

DR-512
R.05/88

Application Number: 140265

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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
10451.0000	14-2647-100	06/01/2012	LTS 17 THRU 20 LESS N 12 5/10 FT BLK 308 OR 60 P 363 NEW CITY TRACT CA 52

2013 TAX ROLL

MOULTON BROTHERS INC
PO BOX 12524
PENSACOLA, Florida 32591-2524

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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/25/2014

Date

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK

PO BOX 645132

LOCKBOX # 005132

CINCINNATI OH 45264

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Property No.	Date	Legal Description
2012/ 10451.000	14-2647-100	06/01/2012	LTS 17 THRU 20 LESS N 12 5/10 FT BLK 308 OR 60 P 363 NEW CITY TRACT CA 52

I agree to pay all delinquent taxes, redeem all outstanding tax 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 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 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.

April 25, 2014

Applicant's Signature

Date

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 10451.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

14-2647-100

Cert US BANK AS CUST FOR CAZ CREEK
Holder PO BOX 645132
 LOCKBOX # 005132
 CINCINNATI OH 45264

Property MOULTON BROTHERS INC
Owner PO BOX 12524
 PENSACOLA FL 32591-2524

LTS 17 THRU 20 LESS N
 12 5/10 FT BLK 308
 OR 60 P 363
 NEW CITY TRACT
 CA 52

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 10451.000	06/01/2012	6,422.94	0.00	492.43	6,915.37

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 9533.000	06/01/2013	6,105.11	6.25	305.26	6,416.62

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 13,331.99
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 6,036.44
4. Ownership and Encumbrance Report Fee 250.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 19,693.43
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 06th day of May, 2014

Date of Sale: December 1, 2014 TAX COLLECTOR OF Escambia County Tax Collector County

By

Blenda Mahuron

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

EXHIBIT "A"

Lots 17, 18, 19, and 20, less the Northerly 12.5 feet thereof, Block 308, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness Instruments, such reference shall include all renewals, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a sealed instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

- | | | |
|-----|---|---|
| (a) | Name of Mortgagor
Address of Mortgagor: | Moulton Brothers, Inc.
380 Lurton Street
Pensacola, FL 32505 |
| (b) | Name of Mortgagee (Secured Party):
Address of Mortgagee: | BEACH COMMUNITY BANK
33 West Garden Street
Pensacola, FL 32502
Attention: Brian P. Bell, Senior Vice President |

With copy to:

CLARK, PARTINGTON, HART, LARRY, BOND
& STACKHOUSE
Post Office Box 13010
Pensacola, FL 32591
Attention: Charles F. James, IV, Esquire

- | | | |
|-----|---|-----------|
| (c) | Record Owner of Real Estate
described on Exhibit A hereto: | MORTGAGOR |
|-----|---|-----------|

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written.

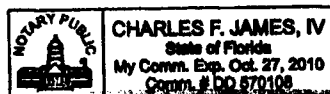
Mortgagor
Moulton Brothers, Inc.
a Florida corporation

BY: Robert W. Moulton, V.P.
Robert W. Moulton, Vice President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of April, 2009, by Robert W. Moulton, Vice President of Moulton Brothers, Inc., on behalf of the corporation, who (X) personally known to me, or () produced _____ as identification.

[NOTARIAL SEAL]



Charles F. James, IV
[Type/Print/Stamp Name of Notary Public]
My Commission Expires _____
Commission No.: _____
Commission No.: _____

This Instrument was Prepared By:
Charles F. James, IV, Esquire
CLARK, PARTINGTON, HART,
LARRY, BOND & STACKHOUSE
125 West Romana Street, Suite 800
Post Office Box 13010
Pensacola, Florida 32591-3010

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS
AND LEASES AND SECURITY AGREEMENT (FLORIDA)**

THIS INDENTURE (herein this "Mortgage") made effective the 28th day of April, 2009, by and between **MOULTON BROTHERS, INC.**, a Florida corporation (the "Mortgagor"), in favor of **Beach Community Bank** (the "Mortgagee"),

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

W I T N E S S E T H:

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of **FIVE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100ths DOLLARS (\$552,500.00)**, or so much as may from time to time be disbursed thereunder, as evidenced by a promissory note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Mortgagor and may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the principal amount of the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Mortgagor to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same may be constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described on **Exhibit A** attached hereto and made a part hereof (the "Land").
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation,

STATE OF FLORIDA
ESCAMBIA COUNTY

DPWEL
SEAL

60 PRE 364

Before me, the undersigned notary public in and for said state and county, personally appeared Brooks Thornton and Carolyn C. Thornton, husband and wife, to me well known and known to me to be the individuals described by said names in and who executed the foregoing instrument, and acknowledged and declared that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day

November
of ~~September~~, 1962.

[Signature]
Notary Public

My commission expires: 4/22/1966

NOV 15 12:00 PM '62

166317

CHW
MCA

60 PAGE 363

140-20-100
5310-01
2-1-62
1970

STATE OF FLORIDA
ESCAMBIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Brooks Thornton and Carolyn C. Thornton, husband and wife, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, to bargain, sell, convey and grant unto Moulton Brothers, Inc., a Florida corporation, 29 West Garden Street, Pensacola, Florida, its successors and assigns forever, the following described real property, situate, lying and being in the City of Pensacola, Escambia County, Florida, to-wit:

Lots 1 to 5, both inclusive, and Lots 17 to 20, both inclusive, in Block 308 of the New City Tract, according to map of said City copyrighted by Thomas C. Watson in 1906;

together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free of all exemptions and right of homestead.

We covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free of lien or encumbrance except taxes for 1962, and that we, our executors and administrators, the said grantee, its successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and forever warrant and defend.

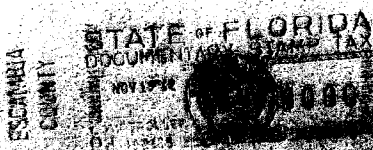
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of November, 1962.

Signed, sealed and delivered in the presence of:

Brooks Thornton (SEAL)
Brooks Thornton

Carolyn C. Thornton (SEAL)
Carolyn C. Thornton

Ellen T. Jackson
E. T. Jackson



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-1-2014

TAX ACCOUNT NO.: 14-2647-100

CERTIFICATE NO.: 2012-10451

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

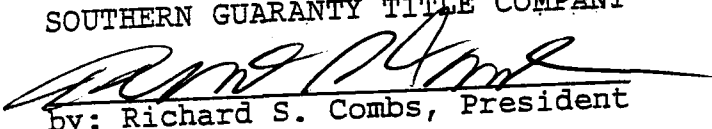
- ☐ ☒ Notify City of Pensacola, P.O. Box 12910, 32521
☐ ☒ Notify Escambia County, 190 Governmental Center, 32502
☐ ☒ Homestead for _____ tax year.

Moulton Brothers, Inc.
P.O. Box 12524
Pensacola, FL 32591-2524
and
380 Lurton St.
Pensacola, FL 32505

Beach Community Bank
33 West Garden St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 10th day of September, 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.: 11531

September 10, 2014

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

1. That certain mortgage executed by Moulton Brothers, Inc. in favor of Beach Community Bank dated 04/28/2009 and recorded 04/29/2009 in Official Records Book 6453, page 1235 of the public records of Escambia County, Florida, in the original amount of \$552,500.00.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$338,379.00. Tax ID 14-2647-000.

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.: 11531

September 10, 2014

Lots 17, 18, 19 and 20, less the Northerly 12.5 feet thereof, Block 308, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

14-900

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.: 11531

September 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 09-10-1994, through 09-10-2014, and said search reveals the following:

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

Moulton Brothers, Inc.

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: 

September 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 December 1, 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 **US BANK AS CUST FOR CAZ CREEK** holder of **Tax Certificate No. 10451**, 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:

LTS 17 THRU 20 LESS N 12 5/10 FT BLK 308 OR 60 P 363 NEW CITY TRACT CA 52

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 142647100 (14-900)

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

MOULTON BROTHERS INC

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 December, which is the **1st day of December 2014**.

Dated this 30th day of October 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.



**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 # 10451 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MOULTON BROTHERS INC PO BOX 12524 PENSACOLA, FL 32591-2524	MOULTON BROTHERS INC 380 LURTON ST PENSACOLA FL 32505
BEACH COMMUNITY BANK 33 WEST GARDEN ST PENSACOLA FL 32502	

WITNESS my official seal this 30th day of October 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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MOULTON BROTHERS INC

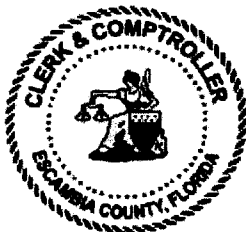
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Post Property:

2510 N 12TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Post Property:

2510 N 12TH AVE 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2014 OCT 30 A 9:36

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV049488NON

Agency Number: 15-001207

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 10451 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MOULTON BROTHERS INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/30/2014 at 9:36 AM and served same at 7:30 AM on 10/31/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 919
K. LUCAS, CPS

Service Fee: \$40.00
Receipt No: BILL

[Handwritten signature]

Printed By: NDSCHERER