

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 21, 2014 / 140106

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4061.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3195-022**

Certificate Holder:
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447
PO BOX 645040
CINCINNATI, OHIO 45264

Property Owner:
MURPHY PHYLLIS A
1140 HAYDEN CT
PENSACOLA , FLORIDA 32501

Legal Description:
LT 11 HAYDEN PLACE PB 17 P 6 OR 4835 P 839 CA 115

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
2012	4061.0000	06/01/12	\$1,525.58	\$0.00	\$76.28	\$1,601.86

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	3691.0000	06/01/13	\$728.71	\$6.25	\$36.44	\$771.40

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 (2013)
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

\$2,373.26
\$0.00
\$663.22
\$250.00
\$75.00
\$3,361.48
\$3,361.48
\$33,324.50
\$6.25

*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: October 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: 140106

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX
LLC-447
PO BOX 645040
CINCINNATI, Ohio, 45264**

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
4061.0000	06-3195-022	06/01/2012	LT 11 HAYDEN PLACE PB 17 P 6 OR 4835 P 839 CA 115

2013 TAX ROLL
MURPHY PHYLLIS A
1140 HAYDEN CT
PENSACOLA , Florida 32501

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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2011 CC 002444V

Cavalry Portfolio Services LLC ,
Plaintiff,

DEFAULT FINAL JUDGMENT

vs.
PHYLLIS M LEE ,
Defendant(s)

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 500 Summit Lake Dr Suite 400, Valhalla NY 10595 shall recover from Defendant(s), PHYLLIS M LEE , the principal sum of \$7,917.92, court costs in the amount of \$400.00, interest in the amount of \$5,941.48, the total of which shall bear interest at the prevailing statutory interest rate of 4.75% per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Rules Form 1.977 (Fact Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment unless it is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 28 day of
June, 20 13.


COUNTY COURT JUDGE

Copies furnished to:

7-1-13
aw
✓ LAW OFFICES OF ANDREU, PALMA & ANDREU, PL
701 SW 27th Avenue, Ste. 900
Miami, FL 33135.

✓ PHYLLIS M LEE
1140 HAYDEN CT
Pensacola FL 32501

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2013 JUN 28 P 2:19
COUNTY CIVIL DIVISION
FILED & RECORDED

11-07020

FAKSR: At 02/28/2008 08:55:55 AM Page 5

CONTINUATION SHEET

CUSTOMER: MURPHY LEE
FILE NO: 200001001490

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE
STATE OF FLORIDA IN THE COUNTY OF ESCAMBIA IN DEED BOOK
4835 PAGE 839 AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

LOT 11, HAYDEN PLACE, BEING A SUBDIVISION OF A PORTION
OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 30 WEST, CITY OF
PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 6 OF THE
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Signed in the presence of:

SALLY HENDERSON

Print or type name

DONNA PARKER

Print or type name

PHYLLIS A MURPHY AKA PHYLLIS A MURPHY-LEE

Print or type name

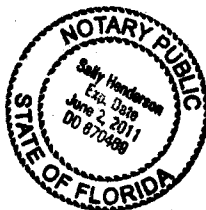
STATE OF FLORIDA:

County ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2008 by

PHYLLIS A MURPHY, A SINGLE WOMAN

or who has produced FLORIDA DRIVERS LICENSE and who did (did not) take an oath.
(Type of Identification)



(Signature of Person Taking Acknowledgment)

SALLY HENDERSON

(Name of Acknowledger)

NOTARY

(Rank/Title of Acknowledger)

DD 670469

(Serial No. if any of Acknowledger)

STATE OF FLORIDA:

COUNTY OF ESCAMBLA

This instrument filed and recorded _____ day of _____, _____ YEAR in O.R.
Book _____ on page _____ record verified. _____ MONTH _____ Clerk of the Circuit Court.

By: _____ D.C.

*"Mortgagor" and "Mortgages" are used for singular and plural as context requires.

6. If any payment provided for in that Note is not paid within ten days after it becomes due, or if any agreement in this Mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that Note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said Note and the Mortgagee may foreclose this Mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this Mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. If this Mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this Mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this Mortgage and the accompanying Note shall be deemed to be secured by this Mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this Mortgage and the accompanying Note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this Mortgage.

9. If not prohibited by law or regulation, this Mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

10. Mortgagor may elect to have Mortgagee maintain an escrow fund for payment of real estate taxes, assessments, insurance premiums, or other obligations that might encumber the Real Estate if not timely paid when due. If Mortgagor so elects, Mortgagor shall pay to Mortgagee on the day Monthly Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Mortgagee, including, but not limited to Hazard Insurance and Flood Insurance; and (d) Mortgage Insurance premiums, if any, or any sums payable by Mortgagor to Mortgagee in lieu of the payment of Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Note, Mortgagee may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Mortgagor, and such dues, fees and assessments shall be an Escrow Item. Mortgagor shall promptly furnish to Mortgagee all notices of amounts to be paid under this Section. Mortgagor shall pay Mortgagee the Funds for Escrow Items unless Mortgagee waives Mortgagor's obligation to pay the Funds for any or all Escrow Items. Mortgagee may waive Mortgagor's obligation to pay Mortgagee Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Mortgagor shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Mortgagee and, if Mortgagee requires, shall furnish to Mortgagee receipts evidencing such payment within such time period as Mortgagee may require. If Mortgagor is obligated to pay Mortgagee any such amount, Mortgagee may pay such amount and Mortgagor shall then be obligated to repay to Mortgagee any such amount. Mortgagee may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the notice provision of this Mortgage and, upon such revocation, Mortgagor shall pay to Mortgagee all Funds, and in such amounts, that are then required under this or other applicable Sections.

Mortgagee may, at any time, collect and hold Funds in an amount (a) sufficient to permit Mortgagee to apply the Funds at the time specified under the federal Real Estate Settlement Procedures Act and implementing regulations (collectively, "RESPA") and (b) not to exceed the maximum amount a Mortgagee can require under RESPA. Mortgagee shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity or in any Federal Home Loan Bank. Mortgagee shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Mortgagee shall not charge Mortgagor for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Mortgagee pays Mortgagor interest on the Funds and Applicable Law permits Mortgagee to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Mortgagee shall not be required to pay Mortgagor any interest or earnings on the Funds. Mortgagor and Mortgagee can agree in writing, however, that interest shall be paid on the Funds. Mortgagee shall give to Mortgagor, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Mortgagee shall account to Mortgagor for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Mortgagee shall notify Mortgagor as required by RESPA, and Mortgagor shall pay to Mortgagee the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Mortgage, Mortgagee shall promptly refund to Mortgagor any Funds held by Mortgagee.

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS \$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

(Space above this line for recording data)

☐ If checked, the following is applicable:

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS
\$NONE TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

PHYLLIS A MURPHY, A SINGLE WOMAN

(customer)

the Mortgagor,* in consideration

of the principal sum specified in the Note/Loan Agreement hereafter described, (herein "Note"), received from

AMERICAN GENERAL HOME EQUITY, INC.

(our name and full address)

6425 PENSACOLA BLVD STE 3

PENSACOLA, FL 32505-1701

the Mortgagee,* hereby, on 03/13/08, mortgage to the Mortgagee the

MONTH/DAY/YEAR

real property (Property) in ESCAMBIA County, Florida, described as:

SEE ATTACHED CONTINUATION SHEET

ACTUAL AMOUNT \$90000.00

PROPERTY ADDRESS: 1140 HAYDEN CT, PENSACOLA, FL 32501

as security for the payment of all sums due under that certain Note of even date herewith executed by Mortgagor* to Mortgagee* and agree:

1. To make all payments required by that Note and this Mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and malicious mischief in an amount sufficient to comply with any co-insurance clause, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this Mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this Mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that Note or this Mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that Note, shall also be secured by this Mortgage.

This instrument was prepared by: AMERICAN GENERAL HOME EQUITY, INC.
6425 PENSACOLA BLVD STE 3
PENSACOLA, FL 32505-1701

File Number: 1.30733

FULL LEGAL

Exhibit "A" to

Lot 11, Hayden Place, being a subdivision of a portion of Section 30, Township 2 South, Range 30 West, City of Pensacola, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 17, Page 6 of the Public Records of Escambia County, Florida.

RCD Jan 14, 2002 02:42 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-921142

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: Hayden Court

LEGAL ADDRESS OF: 1140 Hayden Court,
Pensacola, FL 32501

The County ☒ has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

WILSON, HARRELL, SMITH, BOLES &
FARRINGTON, P.A.
307 South Palafox Street
Pensacola, Florida 32501



AS TO SELLER(S):

GM of Pensacola, Inc.

WITNESSES TO SELLER(S):

Printed Name:

Printed Name: FARRINGTON, M. PERKINS

AS TO BUYER(S):

Phyllis A. Murphy
Phyllis A. Murphy

WITNESSES TO BUYER(S):

Printed Name:

Printed Name: FARRINGTON, M. PERKINS

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

15-
559.30

Prepared by and return to:
W. JOEL BOLES
Wilson, Harrell, Smith, Boles & Farrington, P.A.
307 South Palafox Street
Pensacola, Florida 32501
WHSB&F# 1.30733

OR BK 4835 PG0839
Escambia County, Florida
INSTRUMENT 2002-921142

DEED DOC STAMPS PD @ ESC CO \$ 559.30
01/14/02 EMMIE LEE NIXON, CLERK
By: Salene Arnold

Parcel I.D. Number: 302S302000000000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GM of Pensacola, Inc., Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto Phyllis A. Murphy, whose address is 1140 Hayden Court, Pensacola, FL 32505; Grantees, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th Day of December, 2001.

Signed, Sealed and Delivered in the presence of:

Sign: [Signature]

Print: Phyllis A. Murphy

Sign: [Signature]

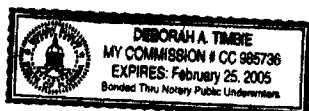
Print: D. TIMBIE

[Signature]

GM of Pensacola, Inc. by Percy Goodman
President

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28th Day of December, 2001, by PERCY GOODMAN, PRESIDENT OF
GM of Pensacola, Inc. and who is personally known to me or who produced [Signature] as identification and did not take an oath.



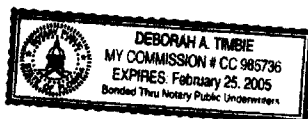
Sign: [Signature]

Print: _____

NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



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: 10-6-2014

TAX ACCOUNT NO.: 06-3195-022

CERTIFICATE NO.: 2012-4061

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 2013 tax year.

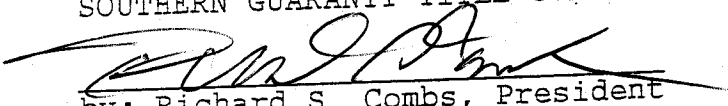
Phyllis A. Murphy
1140 Hayden Court
Pensacola, FL 32501

Cavalry Portfolio Services LLC
500 Summit Lake Dr. Ste 400
Valhalla, NY 10595

Springleaf Home Equity, Inc.
formerly American General
Home Equity, Inc.
6425 Pensacola Blvd. Ste 3
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 10th day of July, 2014.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11312

July 10, 2014

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

1. That certain mortgage executed by Phyllis A. Murphy in favor of American General Home Equity, Inc. NKA Springleaf Home Equity, Inc. dated 03/13/2008 and recorded 03/14/2008 in Official Records Book 6300, page 1230 of the public records of Escambia County, Florida, in the original amount of \$90,000.00.
2. Apparent Judgment filed by Cavalry Portfolio Services, LLC against Phyllis M. Lee NKA Phyllis A. Murphy.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$66,649.00. Tax ID 06-3195-022.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11312

July 10, 2014

**Lot 11, Hayden Place, as per plat thereof, recorded in Plat Book 17, Page 6, of the Public
Records of Escambia County, Florida**

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

14-731

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11312

July 10, 2014

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 07-10-1994, through 07-10-2014, and said search reveals the following:

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

Phyllis A. Murphy

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

July 10, 2014

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 6, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 04061**, issued the **1st** day of **June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 11 HAYDEN PLACE PB 17 P 6 OR 4835 P 839 CA 115

SECTION 30, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063195022 (14-731)

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

PHYLLIS A MURPHY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **6th** day of **October 2014**.

Dated this 4th day of September 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

PHYLLIS A MURPHY
1140 HAYDEN CT
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 6, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 04061**, issued the **1st** day of **June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 11 HAYDEN PLACE PB 17 P 6 OR 4835 P 839 CA 115

SECTION 30, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063195022 (14-731)

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

PHYLLIS A MURPHY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **6th** day of **October 2014**.

Dated this 4th day of September 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

1140 HAYDEN CT 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04061 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PHYLLIS A MURPHY 1140 HAYDEN CT PENSACOLA, FL 32501	SPRINGLEAF HOME EQUITY INC FORMERLY AMERICAN GENERAL HOME EQUITY INC 6425 PENSACOLA BLVD STE 3 PENSACOLA FL 32505
CAVALRY PORTFOLIO SERVICES LLC 500 SUMMIT LAKE DR STE 400 VALHALLA NY 10595	

WITNESS my official seal this 4th day of September 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

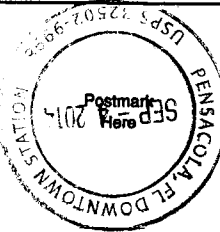
7000 1630 0000 0238 7097

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, Apt. or PO Box
 City, State, Zip

CAVALRY PORTFOLIO SERVICES
 LLC [14-731]
 500 SUMMIT LAKE DR STE 400
 VALHALLA NY 10595

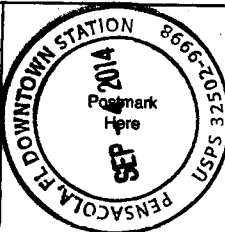
7000 1630 0000 0238 7070

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, Apt. or PO Box
 City, State, Zip

PHYLLIS A MURPHY [14-731]
 1140 HAYDEN CT
 PENSACOLA, FL 32501

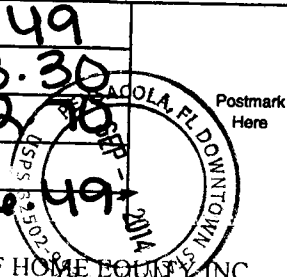
7000 1630 0000 0238 7067

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, Apt. or PO Box
 City, State, Zip

SPRINGLEAF HOME EQUITY INC
 [14-731]
 6425 PENSACOLA BLVD STE 3
 PENSACOLA FL 32505

127D 04061

SENDER:		ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X RECEIVED <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) SEP 08 2014 C. Date of Delivery CAVALRY-NY D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: CAVALRY PORTFOLIO SERVICES LLC [14-731] 500 SUMMIT LAKE DR STE 400 VALHALLA NY 10595		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) 7008 1830 0000 0238 7094		PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

SENDER:		ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 12/04061	
1. Article Addressed to: SPRINGLEAF HOME EQUITY INC [14-731] 6425 PENSACOLA BLVD STE 3 PENSACOLA FL 32505		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) 7008 1830 0000 0238 7087		PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

SENDER: COI		ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery 9-5-14 D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: PHYLLIS A MURPHY [14-731] 1140 HAYDEN CT PENSACOLA, FL 32501		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label) 7008 1830 0000 0238 7070		PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-731

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV039887NON

Agency Number: 14-011986

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04061 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PHYLLIS A MURPHY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/4/2014 at 3:02 PM and served same at 2:34 PM on 9/9/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 926
E. HARRIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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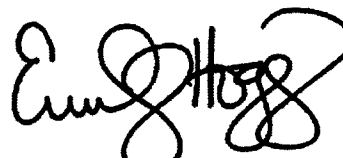
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1140 HAYDEN CT 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-731

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV039865NON

Agency Number: 14-011910

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04061 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PHYLLIS A MURPHY

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/4/2014 at 2:59 PM and served same on PHYLLIS A MURPHY , at 4:50 PM on 9/12/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Ew Meadows 321
E. MEADOWS, DEP

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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Personal Services:

PHYLLIS A MURPHY
1140 HAYDEN CT
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk