printed name: Dwain Lynette Mohorn

Deborah M. Pollock
Printed name: Deborah M. Pollock

STATE OF FLORIDA

COUNTY OF Essex

The foregoing instrument was acknowledged before me this 27th day of October, 2014 by Dwain Lynette Mohorn who
(☒) is personally known to me, or (☐) has produced _____
_____ as identification.



Deborah M. Pollock
Printed name: Deborah M. Pollock
Notary Public

My commission expires: _____

This Instrument Was Prepared
By And Is To Be Returned To:
LORETTA M LEE,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:

PART LYING OUTSIDE CITY LIMIT LT 19 & E 20 FT OF LT 20 BLK 93 1ST ADDN TO NORTH
HILL

Customer: CAROLYN MOHORN

Account Number: 3084-112895

Amount of Lien: \$177.81, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended, and this lien shall be prior to all other liens on such lands or
premises except the lien of state, county, and municipal taxes and shall be on a
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 032112

EMERALD COAST UTILITIES AUTHORITY

BY: *Loretta M Lee*

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of
March, 20 12, by LORETTA M LEE of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]



GABRIEL M. BROWN
My Comm. Exp. Nov. 22, 2013
DB# 542024 ID# 782227
☒ Personally Known
☐ Other ID

Gabriel M Brown
Notary Public - State of Florida

IN THE COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 CT 001849

DARRYL EARL GARNER
261 AQUAMARINE AVENUE
PENSACOLA, FL 32505

CITATION NO: 4074RZF
DIVISION: IV
DATE OF BIRTH: 04/24/1980
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **NOVEMBER 20, 2012**, an order assessing fines, costs, and additional charges was entered against the Defendant, **DARRYL EARL GARNER** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 GOVERNMENTAL CENTER, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$350.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this **28th** day of December, 2012.

Thomas E. Johnson
JUDGE



Certified to be a true copy of the
original on file in this office.
Witness my hand and official seal
ERNIE LEE MAGANA
Clerk Circuit Court and County Clerk
Escambia County, Florida
By: *Mark [Signature]* D.C.
Date: 12-31-12

FILED
2012 DEC 31 P 2:48
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

CFCTMMFNLCHRG

OR BK 4679 PG0401
Escambia County, Florida
INSTRUMENT 2001-825451

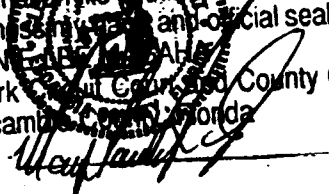
IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY, and
TASHA MCDONOUGH,
Plaintiff,

CASE NO. 2000-CC-4312

v.

MICHAEL WAYNE LINDSAY
BARBARA ANN WILLIAMS,
Defendants.

Certified to be a true and correct copy of the
original filed in this office.
Witness my hand and official seal
ERNEE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: 

FINAL JUDGMENT

THIS CAUSE having come before the Court after default as to Michael Wayne Lindsay and upon hearing for summary judgment as to Barbara Ann Williams, it is hereby

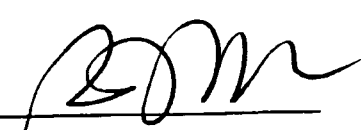
ORDERED AND ADJUDGED as follows:

1. Defendants MICHAEL WAYNE LINDSAY and BARBARA ANN WILLIAMS, are held to be responsible for the automobile accident that is at issue in this case.
2. Plaintiff, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, 7401 Cypress Gardens Drive, Winter Haven, Florida, 33888, shall recover from Defendants \$10,000.00 bodily injury compensation, \$2,833.64 in damages, \$266.00 in rental reimbursement, and \$150.20 in court costs, and \$390.90 in prejudgment interest, for a total of \$13,640.74, to be taxed at 11% interest per annum, for which let execution issue.
3. Plaintiff, Tasha McDonough, shall recover from Defendants \$250.00 in deductible reimbursement, and \$7.64 in rental reimbursement, and \$32.49 in prejudgment interest, for a total of \$290.13, to be taxed at 11% interest per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this
20 day of March, 2001.

RCD Mar 26, 2001 09:15 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-825451


County Judge

cc: Patricia Haight, Attorney for Plaintiffs
Michael Wayne Lindsay, 2309 Gadsden Street, Pensacola FL 32505
Barbara Ann Williams, 3411 West Old Fairfield Drive, Pensacola FL 32505

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: 144233100 Certificate Number: 008500 of 2016**

Payor: TONY COLE 1909 W JORDAN ST PENSACOLA, FL 32501 Date 11/14/2018

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,517.48
		Postage	\$27.10
		Researcher Copies	\$16.00
		Total Received	\$3,051.08

2605.36

\$2621.36

**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
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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 # 2016 TD 008500
Redeemed Date 11/14/2018

Name TONY COLE 1909 W JORDAN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,517.48 <i>2605.36</i>
Postage = TD2	\$27.10
ResearcherCopies = TD6	\$16.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 144233100 Certificate Number: 008500 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/07/2019	Redemption Date 11/14/2018
Months	6	4
Tax Collector	\$2,303.88	\$2,303.88
Tax Collector Interest	\$207.35	\$138.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,517.48	\$2,448.36 TC
Record TDA Notice	\$0.00	\$0.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	\$477.00 CH
Release TDA Notice	\$0.00	\$0.00
Postage	\$27.10	\$27.10
Researcher Copies	\$16.00	\$16.00
Total Redemption Amount	\$3,051.08	\$2,968.46
	Repayment Overpayment Refund Amount	\$82.62
Book/Page		

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

November 20, 2018

EB 1EMIFL LLC MTAG AS CST FOR EB 1 EMIFL LLC
PO BOX 829686
PHILADELPHIA PA 19182

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 008500	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division