

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

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Case: 2010 TD 005903



00022184265

Dkt: TD83 Pg#:

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**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Oct 17, 2012 / 120941

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5903**, issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-0799-600**

**Certificate Holder:**  
TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, FLORIDA 33601

**Property Owner:**  
CLASSIC HOMEBUILDERS INC  
6833 CEDAR RIDGE DR  
PENSACOLA, FLORIDA 32526-9494

**Legal Description: 17-1S3-121**

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 ...

**See attachment for full legal description.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	5464.0000	06/01/12	\$7,322.59	\$0.00	\$511.06	\$7,833.65
2010	5903	06/01/10	\$7,340.00	\$0.00	\$1,552.10	\$8,892.10

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	5665.0000	06/01/11	\$7,345.00	\$6.25	\$1,872.98	\$9,224.23
2009	5575	06/01/09	\$7,273.13	\$6.25	\$4,472.98	\$11,752.36

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(    %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$37,702.34
\$0.00
\$150.00
\$75.00
\$37,927.34
\$37,927.34
\$6.25

\*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

*Blenda Mahuron*

Date of Sale: July 1, 2013

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

10/17/2012

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 09-0799-600**

November 01, 2012  
Tax Year: 2009  
Certificate Number: 5903

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 SEC E 346 70/100 FT TO PT ON NLY R/W LI OF GULF POWER EASEMENT (200 FT R/W) N 62 DEG 24 MIN 38 SEC W 158 10/100 FT S 0 DEG 6 MIN 0 SEC E 182 40/ 100 FT S 62 DEG 25 MIN 32 SEC E 158 60/100 FT S 56 DEG 42 MIN 23 SEC E 387 64/100 FT TO PT ON S R/W LI OF GULF POWER EASEMENT S 62 DEG 24 MIN 38 SEC E 352 46/100 FT S 9 DEG 31 MIN 0 SEC W 125 30/ 100 FT S 2 DEG 17 MIN 24 SEC W 930 86/100 FT TO PT OF INTER W NLY R/W LI OF MOBILE HWY (ST RD 10-A 66 FT R/W) N 62 DEG 13 MIN 0 SEC W 433 34/100 FT N 1 DEG 37 MIN 52 SEC E 675 22/100 FT N 57 DEG 22 MIN 45 SEC W 420 62/100 FT S 89 DEG 54 MIN 17 SEC W 199 93/ 100 FT N 0 DEG 6 MIN 0 SEC W 852 39/100 FT TO POB OR 6262 P 212

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, Florida, 33601**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
5903	09-0799-600	06/01/2010	17-1S3-121 BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 SEC E 346 70/100 FT TO PT ON NLY R/W LI OF GULF POWER EASEMENT (200 FT R/W) N 62 DEG 24 MIN 38 SEC W 158 10/100 FT S 0 DEG 6 MIN 0 SEC E 182 40/ 100 FT S 62 DEG 25 MIN 32 SEC E 158 60/100 FT S 56 DEG 42 MIN 23 SEC E 387 64/100 FT TO PT ON S R/W LI OF GULF POWER EASEMENT S 62 DEG 24 MIN 38 SEC E 352 46/100 FT S 9 DEG 31 MIN 0 SEC W 125 30/ 100 FT S ... <b>See attachment for full legal description.</b>

**2011 TAX ROLL**

CLASSIC HOMEBUILDERS INC  
6833 CEDAR RIDGE DR  
PENSACOLA , Florida 32526-9494

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.

mmatt777 (Matt Pallardy)  
Applicant's Signature

10/17/2012  
Date

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 09-0799-600**

November 01, 2012  
Tax Year: 2009  
Certificate Number: 5903

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 SEC E 346 70/100 FT TO PT ON NLY R/W LI OF GULF POWER EASEMENT (200 FT R/W) N 62 DEG 24 MIN 38 SEC W 158 10/100 FT S 0 DEG 6 MIN 0 SEC E 182 40/ 100 FT S 62 DEG 25 MIN 32 SEC E 158 60/100 FT S 56 DEG 42 MIN 23 SEC E 387 64/100 FT TO PT ON S R/W LI OF GULF POWER EASEMENT S 62 DEG 24 MIN 38 SEC E 352 46/100 FT S 9 DEG 31 MIN 0 SEC W 125 30/ 100 FT S 2 DEG 17 MIN 24 SEC W 930 86/100 FT TO PT OF INTER W NLY R/W LI OF MOBILE HWY (ST RD 10-A 66 FT R/W) N 62 DEG 13 MIN 0 SEC W 433 34/100 FT N 1 DEG 37 MIN 52 SEC E 675 22/100 FT N 57 DEG 22 MIN 45 SEC W 420 62/100 FT S 89 DEG 54 MIN 17 SEC W 199 93/ 100 FT N 0 DEG 6 MIN 0 SEC W 852 39/100 FT TO POB OR 6262 P 212

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.

mmattp777 (Matt Pallardy)  
Applicant's Signature

10/17/2012  
Date

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
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**COUNTY OF ESCAMBIA  
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Case: 2010 TD 005903



00047501875

Dkt: TD82 Pg#:

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**Original Documents Follow**

# **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.: 10033

January 3, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 01-03-1993, through 01-03-2013, and said search reveals the following:

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

Classic Homebuilders, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

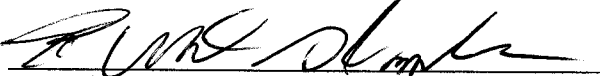
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

January 3, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10033

January 3, 2013

**171S312101003001 - Full Legal Description**

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 SEC E 346 70/100 FT TO PT ON NLY R/W LI OF GULF POWER EASEMENT (200 FT R/W) N 62 DEG 24 MIN 38 SEC W 158 10/100 FT S 0 DEG 6 MIN 0 SEC E 182 40/ 100 FT S 62 DEG 25 MIN 32 SEC E 158 60/100 FT S 56 DEG 42 MIN 23 SEC E 387 64/100 FT TO PT ON S R/W LI OF GULF POWER EASEMENT S 62 DEG 24 MIN 38 SEC E 352 46/100 FT S 9 DEG 31 MIN 0 SEC W 125 30/ 100 FT S 2 DEG 17 MIN 24 SEC W 930 86/100 FT TO PT OF INTER W NLY R/W LI OF MOBILE HWY (ST RD 10-A 66 FT R/W) N 62 DEG 13 MIN 0 SEC W 433 34/100 FT N 1 DEG 37 MIN 52 SEC E 675 22/100 FT N 57 DEG 22 MIN 45 SEC W 420 62/100 FT S 89 DEG 54 MIN 17 SEC W 199 93/ 100 FT N 0 DEG 6 MIN 0 SEC W 852 39/100 FT TO POB OR 6262 P 212



**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10033

January 3, 2013

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

1. Mortgage MODification and Spreader Agreement executed by Classic Homebuilders, Inc. in favor of Bank of Pensacola NKA Coastal Bank & Trust dated 12/10/2007 and recorded 12/20/2007 in Official Records Book 6264, page 1469 of the public records of Escambia County, Florida. Assignment of Rents and Leases recorded in O.R. Book 6264, page 1473.
2. Notice of Lis Pendens filed by Synovus Bank FKA Coastal Bank & Trust FKA Bank of Pensacola recorded in O.R. Book 6645, page 1586.
3. Taxes for the year 2008-2011 delinquent. The assessed value is \$428,450.00. Tax ID 09-0799-600.

**PLEASE NOTE THE FOLLOWING:**

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-1-2013

TAX ACCOUNT NO.: 09-0799-600

CERTIFICATE NO.: 2010-5903

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.

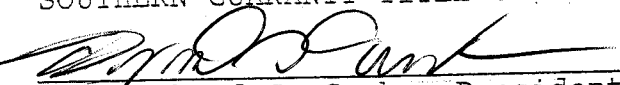
YES NO

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

Classic Homebuilders, Inc.  
6833 Cedar Ridge Dr.  
Pensacola, FL 32526

Synovus Bank formerly  
Coastal Bank & Trust formerly  
Bank of Pensacola  
125 W. Romana St., 4th Floor  
Pensacola, FL 32502  
and its attorney Scott A. Remington  
Clark, Partington, Hart  
125 W. Romana St. Ste 800  
Pensacola, FL 32502  
Certified and delivered to Escambia County Tax Collector,  
this 8th day of January, 2013.

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.

This document was prepared by:  
Stephen G. West, Assistant County Attorney  
Escambia County Attorney's Office  
221 Palafox Place, Suite 430  
Pensacola, Florida 32502  
(850) 595-4970

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**DEED**

THIS DEED is made this 12<sup>th</sup> day of December, 2007, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantor), and Classic Homebuilders Incorporated, a Florida corporation, whose address is 6833 Cedar Ridge Drive, Pensacola, Florida 32526-9494 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following described land in Escambia County, Florida:

**SEE ATTACHED EXHIBIT A**

A Portion of Property Identification No. 17-1S-31-2101-000-000 (Property).

THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2007 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR RESERVES an undivided  $\frac{3}{4}$  interest in, and title in and to an undivided  $\frac{3}{4}$  interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided  $\frac{1}{2}$  interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.


ESCAMBIA COUNTY, FLORIDA by and  
through its duly authorized BOARD OF  
COUNTY COMMISSIONERS

ATTEST:

Ernie Lee Magaha  
Clerk of the Circuit Court

Deputy Clerk

BCC Approved 7-19-07

  
D. M. "Mike" Whitehead, Chairman

**Date Executed**

12-12-2007

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 17 FOR A DISTANCE OF 339.99 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 17 GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 346.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A GULF POWER EASEMENT (200' R/W); THENCE GO NORTH 62 DEGREES 24 MINUTES 38 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF FOR A DISTANCE OF 158.10 FEET; THENCE GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 182.40 FEET; THENCE GO SOUTH 62 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 158.60 FEET; THENCE GO SOUTH 56 DEGREES 42 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 387.64 FEET; TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A GULF POWER COMPANY ELECTRICAL EASEMENT; THENCE GO SOUTH 62 DEGREES 24 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 352.46 FEET; THENCE DEPARTING SAID SOUTH LINE GO SOUTH 09 DEGREES 31 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 125.30 FEET; THENCE GO SOUTH 02 DEGREES 17 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 930.86 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD 10-A (66' R/W)); THENCE GO NORTH 62 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 433.34 FEET ; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 01 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 675.22 FEET; THENCE GO NORTH 57 DEGREES 22 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 420.62 FEET; THENCE GO SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 199.93 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE GO NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 FOR A DISTANCE OF 852.39 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 18.04 ACRES MORE OR LESS

This instrument prepared by:  
David A. Sapp  
David A. Sapp, P.A.  
4457 Bayou Blvd.  
Pensacola, FL 32503  
07-08-08-DAS

MORTGAGE MODIFICATION AGREEMENT,  
ADDITIONAL ADVANCE AND SPREADER AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT, ADDITIONAL ADVANCE AND SPREADER AGREEMENT, made and entered into this 10th day of December, 2007, by and between BANK OF PENSACOLA, hereinafter called "Mortgagee", which term shall include the successors and assigns of the said Mortgagee whenever the context so requires or admits, and CLASSIC HOMEBUILDERS INCORPORATED, a Florida corporation, hereinafter called the "Mortgagor", which term shall include the successors and assigns of the said Mortgagor whenever the context so requires or admits,

WITNESSETH:

THAT WHEREAS, Mortgagor has previously by execution of a promissory note (hereinafter called "Note 1,") dated September 2, 2004, promised to pay the order of the Mortgagee the sum of Two Million Six Hundred Twenty-nine Thousand and 00/100 Dollars (\$2,629,000.00) with interest as provided in said note; and

WHEREAS, Note 1 is secured by a Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement (hereinafter called "Mortgage,") dated September 2, 2004, and recorded in Official Records Book 5495, Page 384, of the public records of Escambia County, Florida; and

WHEREAS, At the request of Mortgagor, Mortgagee has agreed to increase the Line of Credit and advance an additional Two Million One Hundred Fifty-six Thousand and 00/100 Dollars (\$2,156,000.00) and Mortgagor has, on even date herewith, executed in favor of Mortgagee that certain Promissory Note in the principal amount of Four Million Seven Hundred Eighty-five Thousand and 00/100 Dollars (\$4,785,000.00) (hereinafter referred to as Renewal Note 1); and

WHEREAS, Borrower and Lender desire to modify and amend the Mortgage to spread the lien and effect thereof, to add additional property; and

WHEREAS, Mortgagor and Mortgagee desire that the terms and provisions of Note 1 and the Mortgage be modified as hereinafter set forth.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by each party hereto to the other and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto. Borrower and Lender hereby agree as follows:

1. The undersigned promise to pay to the order of Mortgagee, the sum of Four Million Seven Hundred Eighty-five Thousand and 00/100 Dollars (\$4,785,000.00) in the manner and as indicated in Renewal Note 1 executed contemporaneously herewith, which Note evidences an increase in the Line of Credit secured by the Mortgage from \$2,629,000.00 to \$4,785,000.00. This Mortgage Modification Agreement, Additional Advance and Spreader Agreement evidences a total additional advance in the amount of Two Million One Hundred Fifty-six Thousand and 00/100 Dollars (\$2,156,000.00) made at the option of the Lender pursuant to the provisions of that certain mortgage to the Lender dated the September 2, 2004, and recorded in Official Records Book 5495, Page 384, of the public records of Escambia County, Florida. It is agreed that the total amount of the indebtedness secured by said mortgage, including the total additional advance evidenced hereby and all prior additional advances as of the date hereof, is the sum of Four Million Seven Hundred Eighty-five Thousand and 00/100 Dollars (\$4,785,000.00). The undersigned promise to pay said total amount of indebtedness in the manner and upon terms, provided and conditions set forth in said Note 1 and Renewal Note 1.

2. To secure the payment of Note 1 and Renewal Note 1 heretofore given by borrower, and the performance and discharge of the obligations of Borrower as defined in the Mortgage, this Agreement, and modifications thereto, Borrower covenants and agrees to secure all of said loans, under the lien of the Mortgage held by Lender over all the properties heretofore mortgaged and heretofore unreleased. Borrower hereby spreads and extends the lien of the Mortgage held by the



Lender over the additional property defined and comprised of:

**That certain land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.**

Together with all improvements of any nature whatsoever now or hereafter situate hereon (the "Land"); and

(a) All rights, privileges, tenements, hereditaments, rights of way, easements, appendages, appurtenances, or riparian or littoral rights, now or hereafter belonging or in any wise appertaining to the Land; and

(b) All rights, title and interest of Borrower in and to any streets ways, alleys, strips, or gores of land now or hereafter adjoining the Land; and

(c) All Borrower's rights, title, and interest in and to any award or awards hereto or hereafter made by any municipal, county, state of federal authority or board to the present and all subsequent owners of the Land including grant or awards for change or changes of grade of any street or leases affecting the Land; and

(d) All of the estate, rights, title, interest, claims or demand whatsoever of Borrower either at law or in equity in or to the Land; and

(e) All rents, profits issues and revenues of the Land from time to time accruing whether under leases or tenancies now existing or hereafter created; and

(f) All right, title and interest of Borrower in any contracts for the purchase and sale of any portion of the Land; and

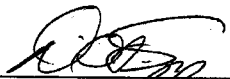
(g) All Personal Property and Fixtures (as defined in the Mortgage or described in any Financing Statement filed in connection with the Mortgage) located on the Land.

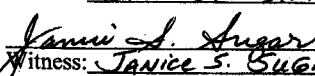
All the foregoing shall be included in, constitute and be a part of the Mortgaged Property referred to and defined in the Mortgage just as if the foregoing had been initially described in said Mortgage.

Except as amended hereby, all other terms and conditions of the Mortgage shall remain in full force and effect, and Mortgagor and Mortgagee hereby ratify and confirm the terms and conditions thereof. Mortgagor represents and warrants to Mortgagee that Mortgagor has no counterclaims, setoffs or defenses to the rights of Mortgagee under the Mortgage, as amended hereby, Note 1, Renewal Note 1, or any other document or instrument evidencing, securing or otherwise executed in connection with any indebtedness of Mortgagor to Mortgagee.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed this 10<sup>th</sup> day of December, 2007.

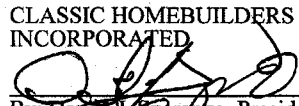
Signed, sealed and delivered  
in the presence of:


  
Witness: Brandon A. SAPP

  
Witness: JANICE S. SUGAR

**MORTGAGOR:**

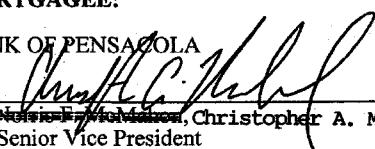
CLASSIC HOMEBUILDERS  
INCORPORATED

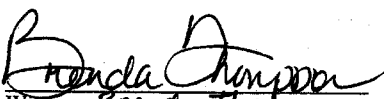
By:   
Daniel V. Speranzo, President

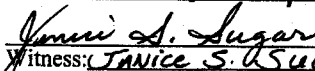
By:   
Ricky L. Faciane, Vice President

**MORTGAGEE:**

BANK OF PENNSYLVANIA

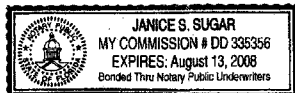
By:   
Christopher A. Moorhead, Senior Vice President

  
Witness: Brenda Thompson

  
Witness: JANICE S. SUGAR

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

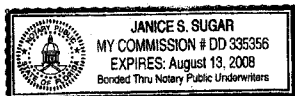
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2007, by Daniel J. Speranzo, President, and Ricky L. Faciane, Vice President, of Classic Homebuilders Incorporated, a Florida corporation on behalf of the corporation, who ( ☒ ) are personally known to me or who ( ) have provided \_\_\_\_\_ as identification.



Janice S. Sugar  
Notary Public  
Print: JANICE S. SUGAR  
State of Florida  
My commission expires: 8-13-08

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

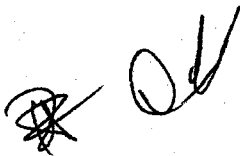
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2007, by Christopher A. Moorhead, Senior Vice President of Bank of Pensacola on behalf of the bank, who ( ) is personally known to me or who ( ☒ ) has provided a FL driver's license as identification.



Janice S. Sugar  
Notary Public  
Print: JANICE S. SUGAR  
State of Florida  
My commission expires: 8-13-08

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 17 FOR A DISTANCE OF 339.99 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 17 GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 346.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A GULF POWER EASEMENT (200' R/W); THENCE GO NORTH 62 DEGREES 24 MINUTES 38 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF FOR A DISTANCE OF 158.10 FEET; THENCE GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 182.40 FEET; THENCE GO SOUTH 62 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 158.60 FEET; THENCE GO SOUTH 56 DEGREES 42 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 387.64 FEET; TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A GULF POWER COMPANY ELECTRICAL EASEMENT; THENCE GO SOUTH 62 DEGREES 24 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 352.46 FEET; THENCE DEPARTING SAID SOUTH LINE GO SOUTH 09 DEGREES 31 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 125.30 FEET; THENCE GO SOUTH 02 DEGREES 17 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 930.86 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD 10-A (66' R/W)); THENCE GO NORTH 62 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 433.34 FEET ; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 01 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 675.22 FEET; THENCE GO NORTH 57 DEGREES 22 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 420.62 FEET; THENCE GO SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 199.93 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE GO NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 FOR A DISTANCE OF 852.39 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 18.04 ACRES MORE OR LESS





**IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

5  
OCT 14 P 4: 21

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

**SYNOVUS BANK**, a Georgia banking corporation,  
formerly known as Columbus Bank and Trust Company,  
as successor in interest through name change and  
by merger with Coastal Bank and Trust of Florida,  
successor by merger to Bank of Pensacola,

**Plaintiff,**

**v.**

**CASE NO. 2010 CA 2934**

**K**

**CLASSIC HOMEBUILDERS INCORPORATED,**  
a Florida corporation, **RICKY L. FACIANE;**  
**DANIEL J. SPERANZO;**  
**ADVANTAGE HOMES INC.,**  
a Florida corporation;  
**BELLVIEW SITE CONTRACTORS, INC.**  
**CREEKWOOD HOMEOWNERS' ASSOCIATION**  
**OF PENSACOLA, INC.;**  
**TWIN SPIRES PLANTATION HOMEOWNERS'**  
**ASSOCIATION, INC.**

**Defendants.**

---

**NOTICE OF LIS PENDENS**

To: Defendants: **CLASSIC HOMEBUILDERS INCORPORATED, RICKY L. FACIANE,**  
**DANIEL J. SPERANZO, ADVANTAGE HOMES, INC., BELLVIEW SITE CONTRACTORS,**  
**INC., and to ALL OTHERS WHOM IT MAY CONCERN:**

**YOU ARE NOTIFIED of the following:**

(a) The Plaintiff has instituted this action against you seeking to foreclose a mortgage  
with respect to the property described below, against Defendants, **CLASSIC HOMEBUILDERS**  
**INCORPORATED, RICKY L. FACIANE, DANIEL J. SPERANZO and ADVANTAGE HOMES,**  
**INC:**

(b) The Plaintiff in this action is **SYNOVUS BANK;**

(c) The date on the clerk's electronic receipt for the action's filing is noted above or in the alternative, the date the action was filed is noted in the caption above or the case number of the action is as shown in the caption;

(d) The property that is the subject of this action is in Escambia County, Florida and is described as follows:

Real Property

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1328.35 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 21 MINUTES 50 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 2644.49 FEET TO A 4"X4" CONCRETE MONUMENT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 1321.99 FEET TO A 4"X 4" CONCRETE MONUMENT (LB#6783); THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1056.47 FEET TO A 4"X 4" CONCRETE MONUMENT (LB#6783); THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 1329.43 FEET TO A 4"X 4" CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 13 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 888.87 FEET TO A 4"X 4" CONCRETE MONUMENT (LB#6783); THENCE CONTINUE SOUTH 00 DEGREES 13 MINUTES 56 SECONDS WEST FOR 694.91 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 2658.83 FEET TO THE POINT OF BEGINNING, CONTAINING 128.80 ACRES MORE OR LESS.

ALSO:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 17 FOR A DISTANCE OF 339.99 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 17 GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 346.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A GULF POWER EASEMENT (200' RW); THENCE GO NORTH 62 DEGREES 24 MINUTES 38 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF FOR A DISTANCE OF 158.10 FEET; THENCE

GO SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 182.40 FEET; THENCE GO SOUTH 62 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 158.60 FEET; THENCE GO SOUTH 56 DEGREES 42 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 387.64 FEET; TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A GULF POWER COMPANY ELECTRICAL EASEMENT; THENCE GO SOUTH 62 DEGREES 24 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 352.46 FEET; THENCE DEPARTING SAID SOUTH LINE GO SOUTH 09 DEGREES 31 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 125.30 FEET; THENCE GO SOUTH 02 DEGREES 17 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 930.86 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD 10-A (66' R/W), THENCE GO NORTH 62 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 433.34 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 01 DEGREES 37 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 675.22 FEET; THENCE GO NORTH 57 DEGREES 22 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 420.62 FEET; THENCE GO SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 199.93 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE GO NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST ALONG WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 FOR A DISTANCE OF 852.39 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 18.04 ACRES MORE OR LESS.

ALSO:

LOT 3, BLOCK B, LOTS 3 AND 7, BLOCK C, LOTS 1 AND 2, BLOCK D, LOTS 2, 6 AND 9, BLOCK E AND PARCEL F LIFT STATION, TWIN SPIRES PLANTATION AS RECORDED IN PLAT BOOK 18, PAGES 31 AND 31A, ESCAMBIA COUNTY, FLORIDA.

ALSO:

LOT 43, BLOCK D, CREEKWOOD PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 31-31A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ALSO:

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN EXISTING RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 88°26'21" EAST ALONG THE NORTH LINE OF SAID SECTION 17 FOR 644.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'43" WEST FOR 1109.21 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90 (MOBILE HIGHWAY 66' R/W); THENCE SOUTH 60°06'16" EAST AND ALONG SAID NORTH RIGHT OF WAY FOR 764.77; THENCE NORTH 02°00'43" EAST FOR 1472.19 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17 AND LYING 1320.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 02°01'21" EAST FOR 1324.80 FEET; THENCE NORTH 88°59'14" WEST FOR 900.02 FEET; THENCE SOUTH 02°03'07"

WEST FOR 729.92 FEET; THENCE SOUTH 87°53'32" EAST FOR 145.60 FEET; THENCE SOUTH 02°03'14" WEST FOR 584.88 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 88°26'21" EAST ALONG SAID NORTH LINE FOR 79.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOTS 1 THROUGH 7, BLOCK A; LOTS 1 THROUGH 4, BLOCK B; LOTS 1 THROUGH 12, BLOCK C; LOTS 1 AND 2, BLOCK D; AND LOTS 1 THROUGH 13, BLOCK E, TWIN SPIRES PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 31 AND 31A, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Dated this 30th day of September, 2010.

  
SCOTT A. REMINGTON  
Florida Bar No. 122483

MEGAN F. FRY  
Florida Bar No. 0058608  
CLARK, PARTINGTON, HART, LARRY,  
BOND & STACKHOUSE  
P.O. Box 13010 (32591-3010)  
125 West Romana Street, Suite 800  
Pensacola, FL 32502  
(850) 434-9200 phone  
(850) 432-7340 fax  
*Attorney for Plaintiff*

**NOTE THIS FORM IS NOT TO BE RECORDED WITHOUT THE CLERK'S CASE NUMBER.**



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)

[Back](#)



**Navigate Mode**

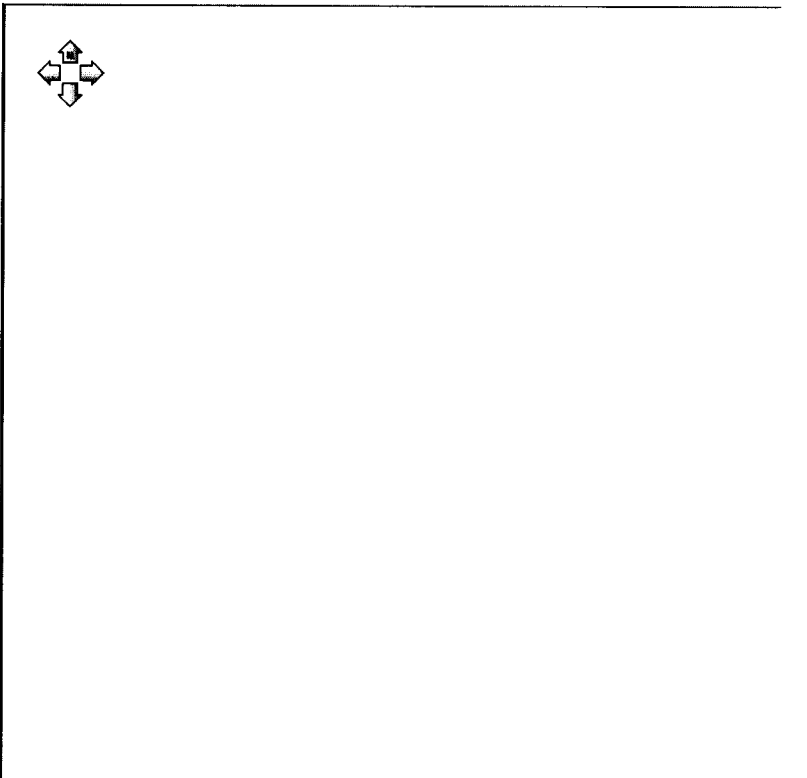
**Account**

**Reference**



[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 171S312101003001 <b>Account:</b> 090799600 <b>Owners:</b> CLASSIC HOMEBUILDERS INC <b>Mail:</b> 6833 CEDAR RIDGE DR PENSACOLA, FL 325269494 <b>Situs:</b> 32526 <b>Use Code:</b> NON-AG ACREAGE <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		<b>2012 Certified Roll Assessment</b> <b>Improvements:</b> \$0 <b>Land:</b> \$428,450 <b>Total:</b> \$428,450 <b>Save Our Homes:</b> \$0  <a href="#">Disclaimer</a>  <b>Amendment 1 Calculations</b>												
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/12/2007</td> <td>6262</td> <td>212</td> <td>\$471,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/12/2007	6262	212	\$471,000	WD	<a href="#">View Instr</a>	<b>2012 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN...  <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)									
12/12/2007	6262	212	\$471,000	WD	<a href="#">View Instr</a>									
<b>Parcel Information</b> <a href="#">Restore Map</a> <a href="#">Get Map Image</a> <a href="#">Launch Interactive Map</a>														
<b>Section Map Id:</b> 17-1S-31  <b>Approx. Acreage:</b> 17.9600  <b>Zoned:</b> R-2 R-6														



**Buildings**

**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: 11/02/2012 (tc.4283)

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1468469</b>	Receipt Date	<b>11/02/2012</b>

Case Number **2010 TD 005903**

Description **TC12 LLC BUYTHISTAXLIEN.COM VS**

Action **TAX DEED APPLICATION**

Judge

Received From **TC12 LLC BUYTHISTAXLIEN.COM**

On Behalf Of **TC12 LLC BUYTHISTAXLIEN.COM**

Total Received	<b>401.00</b>
Net Received	<b>401.00</b>
Change	<b>0.00</b>

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference Description</b>
<b>Check</b>	<b>401.00</b>	<b>3057</b>

<b>Receipt Applications</b>	<b>Amount</b>
<b>Holding</b>	<b>341.00</b>
<b>Service Charge</b>	<b>60.00</b>

Deputy Clerk: **mkj** Transaction Date **11/02/2012 14:08:32**

Comments

File # 13-468  
 Cert # 05903/2210

## LEGAL DESCRIPTION

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE 1/4 OF NW 1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 SEC E 346 70/100 FT TO PT ON NLY R/W LI OF GULF POWER EASEMENT (200 FT R/W) N 62 DEG 24 MIN 38 SEC W 158 10/100 FT S 0 DEG 6 MIN 0 SEC E 182 40/100 FT S 62 DEG 25 MIN 32 SEC E 158 60/100 FT S 56 DEG 42 MIN 23 SEC E 387 64/100 FT TO PT ON S R/W LI OF GULF POWER EASEMENT S 62 DEG 24 MIN 38 SEC E 352 46/100 FT S 9 DEG 31 MIN 0 SEC W 125 30/100 FT S 2 DEG 17 MIN 24 SEC W 930 86/100 FT TO PT OF INTER W NLY R/W LI OF MOBILE HWY (ST RD 10-A 66 FT R/W) N 62 DEG 13 MIN 0 SEC W 433 34/100 FT N 1 DEG 37 MIN 52 SEC E 675 22/100 FT N 57 DEG 22 MIN 45 SEC W 420 62/100 FT S 89 DEG 54 MIN 17 SEC W 199 93/100 FT N 0 DEG 6 MIN 0 SEC W 852 39/100 FT TO POB OR 6262 P 212

Quote  
32's





800 Shades Creek Parkway (35209) • Post Office Box 11746 • Birmingham, Alabama 35202-1746

**VIA FEDERAL EXPRESS**

May 22, 2013

213 Palafox Place  
Pensacola, FL 32502

**Re: Classic Homebuilders Incorporated**

Dear Clerk of Court,

In connection with the above referenced entity, please find enclosed a check in the amount of \$43,661.54 which represents 2008-2011 property taxes due on the parcel below:

1. 09-0799-600

For your convenience, I have also enclosed a copy of the tax notices that were sent for this parcel as well as a self addressed envelope for the receipt to be returned. Should you have any questions or need any additional information, please feel free to contact me at 205.868.4849.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Griffo".

Michelle Griffo  
Synovus Bank, Managed Assets



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

**Tax Deed - Redemption Calculator**

**Account: 090799600 Certificate Number: 005903 of 2010**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/01/2013"/>	Redemption Date <input type="text" value="07/01/2013"/>
Months	<input type="text" value="9"/>	<input type="text" value="9"/>
Tax Collector	<input type="text" value="\$37,927.34"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	<input type="text" value="\$5,120.19"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	<input type="text" value="\$43,060.03"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$325.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	<input type="text" value="\$68.18"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$573.18"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$18.33"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$43,661.54"/>	<input type="text" value="\$0.00"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$43,661.54"/>

Notes: ACTUAL SHERIFF \$80.00 LONG LEGAL COM FEE \$20.50  
 2-15-2013 FRED HEMMER CALLED FOR QUOTES. MKJ  
 2/19/2013 Rick from Classic Home Builders called for

*amount needed to redeem property. Make Cashier's Check payable to the CLERK OF COURT*

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Oct 17, 2012 / 120941

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5903** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-0799-600**

**Certificate Holder:**  
TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, FLORIDA 33601

**Property Owner:**  
CLASSIC HOMEBUILDERS INC  
6833 CEDAR RIDGE DR  
PENSACOLA , FLORIDA 32526-9494

**Legal Description: 17-1S3-121**

BEG AT NW COR OF SEC N 89 DEG 26 MIN 56 SEC E 1320 FT TO NW COR OF NE1/4 OF NW1/4 FOR POB CONT N 89 DEG 26 MIN 56 SEC E 339 99/100 FT S 0 DEG 6 MIN 0 ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	5464.0000	06/01/12	\$7,322.59	\$0.00	\$511.06	\$7,833.65
2010	5903	06/01/10	\$7,340.00	\$0.00	\$1,552.10	\$8,892.10

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	5665.0000	06/01/11	\$7,345.00	\$6.25	\$1,872.98	\$9,224.23
2009	5575	06/01/09	\$7,273.13	\$6.25	\$4,472.98	\$11,752.36

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(   %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$37,702.34
\$0.00
\$150.00
\$75.00
\$37,927.34
\$37,927.34
\$6.25

\*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

*Denka Mahunor*

Date of Sale: July 1, 2013

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

Pam Childers,  
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1488137	Receipt Date	02/12/2013

Case Number 2010 TD 005903

Description TC12 LLC BUYTHISTAXLIEN.COM VS

Action TAX DEED APPLICATION

Judge

Received From TC 12, LLC

On Behalf Of TC12 LLC BUYTHISTAXLIEN.COM

Total Received	104.00
Net Received	104.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	104.00	0317990

Receipt Applications	Amount
Holding	104.00

Deputy Clerk: mavila Transaction Date 02/12/2013 08:52:18

Comments