

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130352

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 8815.0000** , 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: 11-2981-000**

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

Property Owner:
BROADWAY JAMES C & FRANCES
425 LAKEVIEW AVE
CANTONMENT , FLORIDA 32533

Legal Description: 10-1N3-141
LOT 16 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 5358 P 1211 OR 5478 P 1642

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	8815.0000	06/01/11	\$247.16	\$0.00	\$73.63	\$320.79

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	7752.0000	06/01/13	\$223.82	\$6.25	\$11.19	\$241.26
2012	8358.0000	06/01/12	\$259.42	\$6.25	\$38.91	\$304.58
2010	9027	06/01/10	\$254.62	\$6.25	\$68.54	\$329.41
2009	8451	06/01/09	\$273.47	\$6.25	\$192.80	\$472.52
2008	6742	05/30/08	\$257.45	\$6.25	\$235.57	\$499.27

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

\$2,167.83
\$0.00
\$150.00
\$75.00
\$2,392.83
\$2,392.83
\$15,965.00
\$6.25

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Jenna Stewart

Date of Sale:

January 6, 2014

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

DR-512
R.05/88

Application Number: 130352

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:

Certificate No.	Parcel ID Number	Date	Legal Description
8815.0000	11-2981-000	06/01/2011	10-1N3-141 LOT 16 BLK D 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 5358 P 1211 OR 5478 P 1642

2012 TAX ROLL

BROADWAY JAMES C & FRANCES
425 LAKEVIEW AVE
CANTONMENT , Florida 32533

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.: 10561

August 7, 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 08-07-1993, through 08-07-2013, and said search reveals the following:

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

James C. Broadway and Frances Broadway, husband and wife

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 7, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10561

August 7, 2013

**Lot 16, Block D, First Harvester Homes Addition Unit 4, as per plat thereof, recorded in
Plat Book 3, Page 31, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10561

August 7, 2013

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

1. That certain mortgage executed by James C. Broadway and Frances Broadway, husband and wife in favor of Citifinancial Equity Services, Inc. dated 10/04/2005 and recorded 10/06/2005 in Official Records Book 5746, page 1984 of the public records of Escambia County, Florida, in the original amount of \$50,112.84.
2. Taxes for the year 2007-2012 delinquent. The assessed value is \$31,930.00. Tax ID 11-2981-000.

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.: 11-2981-000

CERTIFICATE NO.: 2011-8815

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

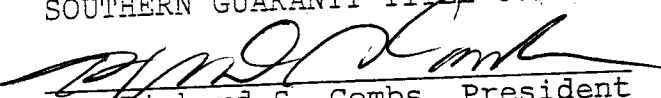
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2012 tax year.

James C. Broadway
Frances Broadway
425 Lakeview Ave.
Cantonment, FL 32533

Citifinancial Equity Services, Inc.
2620 Creighton Rd., Ste 701
Pensacola, FL 32504
and
P.O. Box 17170
Baltimore, MD 21203

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.

0.02 70

CORRECTIVE DEED

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

DR BK 5478 P61642
Escambia County, Florida
INSTRUMENT 2004-276065

Know All Men by These Presents: That BOBBY GEORGE BOATWRIGHT AND
BETTY JEAN BOATWRIGHT (DECEASED 6/7/97)

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration
10.00 DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
JAMES C. BROADWAY & FRANCES BROADWAY, 564 LAKEVIEW AVE. with joint
tenants with right of survivorship,

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the CANTONMENT County of ESCAMBIA State of FLORIDA

to-wit: LOT 16 BLOCK D FIRST HARVESTER HOMES ADDITIONAL UNIT 4
PLOT BOOK #3 PAGE 31 OFFICIAL RECORD BOOK 364 PAGE 312

SECTION 10 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FL.

NEED NOT STAMPS FOR ESC CO \$ 0.70
08/17/04 ERNIE LEE MABANA, CLERK

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that our heirs, executors and administrators, the said grantee, their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th
day of AUGUST A.D. 2004

Signed, sealed and delivered in the presence of

Mary Hill

MARY HILL

Ruth Ots

Ruth Ots

Bobby George Boatwright (SEAL)
BOBBY GEORGE BOATWRIGHT (SEAL)

BETTY JEAN BOATWRIGHT (SEAL)

DIED 6/7/97 (SEAL)

RCD Aug 17, 2004 11:33 am
Escambia County, Florida

ERNIE LEE MABANA
Clerk of the Circuit Court
INSTRUMENT 2004-276065

State of Florida
Escambia County

Before the subscriber personally appeared

BOBBY GEORGE BOATWRIGHT

and BETTY JEAN BOATWRIGHT (DECEASED)

his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of AUGUST 2004

This instrument was prepared by:

Bobby G. BOATWRIGHT / RUTH OTS
425 Lakeview Rd / 1391 Hwy 95-AN
Cantonment, Florida 32533
Address

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD112684
MY COMMISSION EXP. MAY 10, 2006

Notary Public

After recording, please return to:
CITIFINANCIAL EQUITY
SERVICES, INC.
2620 CREIGHTON RD SUITE 701
PENSACOLA, FL 32504

This instrument was prepared by:
CITIFINANCIAL EQUITY
SERVICES, INC.
2620 CREIGHTON RD SUITE 701
PENSACOLA, FL 32504

MORTGAGE

THIS MORTGAGE is made this 4th day of October, 2005, between the Mortgagor,
JAMES C BROADWAY FRANCES BROADWAY HUSBAND AND WIFE

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,
a corporation organized and existing under the laws of Oklahoma,
whose address is 2620 CREIGHTON RD SUITE 701 PENSACOLA, FL 32504
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 50,112.84,
which indebtedness is evidenced by Borrower's note dated 10/04/2005 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of
indebtedness, if not sooner paid, due and payable on 10/11/2035 ;

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

ALL THAT CERTAIN PARCEL/UNIT OF LAND IN, ESCAMBIA COUNTY, STATE OF FL,
AS MORE FULLY DESCRIBED IN OR BOOK 5478 PAGE 1642 ID# 10-IN-31-4101-
161-004, BEING KNOWN AND DESIGNATED AS LOT NO. 16, BLOCK D, SECTION 10
FIRST HARVESTER HOMES ADDITION UNIT 4, FILED IN PLAT BOOK 3 AT PAGE
31.
BEING THE SAME PROPERTY CONVEYED BY FREE SIMPLE DEED FROM BOBBY GEORGE
BOATWRIGHT TO JAMES C BROADWAY AND FRANCES BROADWAY, DATE 08/16/2004
RECORDED ON 08/17/2004 IN OR BOOK 5478, PAGE 1642 IN ESCAMBIA COUNTY
RECORDS, STATE OF FL.

BEING THE SAME PROPERTY CONVEYED BY FREE SIMPLE DEED FROM BOBBY GEORGE
BOATWRIGHT TO JAMES C BROADWAY AND FRANCES BROADWAY, DATE 08/16/2004
RECORDED ON 08/17/2004 IN OR BOOK 5478, PAGE 1642 IN ESCAMBIA COUNTY
RECORDS, STATE OF FL.

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."

Borrower covenants that Borrower is lawfully seised 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.

JAMES C BROADWAY

10/04/2005

**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 Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

Mary Williams

Typed Name: Mary Williams

James C Broadway (Seal)
-Borrower

Typed Name: James C. Broadway
Address: 425 Lakeview Avenue

Cantonment, FL 32533

Melody Thompson

Typed Name: Melody Thompson

Frances Broadway (Seal)
-Borrower

Typed Name: Frances Broadway
Address: 425 Lakeview Avenue

Cantonment, FL 32533

STATE OF FLORIDA Escambia County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared

James C. Broadway and Frances Broadway, husband and wife

who is personally known to me or who has produced valid Florida driver's license as identification of their identity and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 4th day of October, 2005.

My Commission expires:

MELODY C. THOMPSON
(S) PUBLIC - STATE OF FLORIDA
COMMISSION # DD428630
EXPIRES 5/11/2009
BONDED THRU 1-30-2009

Melody C Thompson
Notary Public

Typed Name: Melody C. Thompson

FL 27230-7 5/99

Original (Recorded)

Copy (Branch)

Copy (Customer)

Page 5 of 5

(Space Below This Line Reserved For Lender and Recorder)