

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Nov 7, 2013 / 130867

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4974.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 08-1052-000**

**Certificate Holder:**  
RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF SHORES  
8902 NORTH DALE MABRY HWY  
SUITE 200  
TAMPA, FLORIDA 33614

**Property Owner:**  
RIE INVESTMENT GROUP LLC  
PO BOX 7099  
PENSACOLA, FLORIDA 32534

**Legal Description:** 50-2S3-050  
LT 2 BLK 2 CARVER HEIGHTS PB 1 P 95/97 OR 5820 P 956 CA 217

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    |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2011       | 4974.0000          | 06/01/11     | \$577.68 | \$0.00  | \$90.26  | \$667.94 |

**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    |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2013       | 4486.0000          | 06/01/13     | \$545.63 | \$6.25  | \$27.28  | \$579.16 |
| 2012       | 4872.0000          | 06/01/12     | \$562.59 | \$6.25  | \$42.19  | \$611.03 |

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

|            |
|------------|
| \$1,858.13 |
| \$0.00     |
| \$461.01   |
| \$150.00   |
| \$75.00    |
| \$2,544.14 |
|            |
|            |
|            |
|            |
|            |
| \$2,544.14 |
|            |
|            |
|            |
|            |
| \$6.25     |
|            |

\*Done this 7th day of November, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA  
Senior Deputy Tax Collector

Date of Sale: 4<sup>th</sup> August 2014

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten 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,

**RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF  
SHORES  
8902 NORTH DALE MABRY HWY  
SUITE 200  
TAMPA, Florida, 33614**

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>                                                     |
|------------------------|-------------------------|-------------|------------------------------------------------------------------------------|
| 4974.0000              | 08-1052-000             | 06/01/2011  | 50-2S3-050<br>LT 2 BLK 2 CARVER HEIGHTS PB 1 P 95/97 OR<br>5820 P 956 CA 217 |

**2013 TAX ROLL**

RIE INVESTMENT GROUP LLC  
PO BOX 7099  
PENSACOLA , Florida 32534

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.

GULFLIFT (Matt Sheehan)  
Applicant's Signature

11/07/2013  
Date

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-567

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11154

May 6, 2014

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 05-06-1994, through 05-06-2014, and said search reveals the following:

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

RIE Investment Group, LLC

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

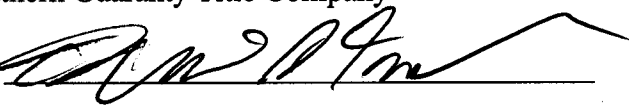
4. Taxes:

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: 

May 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11154

May 6, 2014

**Lot 2, Block 2, Carver Heights, as per plat thereof, recorded in Plat Book 1, Page 95 & 97,  
of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11154

May 6, 2014

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

1. Settlement Agreement between Creative Investments Group, LLC and RIE Investment Group LLC recorded in O.R. Book 6652, page 1001.
2. Judgment filed by Beach Community Bank recorded in O.R. Book 7045, page 225.
3. Taxes for the year 2010-2013 delinquent. The assessed value is \$25,903.00. Tax ID 08-1052-000.

PLEASE NOTE THE FOLLOWING:

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

# 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: 8-4-2014

TAX ACCOUNT NO.: 08-1052-000

CERTIFICATE NO.: 2011-4974

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.

RIE Investment Group, LLC  
P.O. Box 7099  
Pensacola, FL 32534

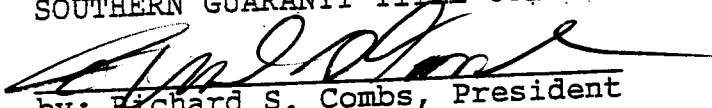
Michael F. Cribbs, individually  
Creative Investments Group, LLC  
5503 Lynwood Rd.  
Pensacola, FL 32506

Unknown Tenants  
16 Lincoln Rd.  
Pensacola, FL 32507

Beach Community Bank  
17 SE Eglin Pkwy.  
Ft. Walton Beach, FL 32548

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

27.00  
315.00

Prepared by/Return to:  
Tracy Ratzin  
LandAmerica Lawyers Title  
14118 Perdido Key Drive, Ste. 3  
Pensacola, FL 32507

Folio/Parcel ID#: 502S30-5050-002-002

File/Case No: 10050002872

(Space Above This Line for Recording Data)

### WARRANTY DEED

THIS Warranty Deed made this 11th day of January, 2006,

BETWEEN E. Lloyd Proctor, a married man and Leigh A. P. Berryman, a married woman  
whose address is 6334 N. Blue Angel Parkway, Pensacola, FL 32526,

hereinafter called the Grantor, and

RIE Investment Group, LLC, a Florida limited liability corporation

whose address is 8200 W. Highway 98, Suite B, Pensacola, FL 32506, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

LOT 2, BLOCK 2, IN CARVER HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, IN ESCAMBIA COUNTY, FLORIDA AS PER PLAT OF SAID SUBDIVISION IN PLAT BOOK 1, AT PAGES 95 AND 97 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.

EYP  
LARB

File/Case No: 10050002872

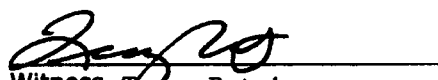
And the said Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

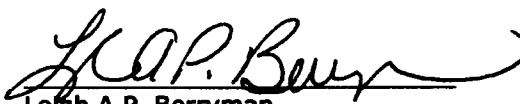
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered In the presence of:

  
Witness Ryan Hudson

  
E. Lloyd Proctor

  
Witness Tracy Ratzin

  
Leigh A.P. Berryman

State of Florida

County of Escambia

The foregoing instrument is acknowledged before me this January 11, 2006 by E. Lloyd Proctor, Leigh A.P. Berryman, who is/are personally known to me or who has/have produced a Driver's License as Identification.

  
Notary Public



Expiration Date: 4/11/06



FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. : 8509372126

Jan. 06 2006 03:02PM P4

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name:

Legal Address of Property: 16 Lincoln Drive

The County (X) has accepted ( ) has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: **Escambia County Road Department**  
**601 Hwy 297A**  
**Cantonment, Florida 32533**

AS TO SELLER(S)

Seller's Name: E. Lloyd ProctorWitness' Name: Ryan HudsonSeller's Name: Leigh A.P. BerrymanWitness' Name: Tracy Ratzin

AS TO BUYER(S)

RIE Investment Group, LLC

Buyer's Name: Patrick D. Martin, III,  
ManagerWitness' Name: Ryan Hudson

Buyer's Name: \_\_\_\_\_

Witness' Name: Tracy Ratzin

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/3/95

Recorded in Public Records 06/27/2013 at 09:32 AM OR Book 7037 Page 769,  
Instrument #2013046997, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

BEACH COMMUNITY BANK,

Plaintiff,

v.

CASE NO.: 2011-CA-1919

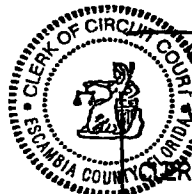
MICHAEL F. CRIBBS; and  
RIE INVESTMENT GROUP, LLC A/K/A  
RIE INVESTMENT GROUP LLC,

Defendants.

**FINAL JUDGMENT IN FAVOR OF BEACH COMMUNITY BANK  
AND FINAL JUDGMENT OF FORECLOSURE**

THIS CAUSE came for hearing on June 10, 2013 upon the Motion for Summary Judgment filed by BEACH COMMUNITY BANK ("Plaintiff"), whose municipal address is 17 Southeast Eglin Parkway, Fort Walton Beach, Florida 32548. The Defendants, MICHAEL F. CRIBBS (hereinafter "Cribbs"), whose address is 5503 Lynwood Street, Pensacola, Florida 32514 and RIE Investment Group, LLC a/k/a RIE Investment Group LLC (hereinafter "RIE"), whose address is c/o Michael F. Cribbs, as Registered Agent, 5503 Lynwood Street, Pensacola, Florida 32514 have been properly served and have been defaulted for failure to file an answer. Proper notice of said hearing has been provided to Cribbs and RIE (collectively, individually and interchangeably the "Defendants"). This Court being fully advised and having considered the arguments, pleadings, applicable law and evidence before the Court finds that Plaintiff has sustained the allegations of the complaint against the Defendants; and Plaintiff is entitled to the relief prayed for, and that the Court has jurisdiction to grant same. It is, therefore,  
ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the parties in this cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, and there are no material issues of fact or law and this Final Judgment is in satisfaction of all counts in the complaint.



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.  
DATE: 7-12-2013

2. That the equities of this cause are with the Plaintiff and against the Defendants.

3. The Court finds that \$210.00 per hour, 200.00 per hour, and \$140.00 per hour is an appropriate and reasonable hourly rate to be charged by Plaintiff's attorneys in this action, that 51.7 hours is an appropriate and reasonable amount of time to be expended by attorneys in connection with this action, and 3.8 hours for paralegal time at \$75.00 per hour and \$70.00 per hour is an appropriate and reasonable hourly rate and reasonable amount of time to be expended by the paralegals in connection with this action, and that no enhancement or reduction of the fee is appropriate. Accordingly, attorneys' fees in the amount indicated below are awarded to Plaintiff.

AS TO COUNT 1 (Foreclosure of the Mortgage) and COUNT 2 (Suit on the Note):

4. That Plaintiff recover from Cribbe the following amounts due under the promissory note and mortgage sued upon:

|                                                  |              |
|--------------------------------------------------|--------------|
| Principal Due on Note                            | \$134,443.53 |
| Interest through March 11, 2013,                 | \$17,771.75  |
| Amounts Due pursuant to<br>Restructure Agreement | \$14,838.42  |
| Subtotal                                         | \$167,054.70 |

**FORECLOSURE COSTS**

|                               |          |
|-------------------------------|----------|
| Service of Process Fees       | \$190.00 |
| Clerk of Court Fees           | \$40.00  |
| Postage and Express Mail      | \$2.22   |
| Foreclosure Costs<br>subtotal | \$232.22 |

|                   |              |
|-------------------|--------------|
| JUDGMENT SUBTOTAL | \$167,286.92 |
| ATTORNEYS' FEES   | \$9,345.00   |
| JUDGMENT TOTAL    | \$176,631.92 |

with interest continuing to accrue at the per diem rate of \$67.22 until the date of this judgment, plus interest at the rate of 4.75% per year, said rate to be adjusted annually on January 1 of each year in accordance with §55.03, Florida Statutes, from the date of this judgment until paid, plus

any further sums in connection herewith, for all of which let execution issue.

AS TO COUNT 1 (Foreclosure of Mortgage):

5. Plaintiff holds a lien for the amount equal to the indebtedness described in paragraph 4 above upon the property covered by that certain Real Estate Mortgage dated August 31, 2005, executed by RIE, and recorded on September 6, 2005 in Official Records Book 5721 at Page 1854 of the Public Records of Escambia County, Florida and re-recorded on December 19, 2005 in Official Records Book 5801 at Page 1425 of the Public Records of Escambia County, Florida, as assigned to Cribbs by that Assignment of Mortgage and Loan Documents dated August 13, 2010, and recorded on August 18, 2010 in Official Records Book 6625 at Page 1765 of the Public Records of Escambia County, Florida, pursuant to that certain Collateral Assignment of Note, Mortgage and Loan Documents (hereafter the "Collateral Assignment") dated August 13, 2010, executed by Cribbs, which Collateral Assignment was recorded on August 18, 2010, in Official Records Book 6625 and Page 1766 of the Public Records of Escambia County, Florida, which further secures the indebtedness described in paragraph 4 (collectively, individually and interchangeably the "Mortgage"), which lien is prior, paramount and superior to all rights, claim, title, interest, liens, encumbrances and equities of the Defendants, and all persons, firms or corporations claiming by, through or under them, and any junior lienholders; and that if said indebtedness is not paid said property described in the complaint and in the Mortgage herein sought to be foreclosed, situate, lying and being in Escambia County, Florida, and also described as to-wit:

**Parcel "I"**

Commencing at the Southwest corner of Lot 19, being the Northwest corner of Lot 133, Section 34, Township 2 South, Range 36 West; thence South 117.8 feet; thence N80°20'E 674.75 feet to Warrington Road; thence N3°29'E with said road, 205.9 feet to P.O.B.; thence continue N3°29'E, 80 feet; thence N87°45'W, 148.8 feet; thence S3°34'W, 71.1 feet; thence S83°22'E, 150 feet to P.O.B. All lying and being in Escambia County, Florida.

BK: 7037 PG: 772

Parcel "J"

Beginning at 117 8/10 feet South of Southwest Corner of Lot 19, N80°20'E, 574 75/100 feet to Warrington Road; N3°29'E with road 285 9/10 feet for beginning; N3°29'E, 80 feet; N89°48'W, 71 1/10 feet; South 87°48'E, 148 8/10 feet to beginning. Lot J, Plat Deed Book 128, Page 575, Deed Book 280, Page 184. All lying and being in Escambia County, Florida.

be sold by the Clerk of this Court at public sale at 11:00 A.M. C.S.T. on the 2nd day of August 2013, to the highest and best bidder or bidders for cash, except as set forth hereinafter, at [www.escambia.realtorforeclose.com](http://www.escambia.realtorforeclose.com), after having first given notice as required by Section 45.031, Florida Statutes.

6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale, except as indicated otherwise. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and cost accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. If prior to or after the sale, Plaintiff shall be required to advance any monies pursuant to the provisions hereof, then Plaintiff or its attorneys shall so certify to the Clerk of this Court by affidavit, and the amount due to Plaintiff as set forth above shall be increased by the amount of such advances without further order of the Court. If Plaintiff is the successful bidder at the sale, Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff's assignee upon notice to the Clerk by Plaintiff of said assignments and without further order of this Court.

7. On filing the Certificate of Title, the Clerk shall, except as otherwise indicated, distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, plus interest at the rate prescribed above from the date referenced in this judgment to the date of the disbursement; and by retaining any remaining amount pending the further order of this Court. If the high bidder at the sale is any party other

than Plaintiff, then that high bidder shall, as a condition of being high bidder, pay to the Clerk of the Court all sums bid, plus the registry fee and all documentary stamps tax necessary for the issuance of the Certificate of Title.

8. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

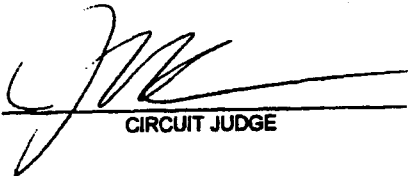
9. On filing the Certificates of Sale, the Defendants, and any and all persons claiming by, through, or under the Defendants, since the date of the filing of this suit, are forever barred and foreclosed of and from all right, title, interest, claim, or demand of whatever nature in or to the property herein described, and on the filing of the Certificate of Title, the purchaser at each of the sales, or his or her representative or assigns, shall be let into possession of the property.

10. Defendants are hereby ordered to remove themselves, family members or agents and any and all personal property owned by the Defendants from the above described property no later than three (3) days from the date of the Certificate of Title. Upon the failure of said Defendants to comply herewith and upon the filing of an affidavit by the purchaser of the property involved herein, affirmatively showing that possession of the premises has not been delivered to said purchaser within the time stated herein the Clerk of the Court shall, without further order, issue a Writ of Possession, upon request for same by Purchaser or Plaintiff for the premises, commanding the Sheriff of said County, to remove said Defendants, family members or agents and personal belongings from the above described property and then put the purchaser named on the Certificate of Title in immediate possession of the said premises as conveyed.

11. Jurisdiction over this action, and the Judgment rendered herein, is retained to enter such further orders as are proper, including, without limitation, Writs of Assistance, Possession and the Defendants are enjoined and restrained from damaging, molesting, vandalizing or otherwise harming the improvements located on the real property described in this Final Judgment, or from removing from said property anything affixed to the property in such fashion that it has become part of the realty or improvements, and the Court cautions said Defendants that any violation of this provision by themselves or anyone could subject them to contempt powers of this Court.

13. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of Carver, Darden, Koretzky, Tessier, Finn, Blossman & Areaux, LLC, 801 West Romana Street, Suite A, Pensacola, Florida, 32502, (850) 266-2300, within two (2) working days of your receipt of this Final Judgment of Foreclosure.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, this 10 day of June, 2013.

  
CIRCUIT JUDGE

Conformed Copies to:

  
Robert S. Rushing, Esquire  
Carver, Darden, Koretzky,  
Tessier, Finn, Blossman & Areaux, LLC  
801 West Romana Street, Suite A  
Pensacola, FL 32502

Michael F. Cribbs, Individually  
5503 Lynwood Street  
Pensacola, FL 32514

RIE Investment Group, LLC a/k/a RIE Investment Group LLC  
c/o Michael F. Cribbs, as Registered Agent  
5503 Lynwood Street  
Pensacola, FL 32514

### SETTLEMENT AGREEMENT

THIS AGREEMENT is entered into this the 29<sup>th</sup> day of October, 2010, by and between, Michael F. Cribbs (Cribbs), Jeffrey Scott Bryars (Bryars), and Carol N. Martin (Martin), as the Personal Representative of the Estate of Patrick D. Martin III, all principal owners of CREATIVE INVESTMENTS GROUP, LLC (Document Number L05000047564) and RIE INVESTMENT GROUP, LLC (Document Number L05000047567).

Whereas, Creative Investments Group, LLC, owns properties located on 4603 & 4605 West Jackson Street and 625 Hawthorn Street, in Pensacola, Escambia County, Florida.

Whereas, RIE Investment Group, LLC owns property located at 607 & 609 New Warrington Road, 412 N 64th Avenue, 5503 Lynwood Road and 16 Lincoln Road, in Pensacola, Escambia, County, Florida.

Whereas, Patrick D. Martin III, Michael F. Cribbs, Jeffrey S. Bryars own property located at 4 Ellis Drive A & B and 5 Ellinor Court A & B, in Pensacola, Escambia, County, Florida.

Whereas, the parties desire to settle all disputes that they have regarding the above properties and the ownership thereof.

In consideration of the foregoing, the parties agree as follows:

1. Cribbs, on behalf of Creative Investments Group, LLC, shall convey by quit claim deed, any and all interest that he may own in the Jackson Street property to Bryars and Martin.

2. Bryars and Martin on behalf of Creative Investments Group, LLC, and RIE Investment Group, LLC, shall convey, by quit claim deed, any and all interest that either may own in the properties



located at New Warrington Road, 64<sup>th</sup> Avenue, Lynwood Road, Lincoln Road, Ellis Drive, Ellinor Court and the Hawthorn lot, to Cribbs.

3. Cribbs agrees to accept the Lincoln, Lynwood, and Hawthorn properties as payment for the \$57,000.00 Cribbs Construction Claim, without further recourse.

4. The respective parties shall be legally and financially responsible for the properties conveyed to them and will hold each other harmless from any liability after the date of execution of this agreement.

5. Cribbs shall provide to Bryars and Martin, any and all documents that show that the mortgage loan on the New Warrington Road property, jointly owned with Bryars and Martin has been satisfied.

6. Cribbs shall dismiss the lawsuits filed against Bryars and Martin (Circuit Court of Escambia County, Florida, Case No. 2009 CA 002319 and Case No. 2009 CA 002320), within ten days of the execution of this agreement.

7. Cribbs shall provide a copy of the Quick Books program on RIE Investment Group, LLC and Creative Investments Group, LLC, within ten days of the execution of this agreement. (From January 2008 to date)

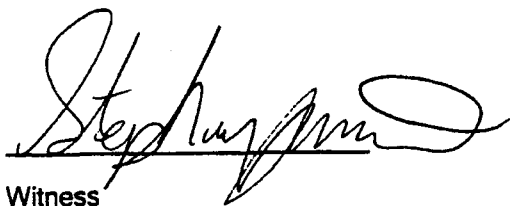
8. Cribbs shall file the 2010 tax returns for RIE Investment Group, LLC and Creative Investments Group, LLC, on or before April 15, 2011, and provide copies to Bryars and Martin for review before filing.

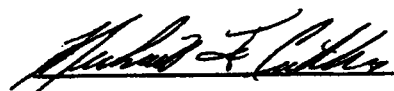
9. RIE Investment Group, LLC and Creative Investments Group, LLC shall be dissolved. All parties to this agreement shall cooperate to expeditiously dissolve these businesses.

10. All parties to this agreement shall be responsible for their own attorney fees.

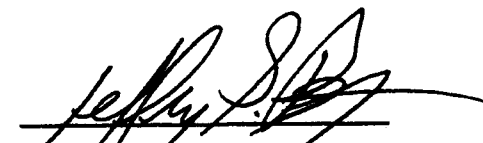
11. Cribbs shall pay the outstanding Quigley invoice, for the New Warrington Road property in the amount of \$1,250.00, within (10) ten days.

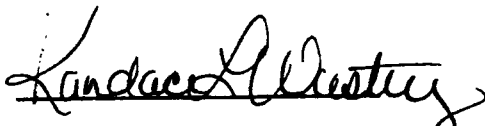
12. The parties agree that any contribution from any partner is not repayable or is considered paid in full upon the signing of this agreement.

  
Witness

  
Michael F. Cribbs

  
Witness

  
Jeffrey S. Bryars

  
Witness

  
Carol N. Martin as the Personal  
Representative of the Estate of  
Patrick D. Martin III

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04974 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|                                                                      |  |                                                                                                        |  |
|----------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|--|
| RIE INVESTMENT GROUP LLC<br>PO BOX 7099<br>PENSACOLA, FL 32534       |  | RIE INVESTMENT GROUP LLC<br>C/O TENANTS<br>16 LINCOLN RD<br>PENSACOLA FL 32507                         |  |
| BEACH COMMUNITY BANK<br>17 SE EGLIN PKWY<br>FT WALTON BEACH FL 32548 |  | MICHAEL F CRIBBS INDIVIDUALLY CREATIVE INCESTMENT S GROUP LLC<br>5503 LYNWOOD RD<br>PENSACOLA FL 32506 |  |

WITNESS my official seal this 3rd day of July 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 August 4, 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 **RMC GULF LIFT LLC** holder of **Tax Certificate No. 04974**, issued the **1st** day of **June, A.D., 2011** 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:

**LT 2 BLK 2 CARVER HEIGHTS PB 1 P 95/97 OR 5820 P 956 CA 217**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081052000 (14-567)**

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

**RIE INVESTMENT GROUP LLC**

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 August, which is the **4th** day of **August 2014**.

Dated this 3rd day of July 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

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### Post Property:

**16 LINCOLN RD 32507**



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

By:  
Emily Hogg  
Deputy Clerk

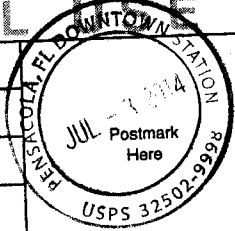
7008 1830 0000 0244 1642

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To  
 Street, Apt  
 or PO Box  
 City, State

BEACH COMMUNITY BANK [14-567]  
 17 SE EGLIN PKWY  
 FT WALTON BEACH FL 32548

PS Form

Instructions

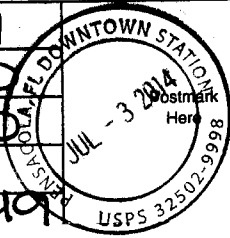
7008 1830 0000 0244 1659

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent  
 Street  
 or PO Box  
 City,

MICHAEL F CRIBBS INDIVIDUALLY  
 CREATIVE INCESTMENT S GROUP  
 LLC [14-567]  
 5503 LYNWOOD RD  
 PENSACOLA FL 32506

PS Form

Instructions

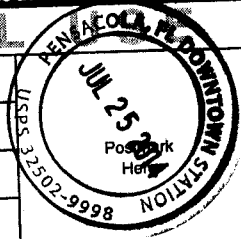
11/04974

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL

|                                                   |         |
|---------------------------------------------------|---------|
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|                 |                                   |
|-----------------|-----------------------------------|
| Sent to         | RIE INVESTMENT GROUP LLC [14-567] |
| Street<br>or PO | 5503 LYNWOOD STREET               |
| City, &         | PENSACOLA FL 32514                |
| PS Form         | Instructions                      |

7008 1630 0000 0238 3270

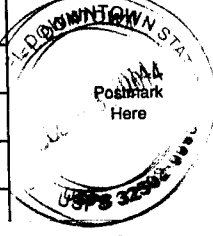
7008 1830 0000 0244 1635

**U.S. Postal Service**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To  
 Street, Apt.  
 or PO Box  
 City, State

RIE INVESTMENT GROUP LLC  
 [14-567]  
 C/O TENANTS  
 16 LINCOLN RD  
 PENSACOLA FL 32507

PS Form 3800, April 2012

Instructions

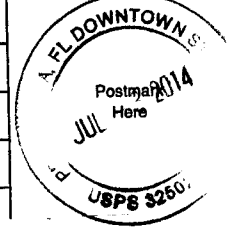
929T 4420 0000 069T 9002

**U.S. Postal Service**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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



Sent To  
 Street, Apt.  
 or PO Box  
 City, State

RIE INVESTMENT GROUP LLC  
 [14-567]  
 PO BOX 7099  
 PENSACOLA, FL 32534

PS Form 3800, April 2012

Instructions



## 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:

RIE INVESTMENT GROUP LLC  
[14-567]  
C/O TENANTS  
16 LINCOLN RD  
PENSACOLA FL 32507

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Sandy Padgett ☐ Agent ☒ Addressee

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® ☐ Priority Mail Express™  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7008 1830 0000 0244 1635

PS Form 3811, July 2013

Domestic Return Receipt

## 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:

BEACH COMMUNITY BANK [14-567]  
17 SE EGLIN PKWY  
FT WALTON BEACH FL 32548

## COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X Michelle Lambeth ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery  
Michelle Lambeth 7/2/13

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

3. Service Type  
☒ Certified Mail® ☐ Priority Mail Express™  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7008 1830 0000 0244 1642

PS Form 3811, July 2013

Domestic Return Receipt

**CERTIFIED MAIL™**

**PAM CHILDERS**

CLERK OF THE CIRCUIT COURT &  
OFFICIAL RECORDS DIV

221 Palafox Place

P.O. Box 333

Pensacola, FL 32591-0333



7008 1830 0000 0244 1659

FIRST-CLASS MAIL

neopost

07/03/2014

**US POSTAGE**

**\$06.48<sup>0</sup>**

ZIP 32502

041L11221084



CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2014 AUG 11 A 9:55  
RECORDED  
ROOM

715

8-2  
8-482

MICHAEL F CRIBBS INDIVIDUALLY  
CREATIVE INVESTMENT'S GROUP  
LLC [14-567]

5503 LYNWOOD R  
PENSACOLA FL 325

322 DE 1009 0008/07/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32591033333 \*2087-00727-03-39

3259103333  
3250685320

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & CO  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7008 1830 0000 0238 3270

FIRST CLASS MAIL

neopost

11/05/2014

**PS**

\$06.48<sup>00</sup>

8-15-13  
8-18-13

✓  
206.16

RIE INVESTMENT GROUP INC (14-567)  
5503 LYNWC  
PENSACOL

322 DE 1009 0008/22/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC: 32591033333 \*2087-02429-25-40

3259103333  
3259103333

114974

**CERTIFIED MAIL<sup>TM</sup>**

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & C  
OFFICIAL RECORDS DIVI  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333



7008 1830 0000 0244 1628

*unfiled*

FIRST-CLASS MAIL

neopost  
07/03/2014

**US POSTAGE**

**\$06.48<sup>0</sup>**

ZIP 32502  
0411L11221084



RIE INVESTMENT GROUP LLC

[14-567]

NIXIE

322 DC 1

0007/09/14

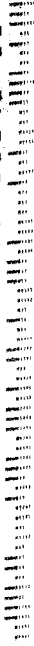
PO BOX 7099

PENSACOLA, FL 32534

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32591033333

\*2787-00845-09-18



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV029551NON

**Agency Number:** 14-009726

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 04974 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE RIE INVESTMENT GROUP LLC

**Defendant:**

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

Received this Writ on 7/3/2014 at 10:09 AM and served same at 7:25 AM on 7/10/2014 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: \_\_\_\_\_

G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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

By:  
Emily Hogg  
Deputy Clerk

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & C  
OFFICIAL RECORDS DIVI  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7008 1830 0000 0244 1628

*undeliverable*

neopost  
07.03.2014  
**US POSTAGE**  
**\$06.48<sup>0</sup>**  
ZIP 32502  
041L11221084



RIE INVESTMENT GROUP LLC

14-567  
PO BOX 7099  
PENSACOLA, FL 32534

322 DC 1 0007/09/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32591033333 \*2787-00845-09-18

11/49/14