

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 29, 2015 / 150187

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 297.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-3746-000**

Certificate Holder:

MML LLC AND OAR LLC PARTNERSHI CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

KNOCH CYNTHIA L
4678 GREGG AVE
PACE, FLORIDA 32571

Legal Description:

LTS 26 & 27 HILLSIDE PB 1 P 43 LESS STATE RD 10A R/W OR 5328 P 710 OR 6123 P 1113

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
2013	297.0000	06/01/13	\$6,165.27	\$0.00	\$308.26	\$6,473.53

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
2015	342.0000	06/01/15	\$5,747.55	\$6.25	\$287.38	\$6,041.18
2014	276.0000	06/01/14	\$5,770.95	\$6.25	\$288.55	\$6,065.75

- 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
- 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

\$18,580.46
\$0.00
\$200.00
\$125.00
\$18,905.46
\$18,905.46
\$6.25

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 9/8/15

* 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,

**MML LLC AND OAR LLC PARTNERSHI CITIBANK,
N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121**

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
297.0000	01-3746-000	06/01/2013	LTS 26 & 27 HILLSIDE PB 1 P 43 LESS STATE RD 10A R/W OR 5328 P 710 OR 6123 P 1113

2014 TAX ROLL

KNOCH CYNTHIA L
4678 GREGG AVE
PACE , Florida 32571

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.

jshepa (John Lemkey)
Applicant's Signature

06/29/2015
Date



Chris Jones Escambia County Property Appraiser

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General Information

Reference: 021S300601000026
Account: 013746000
Owners: KNOCH CYNTHIA L
Mail: 4678 GREGG AVE
 PACE, FL 32571
Situs: 9651 N DAVIS HWY 32514
Use Code: MULTI-FAMILY >=10
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/2006	6123	1113	\$100	QC	View Instr
01/2004	5328	710	\$395,000	WD	View Instr
04/1996	3951	697	\$100	QC	View Instr
04/1995	3754	889	\$100	WD	View Instr

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

Assessments

Year	Land	Imprv	Total	Cap Val
2014	\$54,990	\$213,712	\$268,702	\$268,702
2013	\$54,990	\$210,953	\$265,943	\$265,943
2012	\$54,990	\$230,742	\$285,732	\$285,732

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

2014 Certified Roll Exemptions

None

Legal Description

LTS 26 & 27 HILLSIDE PB 1 P 43 LESS STATE RD 10A
R/W OR 5328 P 710 OR 6123 P 1113

Extra Features

BLOCK/BRICK BUILDING
UTILITY BLDG

Parcel Information

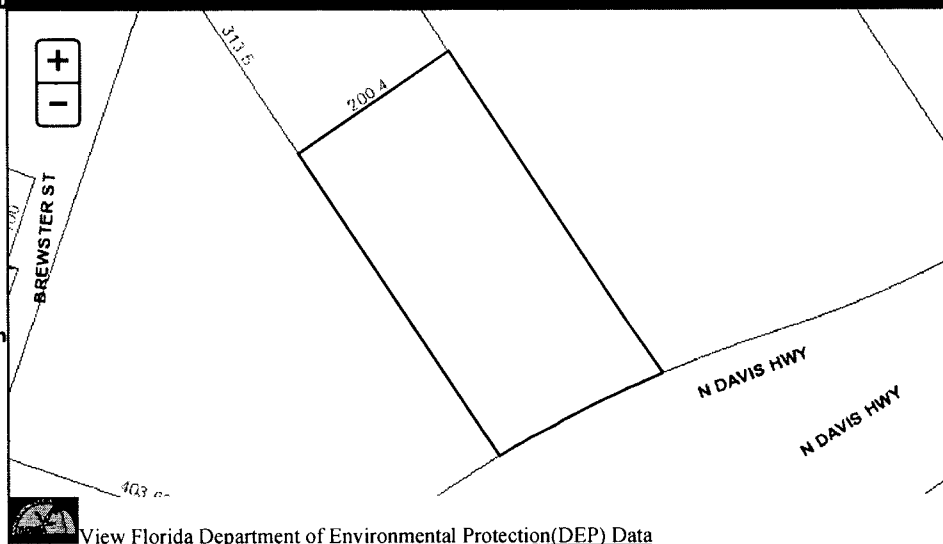
[Launch Interactive Map](#)

Section
Map Id:
 02-1S-29-2

Approx.
Acreage:
 1.8800

Zoned:
 Com

Evacuation
& Flood
Information
[Open Report](#)



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

Buildings

Address: 9651 N DAVIS HWY, Year Built: 1956, Effective Year: 1956

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-STUCCO OV BLOCK
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-NONE

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1437 Total SF
BASE AREA - 1269
OPEN PORCH FIN - 168

Year Built: 1967, Effective Year: 1967

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1888 Total SF
BASE AREA - 1624
OPEN PORCH FIN - 264

Year Built: 1967, Effective Year: 1967

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1888 Total SF
BASE AREA - 1624
OPEN PORCH FIN - 264

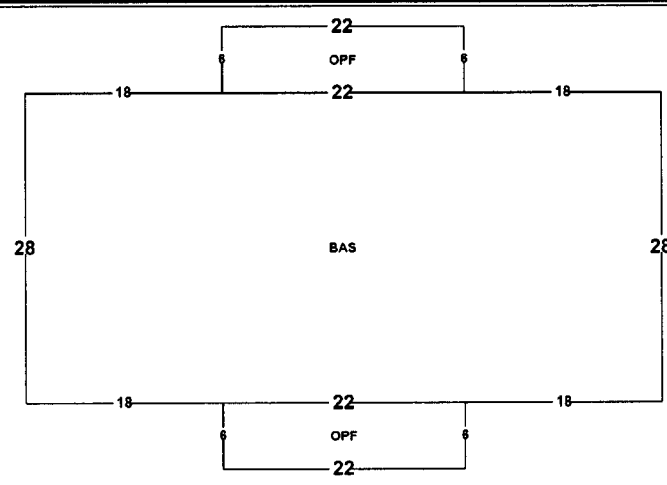
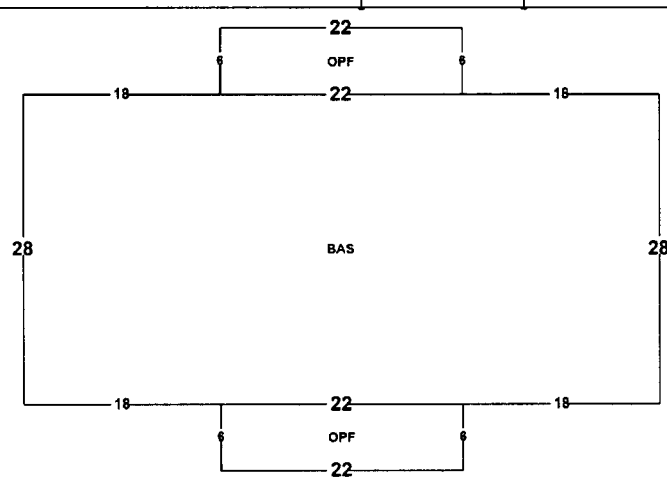
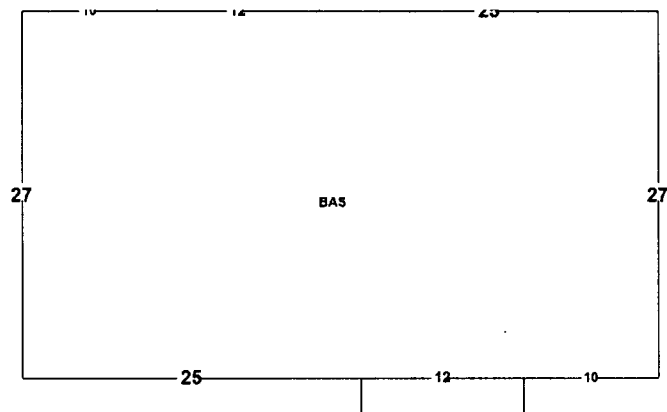
Year Built: 1967, Effective Year: 1967

Structural Elements

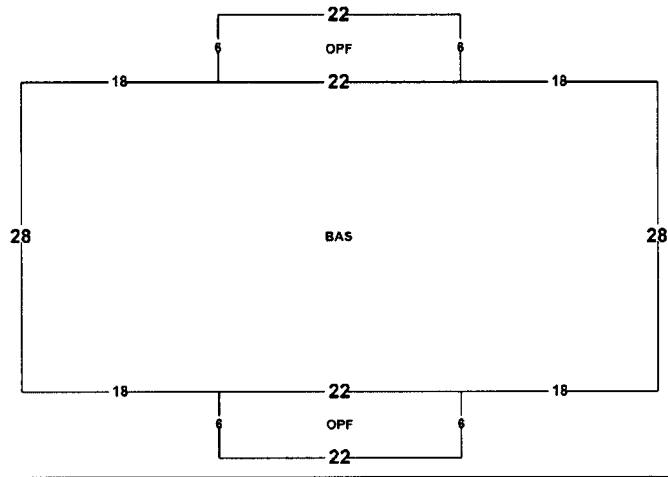
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1888 Total SF
BASE AREA - 1624



OPEN PORCH FIN - 264

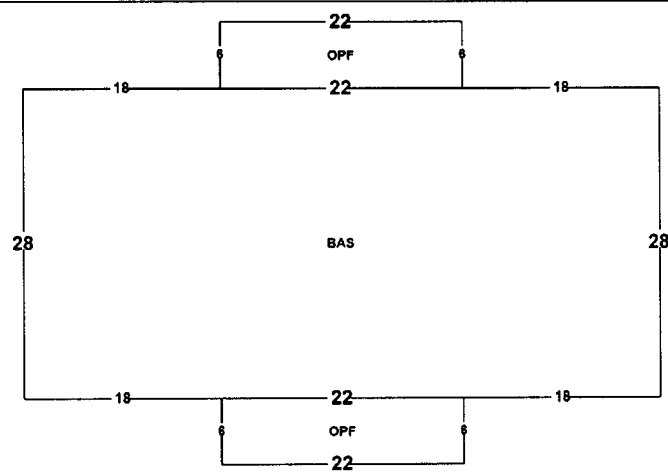


Year Built: 1967, Effective Year: 1967

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1888 Total SF**
BASE AREA - 1624
OPEN PORCH FIN - 264

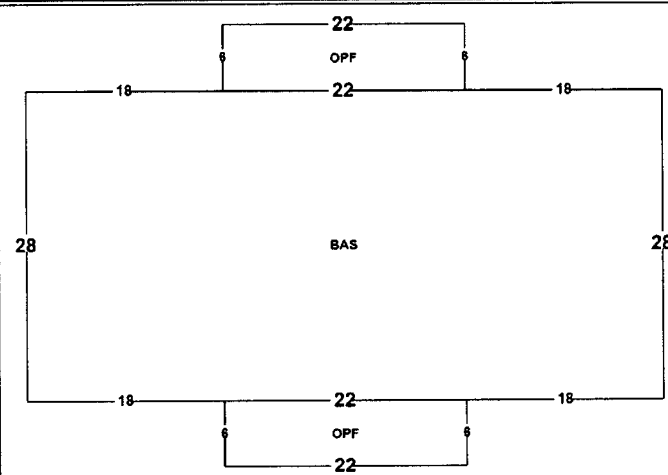


Year Built: 1967, Effective Year: 1967

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1888 Total SF**
BASE AREA - 1624
OPEN PORCH FIN - 264



Year Built: 1967, Effective Year: 1967

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP

STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

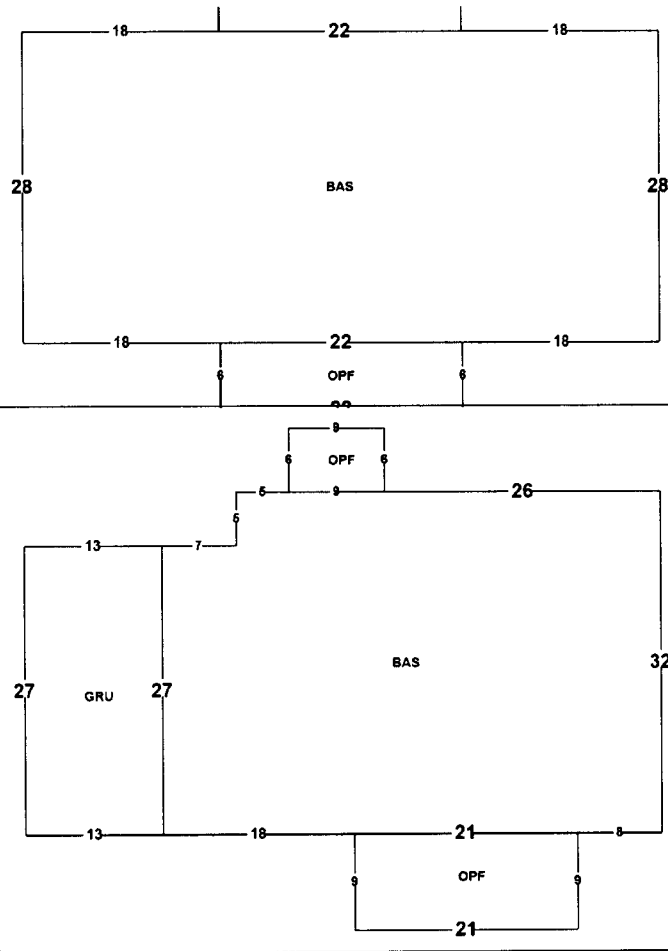
 Areas - 1888 Total SF
BASE AREA - 1624
OPEN PORCH FIN - 264

Year Built: 1955, Effective Year: 1955

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2063 Total SF
BASE AREA - 1469
GARAGE UNFIN - 351
OPEN PORCH FIN - 243



Images



2/24/04

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

Last Updated:07/09/2015 (tc.11000)

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12197

July 7, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-07-1995, through 07-07-2015, and said search reveals the following:

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

Cynthia L. Knoch

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: 

July 7, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12197

July 7, 2015

Lot 26 and 27, Hillside Subdivision, as per plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Escambia County, Florida, less right of way for State Road #10.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12197

July 7, 2015

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

1. Mortgage executed by Vance L. and Cynthia L. Knoch to Bank of Pensacola NKA Coastal Bank & Trust, dated 01/02/2004 and recorded in Official Record Book 5328 on page 714 of the public records of Escambia County, Florida. given to secure the original principal sum of \$340,000.00. Assignment of Rents and Leases recorded in O.R. Book 6425, page 1605.
2. Outdoor Advertising Lease to Bill Salter Advertising, Inc. recorded in O.R. Book 6087, page 1018.
3. Taxes for the year 2012-2014 delinquent. The assessed value is \$268,702.00. Tax ID 01-3746-000.

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: 9-8-2015

TAX ACCOUNT NO.: 01-3746-000

CERTIFICATE NO.: 2013-297

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.

Cynthia L. Knoch
4678 Gregg Ave.
Pace, FL 32571

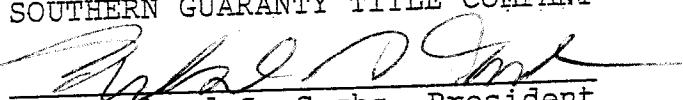
Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St., Ste 400
Pensacola, FL 32502

Unknown Tenants
9651 N. Davis Hwy.
Pensacola, FL 32514

Bill Salter Advertising
P.O. Box 761
Milton, FL 32572

Certified and delivered to Escambia County Tax Collector,
this 7th day of July, 2015.

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.

Quitclaim Deed

THIS QUITCLAIM DEED, executed this May day of 2006,
by first party, Grantor, Vance L. Knack
whose post office address is 4678 Gregg Ave, P.O., FL 32571
to second party, Grantee, Cynthia L. Knack
whose post office address is 4678 Gregg Ave, P.O., FL 32571

WITNESSETH, That the said first party, for good consideration and for the sum of ten & no/100 dollars Dollars (\$ 10.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Escambia
State of Florida to wit:

Lts 26 & 27 Nillside PB1P43 Less State Rd
10A R/W or 5328 P710

AKA

9641 & 9651 N. Davis Hwy
Pensacola, FL 32514

IN WITNESS WHEREOF, The said first-party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness:

Print name of Witness:

Signature of Witness:

Print name of Witness:

Signature of First Party:

Print name of First Party:

Signature of Second Party:

Print name of Second Party:

Signature of Preparer

Print Name of Preparer

Address of Preparer

State of FLORIDACounty of SANTA ROSA }

On MAY 15, 2006 before me, BRITTANY L PINCKARD
appeared VANCE & CYNTHIA KNOCH

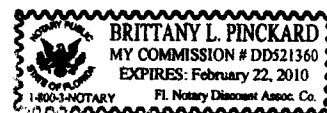
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

WITNESS my hand and official seal.

Signature of Notary

Affiant ☒ Known ☐ Produced ID
Type of ID

(Seal)



19.50
2765.00

PREPARED BY:

RECORD & RETURN TO:

Lawyers Title Agency Of North Florida, Inc
2100 Creighton Road
Pensacola, Florida 32504

File No: PNS-03-03009

This Warranty Deed

OR BK 5328 PG 0710
Escambia County, Florida
INSTRUMENT 2004-196168

DEED DOC STAMPS PD & ESC CO \$2765.00
01/20/04 ERNIE LEE WAGANA, CLERK

Made this 5th day of January, 2004

by JL's Oasis, Inc.

hereinafter called the grantor, to

Vance Knoch and Cynthia L. Knoch, Husband and Wife

whose post office address is: 5401 Wildewood Drive, Redding, California 96001

hereinafter called the grantee:

(Whenever used herein the term "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:

- see attached Schedule "A" for legal description -

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 02-1S-30-0601-000-026

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign: Steve Bogan

Print Name: Steve Bogan

JL's Oasis, Inc.

BY: Arthur P. Witt

Arthur P. Witt - President

2nd Witness Sign: Crystal B. Davis

Print Name: Crystal B. Davis

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me 5th day of January, 2004, by Arthur P. Witt President of JL's Oasis, Inc who is personally known to me or who has produced driver license as identification

Notary Signature: Crystal B. Davis

Print Name: Crystal B. Davis

My Commission Expires: Sept. 12, 2005



Crystal B. Davis
State of Florida
My Comm. Exp. Sept. 12, 2005
Comm. # DD 032497

Schedule "A"

Lots 26 and 27, HILLSIDE SUBDIVISION, a subdivision of a part of the Joseph Noriega Grant, Section 2, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 1 at Page 43. Less right of way for State Road #10.

PNS-03-03009

**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: 9651 Davis Hwy.

Legal Address of Property: 9651 Davis Hwy.

The County () has accepted ☒ ^{State Road} has not accepted the abutting roadway for maintenance.

This form completed by: JL's Oasis, Inc.

WITNESSES AS TO SELLER(S):

Print name:

Steve Boggs
Crystal Davis
Crystal Davis

Steve Boggs

JL's Oasis, Inc.

Print name:

WITNESSES AS TO BUYER(S):

Print name:

Deanna Hoeff *Leanna Hoff*
Deanna Hoeff *Leanna Hoff*

Vance Knoch

Vance Knoch

Print name:

Deanna Hoeff *Leanna Hoff*
Deanna Hoeff *Leanna Hoff*

Cynthia L. Knoch

Cynthia L. Knoch

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

42.00
4190.00
4680.00

Return to
Lawyers Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32591

THIS INSTRUMENT PREPARED BY
Crystal B. Davis
AN EMPLOYEE OF
LAWYERS TITLE AGENCY OF
NORTH FLORIDA, INC.
P.O. BOX 12027
PENSACOLA, FLORIDA
INCIDENT TO THIS ISSUANCE OF A
TITLE INSURANCE CONTRACT

PLS-03-03009

OR BK 5328 PG0714
Escambia County, Florida
INSTRUMENT 2004-196169

HTG DOC STAMPS PD & ESC CO \$1190.00
01/20/04 ENNIE LEE NAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 680.00
01/20/04 ENNIE LEE NAGANA, CLERK

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

VANCE L KNOCH

CYNTHIA L KNOCH

5401 WILDWOOD DRIVE

Mailing Address

REDDING, CA 96001-

City State Zip

Mortgagee:

BANK OF PENSACOLA

400 WEST GARDEN STREET

PENSACOLA, FL 32501

This instrument was prepared by:

BANK OF PENSACOLA

400 WEST GARDEN STREET

PENSACOLA, FL 32501

Know All Men By These Presents: That whereas VANCE L KNOCH

CYNTHIA L KNOCH, husband and wife

(whether one or more, hereinafter called the "Borrower") have become justly indebted to BANK OF PENSACOLA with offices in PENSACOLA

Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of Dollars (\$ 340,000.00)

THREE HUNDRED FORTY THOUSAND DOLLARS AND ZERO CENTS

together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest maturity date here:).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of THREE HUNDRED FORTY THOUSAND DOLLARS AND 00/100THS DOLLARS (\$ 340,000.00) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of SIX HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100THS DOLLARS (\$ 680,000.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned VANCE L KNOCH

CYNTHIA L KNOCH

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in ESCAMBIA County, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes limitation, all lumber, bricks, building stones, building blocks, sand, cement roofing, materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagee default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 2ND day of JANUARY, 2004.

1. Glenn Huff

Leanna Huff
[Type or Print Name of Witness]

2. Carla J. Duffy

Carla J. Duffy
[Type or Print Name of Witness]

Vance L. Knoch (Seal)

Cynthia L. Knoch (Seal)
CYNTHIA L. KNOCH, A MARRIED WOMAN

(Seal)

(Seal)

ATTEST: _____

Its _____
(Corporate Seal)

By _____

Its _____

OR BK 5328 PGO722
Escambia County, Florida
INSTRUMENT 2004-196169

Schedule "A"

RCD Jan 20, 2004 10:41 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-196169

Lots 26 and 27, HILLSIDE SUBDIVISION, a subdivision of a part of the Joseph Noriega Grant, Section 2, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 1 at Page 43. Less right of way for State Road #10.

PNS-03-03009



Prepared by:
Scott Ralston
P.O. Box 761
Milton, FL 32572

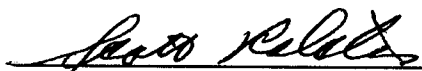
Sign # 374

Memorandum of Lease Agreement

KNOCH VANCE & CYNTHIA L _____ (herein referred to as "Lessor") has executed and delivered to **BILL SALTER ADVERTISING, INC.** (herein referred to as "Lessee") a **LEASE AGREEMENT** dated 2/10/2004, leasing a portion of the premise located in the County of Escambia, State of Florida, more particularly described as follows:

PARCEL ID 0215300601000026
LEGAL DESCRIPTION:

LTS 26 & 27 HILLSIDE PB 1 P 43 LESS STATE RD 10A R/W OR 5328 P 710



Scott Ralston
Bill Salter Advertising, Inc.

ACKNOWLEDGEMENT

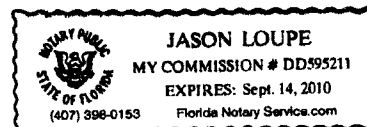
State of: Florida
County of: Escambia

The foregoing instrument was acknowledged before me this 20th day of December A.D., 2006 by Scott Ralston who is personally known to me.

Witness my hand and official seal, this 20th day of December, A.D., 2006.



Notary Public
My commission expires
September 14th, 2010





SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO15CIV004179NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 15547

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS

CLERK OF CIRCUIT COURT

ESCAMBIA COUNTY

Defendant:

Type of Process: TAX DEED NOTICE

OTHER

Received the above named WRIT on 7/20/2015 at 1:38 PM, to be served to KNOCH, CYNTHIA and served the same at 1:21 PM on 7/21/2015 in Santa Rosa as follows:

NOTICE POSTED, PER CLERK'S INSTRUCTIONS, ON THE ABOVE DATE AND TIME.

Wendell Hall, Sheriff
Santa Rosa

By: _____

R. ROGERS,

Service Fee: \$40.00
Receipt No: 30471-15-D

Printed By: BBM

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 September 8, 2015, 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 MML LLC AND OAR LLC holder of Tax Certificate No. 00297, issued the 1st day of June, A.D., 2013 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:

LTS 26 & 27 HILLSIDE PB 1 P 43 LESS STATE RD 10A R/W OR 5328 P 710 OR 6123 P 1113

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013746000 (15-547)

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

CYNTHIA L KNOCH

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 **second** Tuesday in the month of September, which is the **8th day of September 2015**.

Dated this 6th day of August 2015.

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.

Personal Services:

CYNTHIA L KNOCH
4678 GREGG AVE
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2015 JUL 20 P 1:38



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO15CIV004179NON

Receive Date: 7/20/2015 1:38 PM

Agency Number:

Clerk ID: SRSO06PER000020

Type of Process: TAX DEED NOTICE

Plaintiff: PAM CHILDERS

CLERK OF CIRCUIT COURT

ESCAMBIA COUNTY

Defendant:

Case Number: 15547

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 09/08/2015

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Check No. 900023367

Receipt No. 30471-15-D

Refund Amount:

Check No.

Receipt No.

Refund Date:

By:

Edward S. B.

Received By

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE
09/08/2015 - TAX CERTIFICATE # 00297

in the CIRCUIT Court
was published in said newspaper in the issues of
AUGUST 6, 13, 20, 27, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 27TH DAY OF
AUGUST A.D., 2015

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR
TAX DEED

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LTS 26 & 27 HILLSIDE PB 1 P 43
LESS STATE RD 10A R/W OR 5328 P
710 OR 6123 P 1113

SECTION 02, TOWNSHIP 1 S,
RANGE 30 W

TAX ACCOUNT NUMBER 013746000
(15-547)

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Dated this 6th day of August 2015.

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-08-06-13-20-27-2015



PAULA D. TURNER
Notary Public - State of Florida
Commission #FF167479
My Commission Expires
August 24, 2016