

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800491

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

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

I agree to:

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

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

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

07-26-2018  
Application Date

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

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

19-057

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800491

**Date of Tax Deed Application**  
Jul 26, 2018

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

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

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

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

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

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

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

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

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

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

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

1,928.88

0.00

0.00

200.00

175.00

2,303.88

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

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


6.25

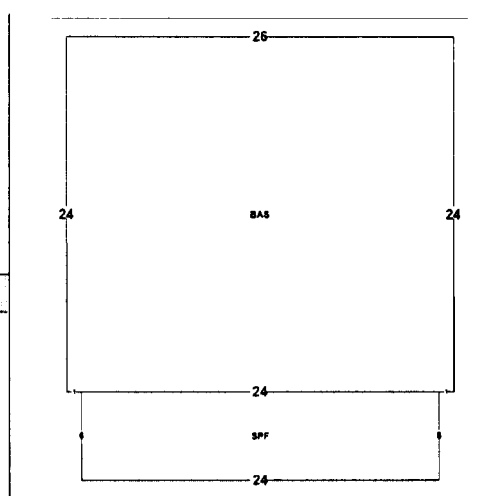
Done this the 26th day of July, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 7, 2019 By BuJut

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

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

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



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

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



# Chris Jones

## Escambia County Property Appraiser

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

### General Information

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

Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

### Assessments

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

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

### Sales Data

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

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

### 2017 Certified Roll Exemptions

None

### Legal Description

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

### Extra Features

None

### Parcel Information

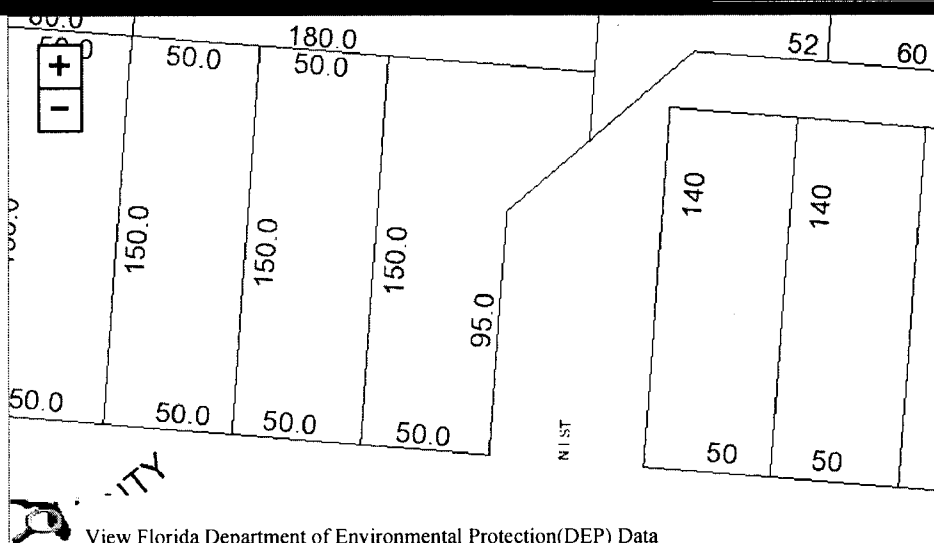
[Launch Interactive Map](#)

**Section Map Id:**  
 CA114

**Approx. Acreage:**  
 0.1997

**Zoned:**   
 CONSULT ZONING AUTHORITY

**Evacuation & Flood Information**  
[Open Report](#)



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

### Buildings

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

### Structural Elements

DECOR/INTL WORK AVERAGE  
 DWELLING UNITS  
 EXTERIOR WALL VINYL SIDING  
 FLOOR COVER VINYL/CORK

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

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

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

CASE NO. 2000-CC-4312

v.

MICHAEL WAYNE LINDSAY  
BARBARA ANN WILLIAMS,  
Defendants.

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

**FINAL JUDGMENT**

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

ORDERED AND ADJUDGED as follows:

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

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

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

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

*[Signature]*  
County Judge

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

IN THE COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 CT 001849

DARRYL EARL GARNER  
261 AQUAMARINE AVENUE  
PENSACOLA, FL 32505

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

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

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

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

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

**FOR WHICH LET EXECUTION ISSUE.**

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

*Thomas E. Johnson*  
JUDGE



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

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

CFCTMMFNLCHRG5

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



### NOTICE OF LIEN

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

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

Customer: CAROLYN MOHORN

Account Number: 3084-112895

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

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

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

Dated: 032112

EMERALD COAST UTILITIES AUTHORITY

BY: *Loretta M Lee*

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

[Notary Seal]



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

*Gabriel M Brown*  
Notary Public - State of Florida



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

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

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

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

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

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

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

Lori Shipman

Printed name: Lori Shipman

Dwain Lynette Mohorn

Printed name: Dwain Lynette Mohorn

Deborah M. Pollock

Printed name: Deborah M. Pollock

STATE OF FLORIDA

COUNTY OF Essex

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



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

My commission expires: \_\_\_\_\_

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

MORTGAGE

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

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

TO SECURE to Lender the repayment of the indebtedness evidenced by  
the Note, with interest thereon, and the performance of the covenants  
and agreements of Borrower herein contained, Borrower does hereby  
mortgage, grant and convey to Lender the following described property  
located in the County of Escambia, State of Florida:

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

Together with all the improvements now or hereafter erected on the  
property, and all easements, rights, appurtenances, rents, royalties,  
mineral, oil and gas rights and profits, water, water rights, and water  
stock, and all fixtures now or hereafter attached to the property, all  
of which, including replacements and additions hereto shall be deemed to  
be and remain part of the property covered by this Mortgage; and all of  
the foregoing together with said property (or the leasehold estate if  
this Mortgage is on a leasehold) are herein referred to as the  
"Property".

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

Borrower and Lender covenant and agree as follows:

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

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

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

Amanda K. Wilson  
Amanda K. Wilson

Printed Name of Witness

D. L. Mohorn  
D. L. Mohorn

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

Kevin O. Garner  
Kevin O. Garner

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

Shelley D. Ruers  
Shelley D. Ruers

Printed Name of Witness

Patricia E. Stevens  
PATRICIA E. STEVENS

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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



(NOTARY SEAL)

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

Dwain Lynette Mohorn  
Dwain Lynette Mohorn

Rosalind A. Maxwell  
Rosalind A. Maxwell

Printed Name of Witness

Gregory Scharpton  
Gregory Scharpton

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Andrea S. Burnette  
Andrea S. Burnette

Rosalind Anise Maxwell  
Notary Public  
Rosalind Anise Maxwell

Printed Name

My Commission Expires: June 26, 2013

Rosalind A. Maxwell  
Rosalind A. Maxwell

Printed Name of Witness

Gregory Scharpton  
Gregory Scharpton

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Ashley B. Burnette  
Ashley B. Burnette

Rosalind Anise Maxwell  
Notary Public  
Rosalind Anise Maxwell

Printed Name

My Commission Expires: June 26, 2013

Cynthia M. Johnson  
Cynthia M. Johnson

Printed Name of Witness

Rosalind A. Maxwell  
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

Gregory Lindsay  
Gregory Lindsay

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

(NOTARY SEAL)

Amanda K. Wilson  
Amanda K. Wilson

Printed Name of Witness

D. L. Moham  
D. L. Moham

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Michael W. Lindsay  
Michael Lindsay

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

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

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

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Patti Powell  
PATTI POWELL  
Printed Name of Witness

Printed Name of Witness

Mary Lindsay  
MARY LINDSAY  
Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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



Darryl E. Garner  
Darryl E. Garner

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

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

Arnold Lindsay  
Arnold Lindsay

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

Larry D. Wilson  
Larry D. Wilson

Printed Name of Witness

Donna K. Wilson  
Donna K. Wilson

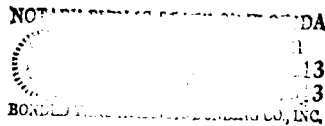
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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



(NOTARY SEAL)

Cynthia M. Johnson  
Cynthia M. Johnson

Printed Name of Witness

Rosalind A. Maxwell  
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Malcolm E. Garner  
Malcolm E. Garner

Donna K. Wilson  
Notary Public Notary Public State of Florida  
13  
13

Printed Name  
My Commission Expires: June 26, 2013

Donna K. Wilson  
Donna K. Wilson

Rosalind Anise Maxwell  
Notary Public  
Rosalind Anise Maxwell

Printed Name  
My Commission Expires: June 26, 2013

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

Signed, sealed and delivered in our presence:

Chris George  
Chris George

Walter M. Mohorn  
Walter M. Mohorn

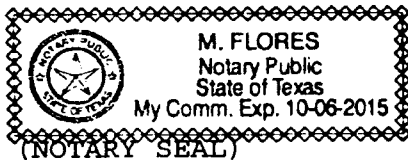
Printed Name of Witness  
Ann-Marie Moore  
Ann-Marie Moore

Printed Name of Witness

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

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

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



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

Alfred Stallworth  
Alfred Stallworth

Printed Name of Witness

Rosalind A. Maxwell  
Rosalind A. Maxwell

Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

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

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

(NOTARY SEAL)

Starlette G. Walker  
Starlette G. Walker

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



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

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

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

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

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

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

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

THIS IS NOT THE HOMESTEAD OF THE GRANTORS.

The above described property bearing Property Appraiser Parcel  
Identification No. \_\_\_\_\_.

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

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

**State of Florida**

**County of Escambia**

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

**Appeared Dwain Lynette Mohorn**

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

**WITNESS my hand and official seal.**



**Signature of Notary**

**Affiant Known XXX Produced ID**

**Type of ID Florida Driver's License**

**#M650-172-52-848-0**

**(Seal)**

**Rosalind Anise Maxwell**

**Notary Public**

**State of Florida**

**My Commission Expires 08/28/2017**

**Commission No. FF 234683**

## Quitclaim Deed

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

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

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

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

Signature of Witness: [Signature]

Print name of Witness: Cynthia Marie Johnson

Signature of Witness: [Signature]

Print name of Witness: Gregory Scharpon

Signature of First Party: [Signature]

Print name of First Party: Dwain Lynette Mohorn

Signature of Preparer: [Signature]

Print name of Preparer: Rosalind Anise Maxwell

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

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

**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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-7-2019

TAX ACCOUNT NO.: 14-4233-100

CERTIFICATE NO.: 2016-8500

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        State of Florida/  
       X   Notify Escambia County, 190 Governmental Center, 32502  
       X   Homestead for      tax year.

Tony Gerard Cole  
1909 W. Jordan St.  
Pensacola, FL 32501  
and  
1300 W. Lloyd St.  
Pensacola, FL 32501

Smith, Sauer & DeMaria  
510 E. Zaragoza St.  
Pensacola, FL 32502

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

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

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

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14749

October 9, 2018

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

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

**PLEASE NOTE THE FOLLOWING:**

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

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14749

October 9, 2018

**000S009050191093 - Full Legal Description**

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

19-057

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14749

October 9, 2018

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

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

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

Tony Gerard Cole

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

October 9, 2018



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

**Tax Deed - Redemption Calculator**

**Account: 144233100 Certificate Number: 008500 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

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

Notes



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

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

**Name TONY COLE 1909 W JORDAN ST PENSACOLA, FL 32501**

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

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 144233100 Certificate Number: 008500 of 2016**

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

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

**\$2621.36**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 20, 2018

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

Dear Certificate Holder:

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

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

**TOTAL \$477.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division