

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700193

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116,

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
07-0860-000	2015/3905	06-01-2015	BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 7048 P 1149 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

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  
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116

04-24-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

## Tax Collector's Certification

CTY-513

## Tax Deed Application Number

1700193

## Date of Tax Deed Application

Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 3905**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-0860-000**

## Cert Holder:

**DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**  
**2912 PARK ARBOR COURT FORT WORTH, TX 76116**

## Property Owner:

**MORTGAGE RESOLUTION CORPORATION**  
**3311 GULF BREEZE PKWY #169**  
**GULF BREEZE, FL 32563**

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE  
 WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO 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
2015/3905	07-0860-000	06/01/2015	598.28	43.00	641.28

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
2016/3569	07-0860-000	06/01/2016	113.07	6.25	18.66	137.98

## Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	779.26
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	84.57
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,238.83

## Amounts Certified by Clerk of Court (Lines 8-15):

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	6.25
19. Total Amount to Redeem	

## Total Amount Paid

779.26

0.00

84.57

200.00

175.00

1,238.83

## Total Amount Paid

Done this the 3rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 07-0860-000 2015

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82  
 PLAT DB 128 P 575 OR 7048 P 1149 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Amendment 1/Portability Calculations](#)[Back](#)
◀ Navigate Mode
Ⓐ Account
○ Reference
▶
[Printer Friendly Version](#)

<b>General Information</b> <p><b>Reference:</b> 342S300822000003  <b>Account:</b> 070860000  <b>Owners:</b> MORTGAGE RESOLUTION CORPORATION  <b>Mail:</b> 3311 GULF BREEZE PKWY #169  <b>Situs:</b> GULF BREEZE, FL 32563  <b>Use Code:</b> 4112 W JACKSON ST 32505  <b>Taxing Authority:</b> VACANT COMMERCIAL  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>            Tax Inquiry link courtesy of Scott Lunsford            Escambia County Tax Collector         </p>	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td>2016</td><td>\$4,603</td><td>\$0</td><td>\$4,603</td><td>\$4,603</td></tr> <tr> <td>2015</td><td>\$4,603</td><td>\$0</td><td>\$4,603</td><td>\$4,603</td></tr> <tr> <td>2014</td><td>\$4,603</td><td>\$0</td><td>\$4,603</td><td>\$4,603</td></tr> </tbody> </table> <p><a href="#">Disclaimer</a></p> <p><a href="#">Amendment 1/Portability Calculations</a></p> <p><a href="#">★File for New Homestead Exemption Online</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$4,603	\$0	\$4,603	\$4,603	2015	\$4,603	\$0	\$4,603	\$4,603	2014	\$4,603	\$0	\$4,603	\$4,603															
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03/1986	2200	527	\$100	OJ	<a href="#">View Instr</a>																															
	<p><b>2016 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG            CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY            150 FT TO POB PART OF LT...</p> <p><b>Extra Features</b></p> <p>None</p>																																			
<b>Parcel Information</b> <p><b>Section Map Id:</b> CA168  <b>Approx. Acreage:</b> 0.2100  <b>Zoned:</b> HC/LI  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p> <p><a href="#">View Florida Department of Environmental Protection (DEP) Data</a></p>																																			
	<p><b>Buildings</b></p> <p>Images</p> <p>None</p>																																			

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.

Form 668 (Y)(c) (Rev. February 2004)	16600 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 250533917			For Optional Use by Recording Office	
<p><b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b></p>					
Name of Taxpayer MORTGAGE RESOLUTION CORPORATION a Corporation					
Residence	PO BOX 6593 GULF BREEZE, FL 32563-6593				
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refileing (e)	Unpaid Balance of Assessment (f)
1120	12/31/2015	[REDACTED]	04/11/2016	05/11/2026	82565.71
Place of Filing	CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595				Total \$ 82565.71

This notice was prepared and signed at BALTIMORE, MD, on this,

the 24th day of February, 2017.

Signature for M. TACKETT	Title REVENUE OFFICER (850) 475-7339	23-09-2409
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-08-03668  
Location: 2901 N Hayne St  
PR# 042S306001004002

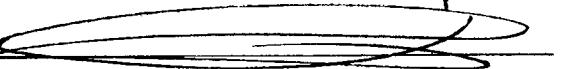
Mortgage Resolution Corporation  
3311 Gulf Breeze Pkwy #169  
Gulf Breeze, FL 32563

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of June 14, 2016 and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (n), (p), (r), (t), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated June 14, 2016.

Itemized	Cost
a. Fines (\$30.00 per day 08/14/15-9/08/16)	\$ 2,670.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 3,770.00

DONE AND ORDERED at Escambia County, Florida on this 30<sup>th</sup> day of September, 2016.



John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

BK: 7544 PG: 1043 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 14<sup>th</sup> day of June, 2016.



John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

BK: 7544 PG: 1042

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$30 .00 per day, commencing June 09<sup>th</sup>, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7544 PG: 1041

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Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

BK: 7544 PG: 1040

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)

(a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby ORDERED that RESPONDENT shall have until June 28,  
2016 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 06/22/2016 at 09:57 AM OR Book 7544 Page 1039,  
Instrument #2016046662, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#15-08-03668  
LOCATION: 2901 N Hayne St  
PR# 042S306001004002**

**Mortgage Resolution Corporation  
3311 Gulf Breeze Pkwy #169  
Gulf Breeze, FL 32563**

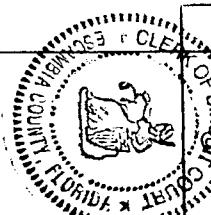
**RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

42-196 (a) Nuisance Conditions  
 42-196 (b) Trash and Debris  
 42-196 (c) Inoperable Vehicle(s); Described

42-196 (d) Overgrowth



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE	
WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS	
CLERK OF THE CIRCUIT COURT & COMPTROLLER	
ESCAMBIA COUNTY, FLORIDA	
BY:	<i>[Signature]</i>
DATE:	6-22-16
D.C.	

Prepared by and return to:  
TC 10U, LLC  
514 N. Franklin St. #106  
Tampa, FL 33602

[Space Above This Line for Recording Data]

## QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 13<sup>th</sup> day of JANUARY, 2015, between TC 10U LLC a Florida Limited Liability Company, whose address is 514 Franklin St. Suite 106, Tampa, FL 33602 ("Grantor"), and Mortgage Resolution Corporation whose post office address is 3311 Gulf Breeze Pkwy # 169 Gulf Breeze FL 32563 ("Grantee").

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of **ONE THOUSAND DOLLARS (\$1,000)** and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim, and demand which Grantor has in and to the following described lands situated, lying, and being in Escambia County, Florida, to wit:

**BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT  
SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 7048 P 1149 CA 168 CASE # 98-1531-CP-  
03 OR 4397 P 34**

Parcel ID: 342S300822000003

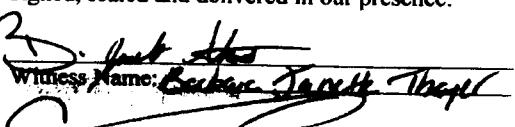
Address: 4112 W Jackson St, Pensacola FL 32505

Subject, however to all covenants, conditions, restrictions, reservations, limitations, easements, real estate taxes, utility liens, and to all applicable zoning ordinances, restrictions and prohibitions imposed by governmental authorities, and any adjacent parcel liens or boundary disputes, if any.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantors, either in law or equity, for the use, benefit, and profit of the said Grantee forever.

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:

  
Witness Name: Barbara Jarrett Thayer

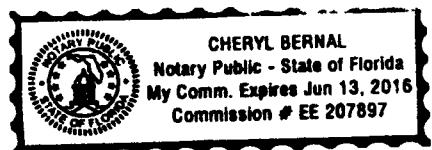
Witness Name: Cheryl Bernal

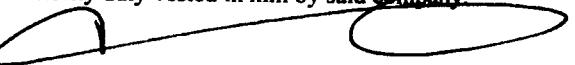
  
Travis Thayer, Vice President of PALLARDY, LLC, A Florida Limited Liability Company, as Manager for TC 10U LLC

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of JANUARY, 2015, by Travis Thayer, Vice President of PALLARDY, LLC, A Florida Limited Liability Company, as Manager for TC 10U LLC who is personally known to me or \_\_\_\_\_ who produced the following as identification: \_\_\_\_\_, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said company.

Notary Seal:



  
NOTARY PUBLIC – STATE OF FLORIDA

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsqt@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-5-2017

TAX ACCOUNT NO.: 07-0860-000

CERTIFICATE NO.: 2015-3905

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, 221 Palafox Place, 4th Floor/  
190 Governmental Center, 32502  
 X Homestead for \_\_\_\_\_ tax year.

Mortgage Resolution Corporation  
3311 Gulf Breeze Pkwy., #169  
Gulf Breeze, FL 32563

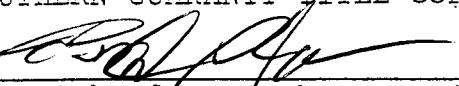
Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Property address:  
4112 W. Jackson St.  
Pensacola, FL 32505

Internal Revenue Service  
400 W. Bay St., Ste 35045  
Jacksonville, FL 32202

Certified and delivered to Escambia County Tax Collector,  
this 6th day of June, 2017.

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.: 13667

June 6, 2017

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7544, page 1103, amended in O.R. Book 7604, page 1106.
2. Tax Lien filed by IRS recorded in O.R. Book 7678, page 284.
3. Taxes for the year 2014-2016 delinquent. The assessed value is \$4,603.00. Tax ID 07-0860-000.

**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.: 13667

June 6, 2017

**342S30082200003 - Full Legal Description**

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT  
TO POB PART OF LT 82 PLAT DB 128 P 575 OR 7291 P 1162 CA 168

17-401

## 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.: 13667

June 6, 2017

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 06-06-1997, through 06-06-2017, and said search reveals the following:

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

Mortgage Resolution Corporation

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: 

June 6, 2017

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03905 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MORTGAGE RESOLUTION CORPORATION 3311 GULF BREEZE PKWY #169 GULF BREEZE, FL 32563	MORTGAGE RESOLUTION CORPORATION PO BOX 6593 GULF BREEZE FL 32563-6593
IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 20th day of July 2017.

**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 September 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of Tax Certificate No. 03905, issued the **1st day of June, A.D., 2015** 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:

**BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 7048 P 1149 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 070860000 (17-401)**

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

**MORTGAGE RESOLUTION CORPORATION**

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 Tuesday in the month of September, which is the 5th day of September 2017.**

Dated this 20th day of July 2017.

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

## W A R N I N G

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**Post Property:**

**4112 W JACKSON ST 32505**



**PAM CHILDEERS**

**CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**MORTGAGE RESOLUTION  
CORPORATION**  
3311 GULF BREEZE PKWY #169  
GULF BREEZE, FL 32563

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

17-401

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO17CIV036964NON

**Agency Number:** 17-010310

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03905 2015

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: MORTGAGE RESOLUTION CORPORATION

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:45 PM and served same at 1:37 PM on 7/25/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



C. CEPHAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

## W A R N I N G

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SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070860000 (17-401)

RECEIVED  
CLERK OF THE CIRCUIT COURT  
OF ESCAMBIA COUNTY  
FLORIDA  
JULY 20 2017

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**Post Property:**

4112 W JACKSON ST 32505



PAM CHILDERS

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

SANTA ROSA COUNTY SHERIFFS OFFICE  
SANTA ROSA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number:** SRSO17CIV004378NON**Agency Number:****Court:** CIRCUIT**County:** ESCAMBIA**Case Number:** 03905**Attorney/Agent:**ESCAMBIA CO CLERK OF COURT  
TAX DEED DIVISIONP.O. BOX 333  
PENSACOLA, FL 32591-0333**Plaintiff:** PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY**Defendant:** MORTGAGE RESOLUTION CORPORATION**Type of Process:** TAX DEED NOTICE/NOTICE OF APPLICATION FOR TAX DEED

## OTHER

Received the above named WRIT on 7/31/2017 at 8:20 AM to be served to MORTGAGE RESOLUTION CORPORATION and returned the same on 8/1/2017 at 10:44 AM in Santa Rosa for the reason that:

NOT SERVED. ADDRESS FOR SERVICE IS UPS STORE. RETURNED, CAN'T SUBSTITUTE OR POST.

Bob Johnson, Sheriff  
Santa Rosa

By: \_\_\_\_\_

J. ATKINS,

Service Fee: \$40.00  
Receipt No: 33278-17-D

## W A R N I N G

A TRUE COPY (SEAL)  
BOB JOHNSON  
SHERIFF, SANTA ROSA COUNTY  
DATE    TIME    M  
BY    D.S.

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 September 5, 2017, 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.

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### Personal Services:

**MORTGAGE RESOLUTION  
CORPORATION**  
3311 GULF BREEZE PKWY #169  
GULF BREEZE, FL 32563

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
SANTA ROSA COUNTY  
SHERIFF'S OFFICE  
2017 JUL 31 AM 8:20

## WARNING

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TAX ACCOUNT NUMBER 070860000 (17-401)

RECEIVED  
SANTA ROSA COUNTY  
SHERIFF'S OFFICE  
JUL 31 AM 8:20

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**Personal Services:**

**MORTGAGE RESOLUTION  
CORPORATION**  
3311 GULF BREEZE PKWY #169  
GULF BREEZE, FL 32563

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



SANTA ROSA COUNTY SHERIFFS OFFICE  
SANTA ROSA COUNTY, FLORIDA  
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO17CIV004378NON

Receive Date: 7/31/2017 8:20 AM

Agency Number:

Clerk ID: SRSO16PER000027

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

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: MORTGAGE RESOLUTION CORPORATION

Case Number: 03905

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 09/05/2017

**Attorney/Agent:**

ESCAMBIA CO CLERK OF COURT  
TAX DEED DIVISION

P.O. BOX 333  
PENSACOLA, FL 32591-0333

**Deposits & Fees:**

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Refund Amount: \_\_\_\_\_

Check No. 900026488

Check No. \_\_\_\_\_

Receipt No. 33278-17-D

Receipt No. \_\_\_\_\_

Refund Date: \_\_\_\_\_

By: *L. Palmeida*  
Received By



MORTGAGE RESOLUTION  
CORPORATION [17-401]  
3311 GULF BREEZE PKWY #169  
GULF BREEZE, FL 32563

9171 9690 0935 0129 1065 29

7.21.17 DELIVERED

MORTGAGE RESOLUTION  
CORPORATION [17-401]  
PO BOX 6593  
GULF BREEZE FL 32563-6593

9171 9690 0935 0129 1065 12

7.25.17  
RETURNED.  
WTF

IRS COLLECTION ADVISORY GROUP  
[17-401]  
400 W BAY STREET  
STE 35045  
JACKSONVILLE FL 32202

9171 9690 0935 0129 1065 36

ESCAMBIA COUNTY [17-401]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0129 1065 05

ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [17-401]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0129 1064 99



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 070860000 Certificate Number: 003905 of 2015**

Redemption

Yes

Application Date

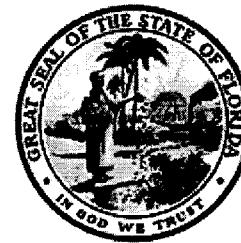
04/24/2017

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 08/28/2017 
Months	5	4
Tax Collector	\$1,238.83	\$1,238.83
Tax Collector Interest	\$92.91	\$74.33
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,337.99	\$1,319.41 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$33.75	\$27.00
Total Clerk	\$483.75	\$477.00 <i>CH</i>
Postage	\$26.30	\$26.30
Researcher Copies	\$8.00	\$8.00
Total Redemption Amount	\$1,856.04	\$1,830.71
	Repayment Overpayment Refund Amount	\$25.33 +40.00 - \$165.33 <i>Redeemed</i>

**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



**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 # 2015 TD 003905**

**Redeemed Date 08/28/2017**

**Name MRC 3311 GULF BREEZE PKWY #169 GULF BREEZE FL 32563**

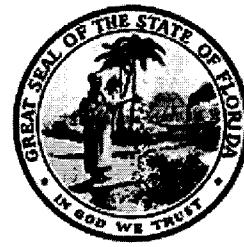
Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$1,337.99
Postage = TD2	\$26.30
ResearcherCopies = TD6	\$8.00

• For Office Use Only

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

17-401

**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



**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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 070860000 Certificate Number: 003905 of 2015**

**Payor: MRC 3311 GULF BREEZE PKWY #169 GULF BREEZE FL 32563 Date 08/28/2017**

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,337.99
		Postage	\$26.30
		Researcher Copies	\$8.00
		Total Received	\$1,856.04

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Erica Hogg  
 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>**



Escambia  
**Sun Press**  
PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of SALE

09-05-2017 - TAX CERTIFICATE # 03905

in the CIRCUIT Court

was published in said newspaper in the issues of

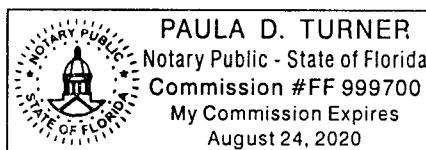
AUGUST 3, 10, 17 & 24, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**PUBLISHER**

Sworn to and subscribed before me this 24TH day of AUGUST  
A.D., 2017

**PAULA D. TURNER**  
NOTARY PUBLIC



**NOTICE OF APPLICATION FOR  
TAX DEED**

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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 Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-08-03-10-17-24-2017



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 6, 2017

DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH TX 76116

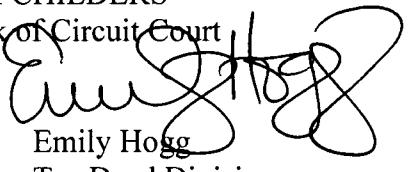
Dear Certificate Holder:

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
2015 TD 010060	\$450.00	\$27.00	\$477.00
2015 TD 009364	\$450.00	\$27.00	\$477.00
2015 TD 008841	\$450.00	\$27.00	\$477.00
2015 TD 003905	\$450.00	\$27.00	\$477.00
2015 TD 003376	\$450.00	\$27.00	\$477.00
2015 TD 005050	\$450.00	\$27.00	\$477.00
2015 TD 007767	\$450.00	\$27.00	\$477.00
2015 TD 008736	\$450.00	\$27.00	\$477.00
2015 TD 008910	\$450.00	\$27.00	\$477.00
<b>TOTAL</b>			<b>\$4,293.00</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 6, 2017

MORTGAGE RESOLUTION CORP  
3311 GULF BREEZE PKWY #169  
GULF BREEZE FL 32563

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2015 TD 002047	\$133.91
2015 TD 003905	\$65.33
	<b>TOTAL    \$199.24</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court  
By: A handwritten signature in black ink, appearing to read "Emily Hogg".  
Emily Hogg  
Tax Deed Division