

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 7, 2013 / 130883

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 7951.0000** , 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: 10-4017-350**

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

Property Owner:
HYDER ANITA GAIL
123 SE GILLILAND RD
PENSACOLA , FLORIDA 32507

Legal Description: 14-3S3-230
LT 1 AND 2 BLK 7 SUNSET BAYOUS PB 1 P 20 OR 4119 P 1072

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	7951.0000	06/01/11	\$431.81	\$0.00	\$83.66	\$515.47

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	6695.0000	06/01/13	\$427.26	\$6.25	\$21.36	\$454.87
2012	7336.0000	06/01/12	\$428.91	\$6.25	\$62.73	\$497.89
2010	8102	06/01/10	\$426.81	\$6.25	\$265.15	\$698.21

- 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

\$2,166.44
\$0.00
\$357.87
\$150.00
\$75.00
\$2,749.31
\$2,749.31
\$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: 4th 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:

Certificate No.	Parcel ID Number	Date	Legal Description
7951.0000	10-4017-350	06/01/2011	14-3S3-230 LT 1 AND 2 BLK 7 SUNSET BAYOUS PB 1 P 20 OR 4119 P 1072

2013 TAX ROLL

HYDER ANITA GAIL
123 SE GILLILAND RD
PENSACOLA , Florida 32507

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

14-581

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11171

May 7, 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 05-07-1994, through 05-07-2014, and said search reveals the following:

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

Anita Gail Hyder

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

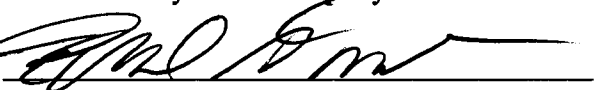
4. Taxes:

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 7, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11171

May 7, 2014

**Lots 1 and 2, Block 7, Sunset Bayous Addition to Innerarity Heights, as per plat thereof,
recorded in Plat Book 1, Page 20, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11171

May 7, 2014

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

1. That certain mortgage executed by Anita Gail Hyder in favor of Coastal Bank & Trust formerly Bank of Pensacola formerly First American Bank of Pensacola, N.A. dated 04/14/1997 and recorded 04/16/1997 in Official Records Book 4119, page 1074 of the public records of Escambia County, Florida, in the original amount of \$8,400.00. Mortgage Modification recorded in O.R. Book 5168, page 1443.
2. Judgment filed by CACH, LLC recorded in O.R. Book 6582, page 1251.
3. MSBU Lien filed by Escambia County recorded in O.R. Book 4464, page 1769.
4. Taxes for the year 2009-2013 delinquent. The assessed value is \$23,712.00. Tax ID 10-4017-350.

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.: 10-4017-350

CERTIFICATE NO.: 2011-7951

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
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

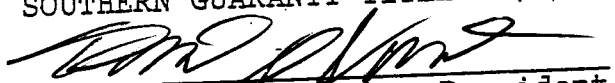
Anita Gail Hyder
123 SE Gilliland Rd.
Pensacola, FL 32507

Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St.
Pensacola, FL 32502

CACH, LLC
4340 S. Monaco, second floor
Denver, CO 80237

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.

Prepared By: **TERESA S. HOLIFIELD**
CHESSEA TITLE
4300 BAYOU BLVD, STE 17-E 59-3335945 PENSACOLA, FL 32503
incidental to the issuance of a title insurance policy.
File No.: **1121*97-346-T**
Parcel ID # **14-38-32-3000-001-007**
Grantee(s) SS # **[REDACTED]**

OR BK **4119 P61072**
Escambia County, Florida
INSTRUMENT **97-377669**

**WARRANTY DEED
(INDIVIDUAL)**

DEED DOC STAMPS PD & ESC CO \$ 73.50
04/16/97 **EMILIE LEE WILSON, CLERK**
By: *[Signature]*

This WARRANTY DEED, dated **April 14, 1997**
by
**DANNIE D. STURM, A SINGLE WOMAN, N/K/A
DANNIE LAW**

whose post office address is
6213 B FOREST PINES DRIVE PENSACOLA, FL 32526
hereinafter called the GRANTOR, to
ANITA GAIL HYDER, A SINGLE WOMAN

whose post office address is
7119 SANTA BARBARA STREET, PENSACOLA, FL 32526
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, viz:

LOTS 1 AND 2, BLOCK 7, SUNSET BAYOUS ADDITION TO INNERARITY HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 20 OF THE PUBLIC RECORDS OF SAID COUNTY.

The above described property is vacant land.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1997 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]*
Print Name: **DIANA MANNING**
Signature: *[Signature]*
Print Name: **TERESA S. HOLIFIELD**

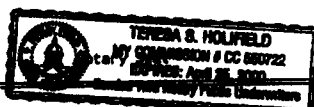
[Signature]
DANNIE D. STURM n/k/a DANNIE LAW

State of Florida
County of

Escambia

I am a notary public of the state of 4/25/2000, and my commission expires: _____
THE FOREGOING INSTRUMENT was acknowledged before me on April 14, 1997 by
DANNIE D. STURM, A SINGLE WOMAN, N/K/A DANNIE LAW

who is personally known to me or who has produced DRIVERS LICENSE as identification and who DID take an oath.
(type of identification) (did/did not)



Signature: *[Signature]*
Print Name: **TERESA S. HOLIFIELD** Notary Public

**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 Ordinances Chapter 1-29.2, Article V requires 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 OF ROADWAY: 14171 GANT AVENUE

LEGAL ADDRESS OF PROPERTY: 14171 GANT AVENUE, PENSACOLA, FL 32507

The County (/) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: _____

AS TO SELLER(S):

Dannie D. Sturm Law
DANNIE D. STURM W/K/A DANNIE LAW

AS TO BUYER(S):

Anita Gail Hyder
ANITA GAIL HYDER

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
EFFECTIVE: 4/15/95

RCD Apr 16, 1997 10:01 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-377669

SCH-217023

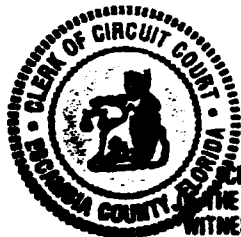
IN THE COUNTY COURT OF THE
FIRST JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO. 2009-CC-001632

CACH, LLC
Plaintiff,

vs.

ANITA HYDER
Defendant.



CERTIFIED TO BE A TRUE COPY
THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2009-CC-001632

FINAL JUDGMENT

This action was heard after entry of an Order granting Plaintiff's Motion for Judgment on
the Pleadings against defendant and

ORDERED AND ADJUDGED that Plaintiff, CACH, LLC, 4340 S. MONACO,
SECOND FLOOR, Denver, CO 80237 by and through undersigned counsel recover from
Defendant ANITA HYDER, 123 SE GILLILAND RD, PENSACOLA, FL 32507-3113,
***-**- 8047, the sum of \$ 6,156.03 in principal, \$ 615.60 for attorneys' fees and costs in the
sum of \$ 345.00, and prejudgment interest in the sum of \$ 2,018.84, making a total of \$ 9,135.47
that shall bear interest at the rate of 6% a year, for which let execution issue.

IT IS FURTHER ORDERED and adjudged that the judgment debtor(s) shall complete
under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida
Small Claims Rules Form 7.343, including all required attachments, and serve it on the judgment
creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an
attorney, within 45 days from the date of this final judgment, unless the final judgment is
satisfied or post-judgment discovery is stayed.

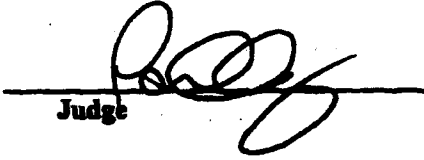
IT IS FURTHER ORDERED that Plaintiff, and anyone acting on Plaintiff's behalf may
have contact with any other person necessary to collect the award granted herein.

Case: 2009-CC-001632
00079191469
Dkt: CC1033 Pg: 2

JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977 or 7.343, including all required attachments, and serve it on the Plaintiff's Counsel, as well as to award additional costs and attorney's fees incurred during execution of this Judgment consistent with § 57.115 Fla. Stat.

PURSUANT TO F.S. 55.10 Defendant is hereby notified that Plaintiff's Address is 4340 South Monaco, Second Floor, Denver Colorado, 80237. However, Defendant is ordered to direct all efforts to satisfy this judgment first to Plaintiff's counsel, then to Plaintiff directly if the law firm cannot be contacted for any reason.

ORDERED at Pensacola, Escambia County, Florida on this 25 day of _____
February 2010.


Judge

cc: Plaintiff at: Law Office of Harold E. Scherr, 1064 Greenwood Blvd, Suite 328, Lake Mary, Florida 32746
1-866-431-7117, 407-995-3004

ANITA HYDER
123 SE GILLILAND RD
PENSACOLA, FL 32507-3113

(FIS ATTACHED AND SENT)

I hereby certify that a true copy of the foregoing has been furnished to the above parties
by U.S. Mail this _____ day of _____, 2010.

Judicial Assistant

This document was prepared by NORRIS F. MCMAHON

State of Florida's Documentary Stamp Tax required by law in the amount of \$ 29.40 has been paid to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of ESCAMBIA, State of Florida.

RETURN TO:
CHELSEA TITLE
4300 BAYOU BLVD, STE 17E
PENSACOLA, FL 32503
FILE# 97- 46-T

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$7,590.77, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

State of Florida

Space Above This Line For Recording Data

MORTGAGE
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is APRIL 14, 1997 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: ANITA GAIL HYDER
7119 SANTA BARBARA STREET
PENSACOLA, FL 32526
SOCIAL SECURITY #: [REDACTED]

MTG DOC STAMPS PD @ ESC CO \$ 29.40
04/16/97 ERNIE LEE WINTER, CLERK
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 16.80
04/16/97 ERNIE LEE WINTER, CLERK
By: [Signature]

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: FIRST AMERICAN BANK OF PENSACOLA, N.A.
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
33 WEST GARDEN STREET, PO BOX 17129
PENSACOLA, FL 32522-7129

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

LOTS 1 AND 2, BLOCK 7, SUNSET BAYOUS ADDITION TO INNERARITY HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 20 OF THE PUBLIC RECORDS OF SAID COUNTY.

The property is located in ESCAMBIA at _____
(County)
14171 GANT AVENUE PENSACOLA Florida 32507
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 8,400.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)
REAL ESTATE NOTE IN THE AMOUNT OF \$8,400.00 ALONG WITH ANY RENEWALS AND EXTENSIONS.

B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.

10. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

11. **AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

12. **ASSIGNMENT OF LEASES AND RENTS.** Mortgagor irrevocably grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Mortgagor will promptly provide Lender with true and correct copies of all existing and future Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of this Security Instrument.

Mortgagor agrees that this assignment is immediately effective between the parties to this Security Instrument and effective as to third parties on the recording of this Security Instrument. Mortgagor agrees that Lender is entitled to notify Mortgagor or Mortgagor's tenants to make payments of Rents due or to become due directly to Lender after such recording. However, Lender agrees not to notify Mortgagor's tenants until Mortgagor defaults and Lender notifies Mortgagor in writing of the default and demands that Mortgagor and Mortgagor's tenants pay all Rents due or to become due directly to Lender. On receiving notice of default, Mortgagor will endorse and deliver to Lender any payment of Rents in Mortgagor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagor warrants that no default exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

13. **LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS.** Mortgagor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
14. **DEFAULT.** Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment when due. Mortgagor will be in default if a breach occurs under the terms of this Security Instrument or any other document executed for the purpose of creating, securing or guarantying the Secured Debt. A good faith belief by Lender that Lender at any time is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment or the value of the Property is impaired shall also constitute an event of default.
15. **REMEDIES ON DEFAULT.** In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

16. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.
17. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
18. **CONDEMNATION.** Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
19. **INSURANCE.** Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

RCD Apr 16, 1997 10:01 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-377670

20. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
21. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property.
22. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
23. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Security Instrument is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
24. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
25. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
26. **OTHER TERMS.** If checked, the following are applicable to this Security Instrument:
- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
 - ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
 - ☐ **Fixture Filing.** Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the Uniform Commercial Code.
 - ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]
 - ☐ Condominium Rider
 - ☐ Planned Unit Development Rider
 - ☐ Other
 - ☒ **Additional Terms.**

IF OVER 10 DAYS LATE, I AGREE TO PAY A LATE CHARGE OF 5% OF THE AMOUNT DELINQUENT.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$7,590.77, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

x *Anita Gail Hyder*
(Signature) ANITA GAIL HYDER

(Date)

(Signature)

(Date)

Louisa H. Buford
(Witness) LOUISA H. BUFORD

Teresa S. Holifield
(Witness) TERESA S. HOLIFIELD

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF ESCAMBIA } ss.
(Individual) This instrument was acknowledged before me this 14TH day of APRIL, 1997

by ANITA GAIL HYDER, a single woman
who is personally known to me or who has produced DRIVER'S LICENSE as identification.
My commission expires:



Teresa S. Holifield
TERESA S. HOLIFIELD

State of Florida
COUNTY OF ESCAMBIA

MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT is made and entered into on this 14th day of June, 2003, by and between Anita Gail Hyder, (herein referred to as "Mortgagor") and Bank of Pensacola, Successor by Merger to First American Bank of Pensacola, N.A. (hereinafter referred to as "Bank"),

WITNESSETH:

WHEREAS, Anita Gail Hyder, (hereinafter referred to as "Borrower"), executed a promissory note to Bank in the original amount of Eight Thousand Four Hundred and 00/100 (\$8,400.00) (hereinafter referred to as the "Note"); and

WHEREAS, to secure the Note, Mortgagor executed a Mortgage (hereinafter referred to as the "Mortgage") to Bank which was dated April 14, 1997, and recorded in Official Records Book 4119, Page 1074, in the Public Records of Escambia County, Florida; and

WHEREAS, Borrower desires to borrow an additional N/A /100 Dollars from Bank, and Borrower has agreed to execute and deliver to Bank as evidence of such additional loan (mark one):

- ☐ A Note Modification Agreement that amends the Note,
☐ An additional promissory note in the principal amount of the additional loan,
☒ A new Note, in the principal sum of \$6,546.88, in amendment of and in replacement and substitution for the original Note,

Of even date herewith; and

WHEREAS, Bank is willing to lend such additional sum to Borrower on condition, among other, that Mortgagor execute and deliver this Mortgage Modification Agreement.

NOW, THEREFORE, in consideration of the additional loan made by Bank to Borrower and other valuable consideration, receipt of which is hereby acknowledged, Mortgagor and Bank agree that the Mortgage secures the payment as and when due of the principal sum of Six Thousand Five Hundred Forty Six & 88/100 (\$6,546.88), as evidenced by the Note or Notes described above, together with any note or notes hereafter delivered in extension or renewal of, or in substitution for, any of the foregoing, and all interest now or hereafter owed or accruing on all of the foregoing.

Mortgagor and Bank agree that all other terms of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Mortgage Modification Agreement and caused their seals to be affixed hereto on the day and year first above written.

Kimberly Forehand
(Signature of Witness)

Kimberly Forehand
(Type or Print Name of Witness)

Mavis Myers
(Signature of Witness)

Mavis Myers
(Type or Print Name of Witness)

Anita G. Hyder (Seal)
Mortgagor: Anita G. Hyder

BY: Norris F. McMahon
Norris F. McMahon, Bank of Pensacola

Its: Group Vice President
Bank of Pensacola, Successor by Merger to
First American Bank of Pensacola, N.A.

OR BK 5168 PG1444
Escambia County, Florida
INSTRUMENT 2003-112418

RCD Jun 24, 2003 10:08 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2003-112418

Norris F. McMahon, Group Vice President of Bank of Pensacola acknowledged the foregoing instrument before me this 14th day of June, 2003, on behalf of the banking corporation. He is known to me, and he did not take an oath.



Kimberly M. Forehand
My Commission DD016876
Expires April 30, 2004

Kimberly Forehand

(Type/Print Name of Notary)

My Commission No: _____

My Commission Expires: _____

{NOTARIAL SEAL}

(by Mortgagor)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of June, 2003, by Anita G. Hyder who () is as personally known to me, or () who has shown me _____ as identification, and who did take an oath.



Kimberly M. Forehand
My Commission DD016876
Expires April 30, 2004

Kimberly Forehand

(Type/Print Name of Notary)

My Commission No: _____

My Commission Expires: _____

{NOTARIAL SEAL}

(by Mortgagor)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____ by _____ who () is as personally known to me, or () who has shown me _____ as identification, and who did take an oath.

(Type/Print Name of Notary)

My Commission No: _____

My Commission Expires: _____

{NOTARIAL SEAL}

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07951 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:

ANITA GAIL HYDER 123 SE GILLILAND RD PENSACOLA, FL 32507	COASTAL BANK & TRUST FORMERLY BANK OF PENSACOLA 125 W ROMANA ST PENSACOLA FL 32502
CACH LLC 4340 S MONACO SECOND FLOOR DENVER CO 80237	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

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. 07951**, 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 1 AND 2 BLK 7 SUNSET BAYOUS PB 1 P 20 OR 4119 P 1072

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104017350 (14-581)

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

ANITA GAIL HYDER

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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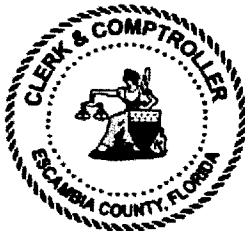
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Post Property:

14189 GANT AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

ANITA GAIL HYDER
123 SE GILLILAND RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV029621NON

Agency Number: 14-009681

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07951, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANITA GAIL HYDER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/3/2014 at 10:07 AM and served same on ANITA GAIL HYDER, in ESCAMBIA COUNTY, FLORIDA, at 3:35 PM on 7/3/2014 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: RICHARD HYDER, HUSBAND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

G. FALLER JR., CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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Dated this 3rd day of July 2014.

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Personal Services:

ANITA GAIL HYDER
123 SE GILLILAND RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-581

NON ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV029581NON

Agency Number: 14-009737

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 07951 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ANITA GAIL HYDER

Defendant:

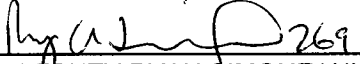
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/3/2014 at 10:10 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for POST PROPERTY , Writ was returned to court UNEXECUTED on 7/7/2014 for the following reason:

UNABLE TO LOCATE ADDRESS, LOCATION APPEARS TO BE A VACANT LOT WITH NOWHERE TO POST.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
DEPUTY RYAN SIMONEAUX

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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. 07951**, 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 1 AND 2 BLK 7 SUNSET BAYOUS PB 1 P 20 OR 4119 P 1072

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104017350 (14-581)

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

ANITA GAIL HYDER

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.

Post Property:

14189 GANT AVE 32507



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

By:
Emily Hogg
Deputy Clerk

2014 JUL - 3 10:10
RECEIVED

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CLERK OF THE CIRCUIT COURT
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By:
Emily Hogg
Deputy Clerk

7013 2630 0000 0141 5430

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Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$.49

3.30

2.70

\$ 6.49

Sent To

Street,
or PO Box

City, State

PS Form

COASTAL BANK & TRUST
FORMERLY BANK OF PENSACOLA
[14-581]
125 W ROMANA ST
PENSACOLA FL 32502

Postmark
PENSACOLA, FL 32502
MAR 3 2014

uctions

7945 1410 0000 0692 E102

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Total Postage & Fees

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Street,
or PO Box

City, State

PS Form

ANITA GAIL HYDER [14-581]
123 SE GILLILAND RD
PENSACOLA, FL 32507

Postmark
PENSACOLA, FL 32502
MAR 3 2014

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:

CACH LLC [14-581]
4340 S MONACO SECOND FLOOR
DENVER CO 80237

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

B. Received by (Printed Name)

☐ Agent
☐ Addressee

C. Date of Delivery

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

JUL 07 2014
Square Two Financial

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)

PS Form 3811, July 2013

7013 2630 0000 0141 5478

Domestic Return Receipt



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 31, 2015

Anita Gail Hyder
123 SE Gilliland Rd
Pensacola FL 32507

Property: Excess Surplus funds from a Tax Deed Sale - TDA#: 2011 TD 07951

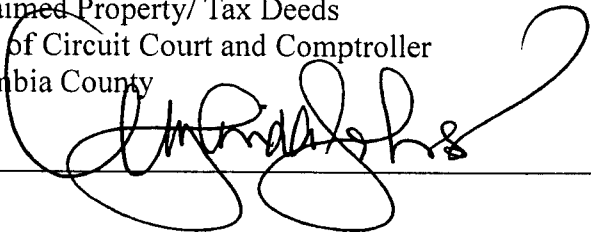
Surplus Amount: **\$419.21**

Dear Addressee,

Escambia County is holding the above Surplus Funds resulting from a Tax Deed Sale held on AUGUST 4, 2014 and identified as belonging to you either as the owner and/or lienholder to the real property which was sold at the tax deed sale. If we do not receive a response from you within the next 30 days, we will turn this property over to the Florida Department of State's Unclaimed Property Division pursuant to Chapter 717 of the Florida Statutes.

If you wish to claim these monies, ensure your correct address is provided, sign this form and return it along with the attached "Affidavit of Claim" to: Escambia County Clerk of Circuit Court and Comptroller, Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502. If you have any questions you may contact the Clerk's Tax Deed Division at (850) 595-3793.

Unclaimed Property/ Tax Deeds
Clerk of Circuit Court and Comptroller
Escambia County

By:  Deputy Clerk

Owner/Lienholder Signature

Date Signed



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 31, 2015

Coastal Bank & Trust
FKA Bank of Pensacola
125 W Romana St
Pensacola FL 32502

Property: Excess Surplus funds from a Tax Deed Sale - TDA#: 2011 TD 07951

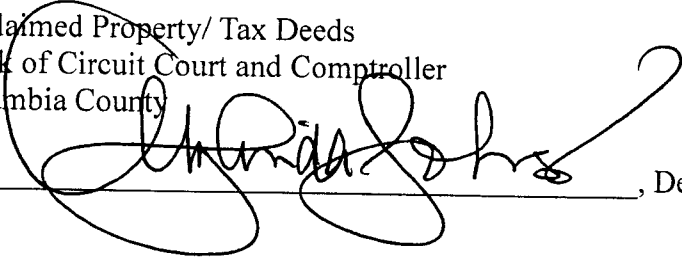
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Unclaimed Property/ Tax Deeds
Clerk of Circuit Court and Comptroller
Escambia County

By:  _____, Deputy Clerk

Owner/Lienholder Signature _____

Date Signed _____



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 31, 2015

CACH LLC
4340 S. Monaco
2nd Floor
Denver CO 80237

Property: Excess Surplus funds from a Tax Deed Sale - **TDA#:** 2011 TD 07951

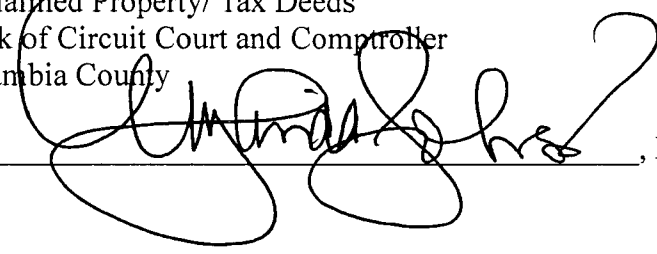
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Clerk of Circuit Court and Comptroller
Escambia County

By:  Deputy Clerk

Owner/Lienholder Signature

Date Signed