

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 11415.000, 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:

17-0003-253

Cert Holder HMF FL G, LLC AND CAPITAL ONE
PO BOX 54291
NEW ORLEANS LA 70154

Property Owner MORICE NATCHEZ J III
1621 VICTOR II BLVD
MORGAN CITY LA 70380

UNIT 1509 PORTOFINO TOWER
TWO CONDOMINIUM
ALSO .005561 INT IN COMMON
ELEMENTS PARKING SPACE 187
STORAGE AREA 121

OR 5155 P 819

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/ 11412.000	06/01/2012	12,423.03	0.00	621.15	13,044.18
2012/ 11413.000	06/01/2012	5,187.27	0.00	259.36	5,446.63
2012/ 11414.000	06/01/2012	7,560.45	0.00	378.02	7,938.47
2012/ 11415.000	06/01/2012	5,930.75	0.00	296.54	6,227.29
2012/ 11416.000	06/01/2012	9,801.05	0.00	490.05	10,291.10
2012/ 11417.000	06/01/2012	9,195.28	0.00	459.76	9,655.04

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	52,602.71
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	5,353.74
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }	
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	58,281.45
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 29th day of April, 2014

Date of Sale: 31 November 2014

TAX COLLECTOR OF Escambia County Tax Collector County

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**HMF FL G, LLC AND CAPITAL ONE
PO BOX 54291
NEW ORLEANS, Louisiana, 70154**

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
11415.0000	17-0003-253	06/01/2012	UNIT 1509 PORTOFINO TOWER TWO CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS PARKING SPACE 187 STORAGE AREA 121 OR 5155 P 819

2013 TAX ROLL

MORICE NATCHEZ J III
1621 VICTOR II BLVD
MORGAN CITY , Louisiana 70380

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.

Gintdareo (Ginny Donaghy)

Applicant's Signature

04/23/2014

Date

14-785

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.: 11434

August 14, 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 08-13-1994, through 08-13-2014, and said search reveals the following:

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

Natchez J. Morice, III

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

August 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11434

August 14, 2014

CONDOMINIUM PARCEL: Unit 1509, Portofino Tower Two, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower Two, a Condominium recorded in Official Records Book 5125, Page 883, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 187, and
- (2) Storage area number 121,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11434

August 14, 2014

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

1. That certain mortgage executed by Natchez J. Morice, III in favor of Regions Mortgage formerly AmSouth Bank dated 08/18/2003 and recorded 08/20/2003 in Official Records Book 5219, page 609 of the public records of Escambia County, Florida, in the original amount of \$350,000.00.
2. Subject to interest of Portofino Tower Two Homeowners Association at Pensacola Beach.
3. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to this parcel
4. Taxes for the year 2004-2012 delinquent. The assessed value is \$296,451.00. Tax ID 17-0003-253.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-03-2014

TAX ACCOUNT NO.: 17-0003-25~~B~~

CERTIFICATE NO.: 2012-11415

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Natchez J. Morice, III
1621 Victor II Blvd.
Morgan City, LA 70380

Portofino Tower Two HOA at
Pensacola Beach
Ten Portofino Dr.
Pensacola Beach, FL 32561

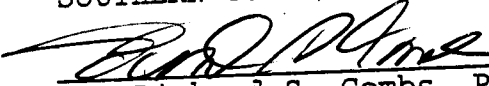
Unknown Tenants
2 Portofino Dr. Unit 1509
Pensacola Beach, FL 32561

SRIA
P.O. Box 1208
Pensacola Beach, FL 32562

Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Certified and delivered to Escambia County Tax Collector,
this 14th day of August, 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.

3250
187/121

This Instrument Prepared by/Return to:
Gulf Coast Title Partners, LLC
1403 East Belmont Street
Pensacola, Florida 32501
Attention: Tina M. Wiles
850-202-6938
GCTP File No.: T2-1509

SUB-SUBLEASE AGREEMENT
PORTOFINO TOWER TWO, A CONDOMINIUM, UNIT 1509

THIS SUB-SUBLEASE AGREEMENT dated May 30, 2003, entered into by and between **ISLAND RESORTS DEVELOPMENT, INC., a Florida corporation**, which has its principal place of business at Ten Portofino Drive, Pensacola Beach, Florida 32561, herein called Sub-Sublessor, and **Natchez J. Morice, III, a single man**, herein called "Sub-Sublessee," whether singular or plural, whose address is 108 Orchard Crossing, Morgantown, WV 26505.

SECTION I
LEGAL DESCRIPTION

The Sub-Sublessor does hereby grant, demise and sub-sublease to the Sub-Sublessee, in consideration of the rents and covenants herein reserved and contained, certain property on Santa Rosa Island, in Escambia County, Florida, described as follows:

CONDOMINIUM PARCEL: Unit 1509, Portofino Tower Two, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower Two, a Condominium recorded in Official Records Book 5125, Page 883, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

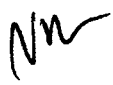
- (1) Parking space number(s) 187, and
- (2) Storage area number 121,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

To have and to hold the said premises unto the Sub-Sublessee for and during the full unexpired term of that certain Development Sublease Agreement dated March 26, 2001, between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resorts Development, Inc., recorded in Official Records Book 4683, Page 736, of the public records of Escambia County, Florida, which Sublease expires, according to its terms, on June 30, 2096, and together with any renewals thereof.

SECTION II
RENT

Sub-Sublessee covenants and agrees to pay, and the Sub-Sublessor hereby reserves, an annual rental of \$1,000.00 payable annually in advance, receipt of the first year's rental being hereby acknowledged. Sub-Sublessee acknowledges his understanding that the annual rental for other units within other Portofino Condominium Towers may be higher than \$1,000.00. Said assessment is subject to adjustment to reflect changes in cost of living, if any, in accordance with the U.S. Department of



Labor Consumer Price Index (or the cost-of-living index of some other appropriate government agency) such adjustments to be made every Five (5) years in each calendar year that is divisible by five (5). Notwithstanding any provision hereof, this instrument is a conveyance of a sub-subleasehold interest for a term of years only and is subject to sooner termination for breach; this instrument does not constitute a conveyance of the fee simple title to the property, nor is it the intent of the parties hereto to convey a fee simple title to Sub-Sublessee, and all parties recognize that it is beyond the power of the Sub-Sublessor to convey such a title to county-owned property. The annual Sub-Sublease fee will in no case be less than \$1,000.00. In addition, and only if applicable, the Sub-Sublessee shall pay to the Sub-Sublessor any percentage rental due the Santa Rosa Island Authority on account of gross receipts or commissions, if any, derived from all sources from the demised premises for payment to the Santa Rosa Island Authority as required by the "Master Lease", which Master Lease is more particularly described as follows: Development Lease Agreement effective as of July 1, 1997, between the Santa Rosa Island Authority as the Lessor and Gary Work, as Trustee of the Pensacola Beach Land Trust, as Lessee, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida.

SECTION III USE OF PROPERTY

The above-described property is sub-subleased to Sub-Sublessee for use as residential property only.

SECTION IV TITLE TO IMPROVEMENTS

Title to any building or improvements of a permanent character that presently exists or that are hereafter erected or placed upon the demised premises shall be vested or forthwith vest in Escambia County, Florida, subject, however, to the term of years granted to Sub-Sublessee by the terms of this Sub-Sublease and to any renewal rights properly exercised thereunder. Sub-Sublessee acknowledges that it shall have no right to remove such fixed and permanent improvements from the sub-subleasehold property.

SECTION V DESTRUCTION OF PREMISES

In the event of damage to or destruction of any buildings or improvements constructed on the premises by fire, windstorm, water or any other cause whatsoever, Sub-Sublessee shall at no cost to Sub-Sublessor, and in accordance with the terms, provisions and requirements of the Declaration of Condominium, repair or rebuild, or cause to be repaired or rebuilt, such buildings or improvements so as to place the same in as good and tenantable condition as they were in before the event causing such damage or destruction, or take such other action as is required by the Declaration of Condominium. Failure to comply with the terms, provisions and requirements of the Declaration of Condominium shall constitute a breach of this Sub-Sublease. Subject to priority in favor of any mortgagee under a mortgage clause, all insurance proceeds for loss or damage to any improvements on the demised premises shall be payable to the Sub-Sublessor and Sub-Sublessee jointly to assure the repair or replacement of such improvements and/or leveling and cleaning of the demised premises. Subject to the terms, provisions and requirements of the Declaration of Condominium, Sub-Sublessor shall have a lien on all such insurance proceeds, regardless of whether it is named in the insurance policy, subordinate only to the claim of any mortgagee under a mortgage clause to enforce the intent of the foregoing provision. If Sub-Sublessee fails and refuses to repair or replace such improvements or fails and refuses to comply with the terms, provisions and requirements of the Declaration of Condominium, and abandons this Sub-Sublease, the Sub-Sublessor may retain that portion of the proceeds, if any, above the amount due any mortgagee under any insurance mortgage clause, as compensation for its cost of restoring the demised premises to a tenantable condition and on account of the termination of this Sub-Sublease.

Sub-Sublessee also agrees to maintain adequate flood, wind, fire, and casualty insurance covering all such damage or destruction in an amount and with a company acceptable to the Sub-Sublessor, through the Association provided for in the Declaration of Condominium, and in accordance with the requirements of the Declaration of Condominium. Proof of insurance must be provided to the Sub-Sublessor on a yearly basis.

SECTION VI INDEMNITY

All property of every kind which may be on the demised premises during the term of this Sub-Sublease shall be at the sole risk of the Sub-Sublessee, or those claiming under Sub-Sublessee, and Sub-Sublessor shall not be liable to Sub-Sublessee, or any other person or property in or upon the

NW

8700
122500
2010.00

OR BK 5219 P80609
Escambia County, Florida
INSTRUMENT 2003-136687

MTG DOC STAMPS PD @ ESC CO \$1225.00
08/20/03 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 700.00
08/20/03 ERNIE LEE WRIGHT, CLERK
By: *[Signature]*

When Recorded Mail to:
Gulf Coast Title Partners
1403 E. Belmont
Pensacola, FL 32501
P-03-382/pjh

[Space Above This Line For Recording Data]

This Mortgage prepared by: **Dena Wockenfass**
Mtg Banking Division RCN6
2050 Parkway Office Circle
Birmingham, AL 35244

Loan No: Loan No: 003020339580

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated August 18, 2003, together with all Riders to this document.
- (B) "Borrower" is Natchez J. Morice III, a single man. Borrower is the mortgagor under this Security Instrument.
- (C) "Lender" is AmSouth Bank. Lender is a Bank organized and existing under the laws of Alabama. Lender's address is 2050 Parkway Office Circle, Birmingham, AL 35244. Lender is the mortgagee under this Security Instrument.
- (D) "Note" means the promissory note signed by Borrower and dated August 18, 2003. The Note states that Borrower owes Lender Three Hundred Fifty Thousand Dollars (U.S. \$350,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay in full not later than September 1, 2033.
- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower:

- | | | |
|-----------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input checked="" type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> Other(s): Leasehold Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

- (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" mean those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of Escambia Florida:

See Exhibit "A" attached hereto and incorporated herein by reference.

which currently has the address of Two Portofino Drive Unit 1509, Pensacola Beach Escambia Cty, Pensacola Beach, FL 32561 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Lorena Lafeyrouse
LORENA LAFEYROUSE
Crystal Clement
CRYSTAL CLEMENT

Natchez J. Morice III (Seal)
Natchez J. Morice III -Borrower

[Space Below This Line For Acknowledgment]

INDIVIDUAL ACKNOWLEDGMENT

STATE OF LOUISIANA)
PARISH OF Terrebonne) SS

The foregoing instrument was acknowledged before me this 16 day of August, 2003, by Natchez J. Morice, III, a single man who is/are personally known to me or who has/have produced driver's license as identification and who did/did not take an oath.



Lorena Lafeyrouse
(Signature of Person Taking Acknowledgment)
LORENA LAFEYROUSE
(Name of Acknowledger Typed, Printed or Stamped)

Notary Public
INSTRUMENT NOT PREPARED BY (Check one)
NOTARY PUBLIC. NOTARY PUBLIC ATTESTING
TO SIGNATURE ONLY.
Lorena Lafeyrouse
(Official Number, if any)
COMMISSIONED FOR LIFE NOTARY PUBLIC

REC Aug 20, 2003 02:57 PM
Escambia County, Florida

EXHIBIT "A"

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2003-136687

CONDOMINIUM PARCEL: Unit 1509, Portofino Tower Two, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower Two, a Condominium recorded in Official Records Book 5125, Page 883, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 187, and
- (2) Storage area number 121,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

nm

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 11415 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NATCHEZ J MORICE III 1621 VICTOR II BLVD MORGAN CITY, LA 70380	NATCHEZ J MORICE III C/O TENANTS 2 PORTOFINO DR UNIT 1509 PENSACOLA BEACH FL 32561
REGIONS BANK DBA REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM AL 35244	PORTOFINO TOWER TWO HOA AT PENSACOLA BEACH TEN PORTOFINO DR PENSACOLA BEACH FL 32561
SRIA PO BOX 1208 PENSACOLA BEACH FL 32562	

WITNESS my official seal this 2nd day of October 2014.

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 November 3, 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 HMF FL G LLC AND CAPITAL ONE holder of Tax Certificate No. 11415, 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:

UNIT 1509 PORTOFINO TOWER TWO CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS PARKING SPACE #187 STORAGE AREA #121 OR 5155 P 819

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170003253 (14-785)

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

NATCHEZ J MORICE III

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 November, which is the 3rd day of November 2014.

Dated this 2nd 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

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 November 3, 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.

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Post Property:

2 PORTOFINO DR 1509 32561



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

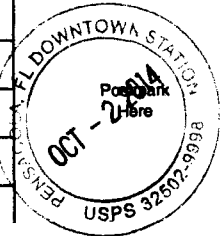
7006 1830 0000 0242 5451

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

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

OFFICIAL USE

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



Sent To
 PORTOFINO TOWER TWO HOA AT
 PENSACOLA BEACH [14-785]
 TEN PORTOFINO DR
 PENSACOLA BEACH FL 32561

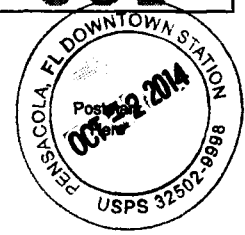
7006 1830 0000 0242 5469

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

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

OFFICIAL USE

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



Sent To
 SRIA [14-785]
 PO BOX 1208
 PENSACOLA BEACH FL 32562

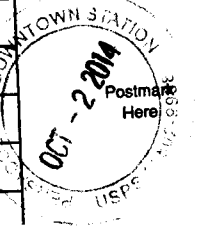
7006 1830 0000 0242 5437

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

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

OFFICIAL USE

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



Sent To
 NATCHEZ J MORICE III [14-785]
 C/O TENANTS
 2 PORTOFINO DR UNIT 1509
 PENSACOLA BEACH FL 32561

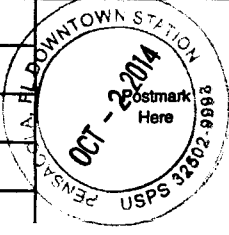
7006 1830 0000 0242 5420

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

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

OFFICIAL USE

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



Sent To
 NATCHEZ J MORICE III [14-785]
 1621 VICTOR II BLVD
 MORGAN CITY, LA 70380

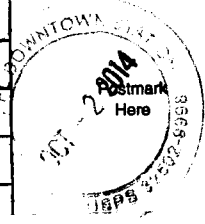
4445 2420 0000 DEPT 9002

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

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OFFICIAL USE

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



Sent To
 REGIONS BANK DBA REGIONS
 MORTGAGE [14-785]
 2050 PARKWAY OFFICE CIRCLE
 BIRMINGHAM AL 35244

12/11415

12/11415

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SRIA [14-785]
 PO BOX 1208
 PENSACOLA BEACH FL 32562

2. Article Number
(Transfer from service label) **7008 1830 0000 0242 5468**

PS Form 3811, February 2004 Domestic Return Receipt 102985-02-M-1840

A. Signature <i>T. Boccia</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Terry Boccia</i>	C. Date of Delivery <i>10-2-19</i>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PORTOFINO TOWER TWO HOA AT
 PENSACOLA BEACH [14-785]
 TEN PORTOFINO DR
 PENSACOLA BEACH FL 32561

2. Article Number
(Transfer from service label) **7008 1830 0000 0242 5451**

PS Form 3811, February 2004 Domestic Return Receipt 102985-02-M-1840

A. Signature <i>[Signature]</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery <i>10-3</i>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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REGIONS BANK DBA REGIONS
MORTGAGE [14-785]
2050 PARK WAY OFFICE CIRCLE
BIRMINGHAM AL 35244

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7008 1830 0000 0242 5444

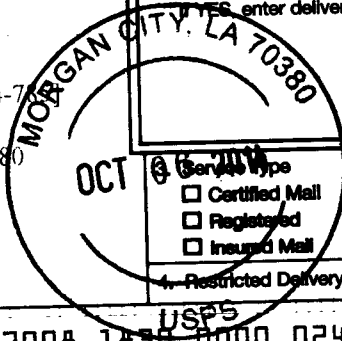
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NATCHEZ J MORICE III [14-785]
1621 VICTOR II BLVD
MORGAN CITY, LA 70380



A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7008 1830 0000 0242 5420

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

12/11/15

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Per

NON-ENFORCEABLE RETURN OF SERVICE

14-785

Document Number: ECSO14CIV044657NON

Agency Number: 15-000203

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 11415 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: NATCHEZ J MORICE III

Defendant:

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

Received this Writ on 10/2/2014 at 1:45 PM and served same at 10:25 AM on 10/7/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  _____
LT MIKE WARD

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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Post Property:

2 PORTOFINO DR 1509 32561



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
 2014 OCT - 2 P 1:45
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FL