

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 22, 2015 / 150064**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 1972.0000**, 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: 04-0862-060**

**Certificate Holder:**

KEYS FUNDING LLC - 558 US BANK % KEYS FUNDING LLC-  
PO BOX 645040  
CINCINNATI, OHIO 45264

**Property Owner:**

SAVANNAH DEVELOPERS INC  
7465 N PALAFOX ST  
PENSACOLA, FLORIDA 32503

**Legal Description:**

LT 6 BLK A MARCUS PLACE PB 17 P 87 OR 5454 P 1903

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	1972.0000	06/01/13	\$6,207.63	\$0.00	\$310.38	\$6,518.01

**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
2014	1636.0000	06/01/14	\$5,440.04	\$6.25	\$272.00	\$5,718.29

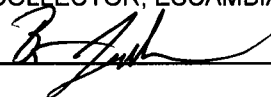
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(    %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$12,236.30
\$0.00
\$5,219.55
\$200.00
\$125.00
\$17,780.85
\$17,780.85
\$6.25

\*Done this 22nd day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 7/6/15

\* 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,

**KEYS FUNDING LLC - 558 US BANK % KEYS  
FUNDING LLC-  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
1972.0000	04-0862-060	06/01/2013	LT 6 BLK A MARCUS PLACE PB 17 P 87 OR 5454 P 1903

**2014 TAX ROLL**

SAVANNAH DEVELOPERS INC  
7465 N PALAFOX ST  
PENSACOLA , Florida 32503

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.

towercap (Donna Ernwein)

Applicant's Signature

04/22/2015

Date



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[Navigate Mode](#) • [Account](#) • [Reference](#)
[Printer Friendly Version](#)

### General Information

**Reference:** 3915300400060001  
**Account:** 040862060  
**Owners:** SAVANNAH DEVELOPERS INC  
**Mail:** 7465 N PALAFOX ST  
 PENSACOLA, FL 32503  
**Situs:** 2977 OAK POINTE DR 32505  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

### 2014 Certified Roll Assessment

**Improvements:** \$269,942  
**Land:** \$61,750  
**Total:** \$331,692  
Non-Homestead Cap: \$331,692

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2004	5454	1903	\$75,000	WD	<a href="#">View Instr</a>
06/2004	5444	850	\$100,000	WD	<a href="#">View Instr</a>

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

### 2014 Certified Roll Exemptions

None

### Legal Description

LT 6 BLK A MARCUS PLACE PB 17 P 87 OR 5454 P 1903

### Extra Features

ELEVATOR

### Parcel Information

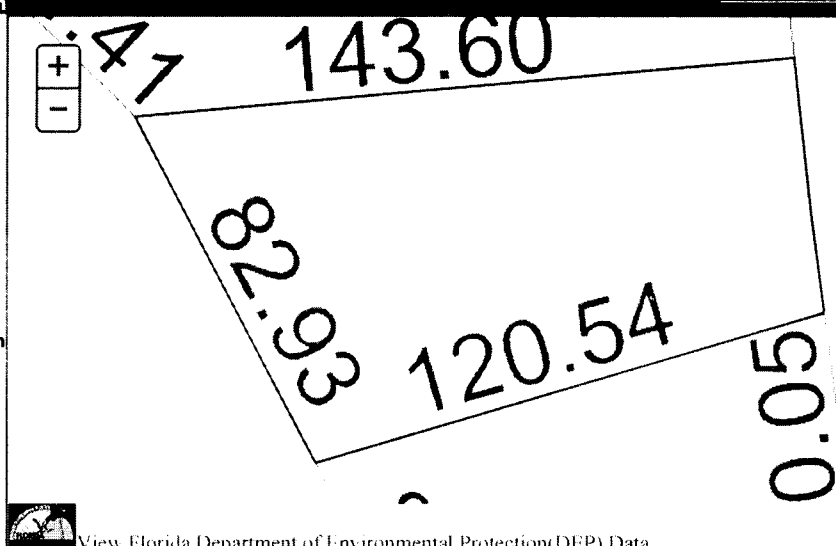
[Launch Interactive Map](#)

**Section Map Id:**  
 39-15-30-2

**Approx. Acreage:**  
 0.1900

**Zoned:**   
 R-5

**Evacuation & Flood Information**  
[Open Report](#)



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


### Buildings

Address: 2977 OAK POINTE DR, Year Built: 2006, Effective Year: 2006

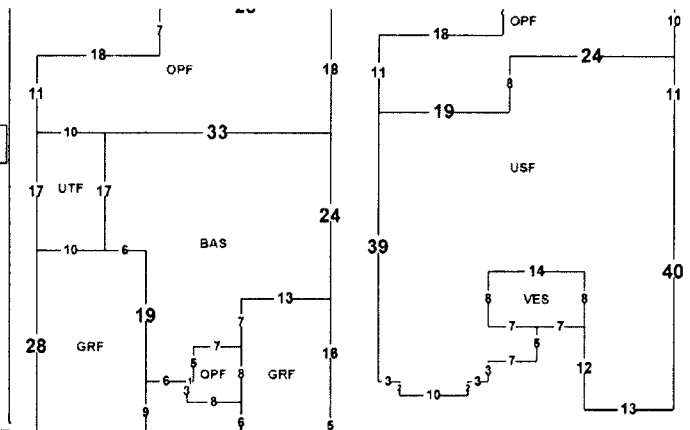
#### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-STUCCO  
 FLOOR COVER-TILE/STAIN  
 CONC/BRICK  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-CUS.DEC  
 NO. PLUMBING FIXTURES-11

**NO. STORIES-2**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-HIP-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 4801 Total SF

**BASE AREA - 883**  
**GARAGE FIN - 721**  
**OPEN PORCH FIN - 1163**  
**UPPER STORY FIN - 1752**  
**UTILITY FIN - 170**  
**VESTIBULE - 112**



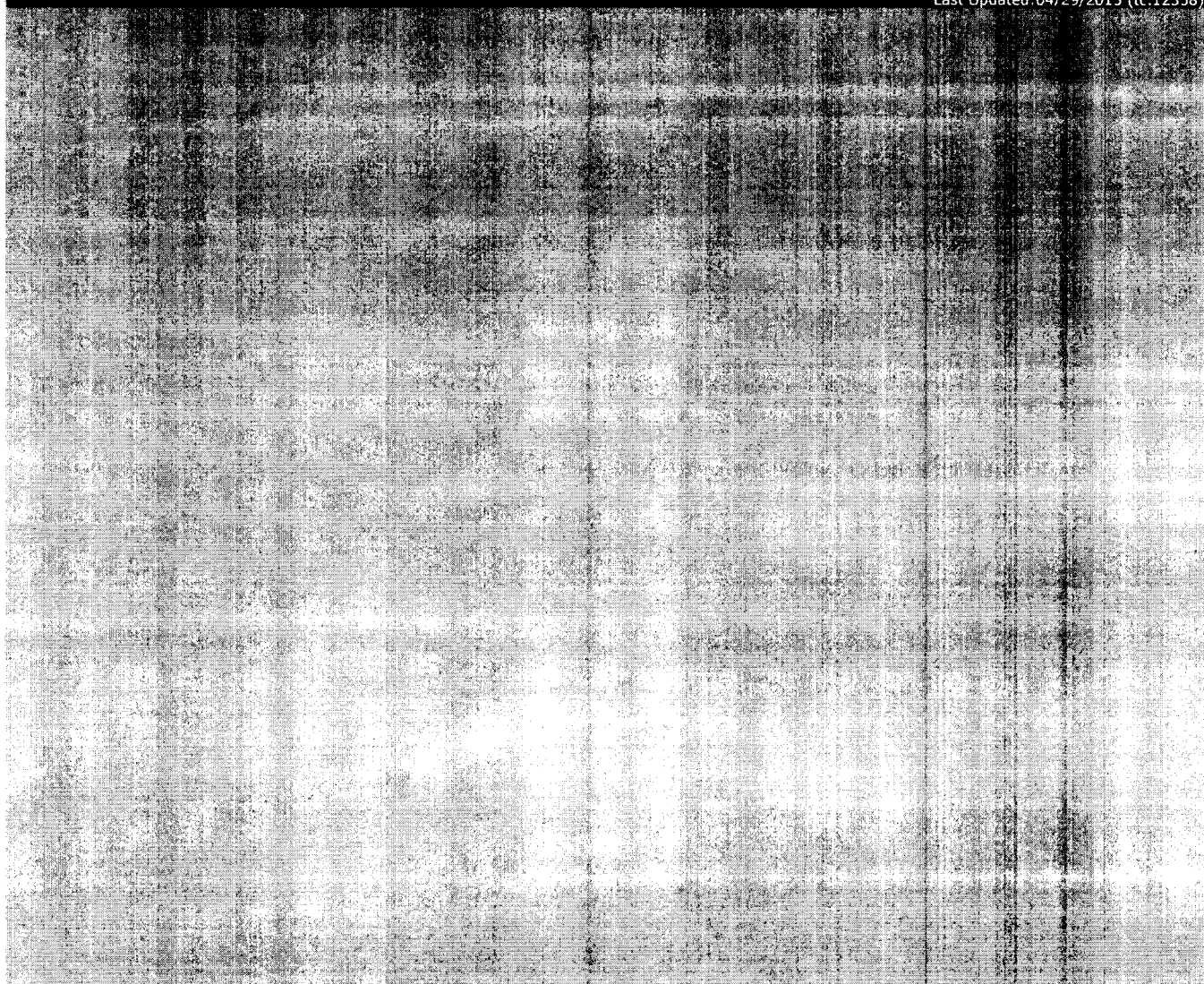
Images



8/27/13

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: 04/29/2015 (tc.12358)



# **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.: 12063

April 30, 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 04-30-1995, through 04-30-2015, and said search reveals the following:

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

Savannah Developers, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

April 30, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12063

April 30, 2015

**Lot 6, Marcus Place Subdivision, as per plat thereof, recorded in Plat Book 17, Page 87, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12063

April 30, 2015

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

1. Mortgage executed by Savannah Developers, Inc. to Beach Community Bank, dated 07/12/2004 and recorded in Official Record Book 5454 on page 1905 of the public records of Escambia County, Florida. given to secure the original principal sum of \$60,000.00. Mortgage Modification recorded in O.R. Book 5675, page 1655, and O.R. Book 5919, page 533.
2. Subject to interest of Marcus Place Owners Association.
3. Taxes for the year 2012-2014 delinquent. The assessed value is \$331,692.00. Tax ID 04-0862-060.

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: rcsqt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-6-2015

TAX ACCOUNT NO.: 04-0862-060

CERTIFICATE NO.: 2013-1972

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.

Savannah Developers, Inc.  
7465 N. Palafox St.  
Pensacola, FL 32503

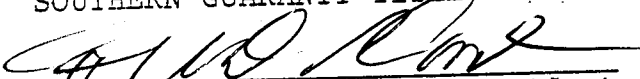
Beach Community Bank  
33 West Garden St.  
Pensacola, FL 32502

Unknown Tenants  
2977 Oak Pointe Dr.  
Pensacola, FL 32505

Marcus Place Owners Assoc.  
2989 Oak Pointe Dr.  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 30th day of April, 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.



1850  
525.00

OR BK 5454 PG1903  
Escambia County, Florida  
INSTRUMENT 2004-263047

DEED REC. STAMPS PD & ESC. CO. \$ 525.00  
07/14/04 ERNEST LEE NASH, CLERK

Prepared By: Alan B. Bookman  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, FL 32502  
File Number: 00756-101096 NBR  
Parcel ID #: 39-1S-30-3101-000-000  
Grantee(s) SS #:

## WARRANTY DEED

This WARRANTY DEED, dated July 12, 2004 by: Marcus Creek Partnership, a Florida General Partnership, whose post office address is: 120 East Main Street, Suite A, Pensacola, FL 32502, hereinafter called the GRANTOR, to Savannah Developers, Inc., a Florida corporation, whose post office address is: 7465 North Palafox Street, Pensacola, FL 32503, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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:

Lot 6, MARCUS PLACE SUBDIVISION, a subdivision of a portion of Section 39, Township 1 South, Range 30 West, Escambia County, Florida, according to the Plat thereof recorded in Plat Book 17, at page 87, of the Public Records of said County.

**NOTICE OF REPURCHASE OPTION:** This conveyance is subject to Grantor's rights, as set forth in Article VI Section 8 of the Declaration of Covenants, Conditions and Restrictions for Marcus Place recorded in OR 5428, at Page 1761, of the public records of Escambia County, Florida, to repurchase the property described hereinabove in the event of certain defaults by Grantee. This repurchase option automatically expires five (5) years from the date of this deed unless Grantor files public notice of its intent to exercise its option.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2004 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: Alan B. Bookman

Signature: [Signature]  
Print Name: Donna J. Niswonger

Marcus Creek Partnership, a Florida General Partnership

BY: Marcus Creek Properties, Inc., a Florida corporation, its General Partner

By: [Signature]  
Neal B. Nash, Vice President

State of FL  
County of Escambia

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on July 12, 2004, by: NEAL B. NASH, Vice President of Marcus Creek Properties, Inc., a Florida corporation, and General Partner of Marcus Creek Partnership, a Florida General Partnership on behalf of the corporation and the Partnership. He is personally known to me or who has produced as identification.

NOTARY PUBLIC

[NOTARY SEAL]

U:\NBRICLOSINGS\00-101096 SAVANNAH (6)\DEED.doc

Alan B. Bookman  
My Commission CD100000  
Expires April 24, 2007

RCD Jul 14, 2004 11:19 am  
Escambia County, Florida

RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2004-263047

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: OAK POINTE DRIVE

Legal Address of Property: 2500 Block of Oak Pointe Drive, Pensacola, FL 32505

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

This form completed by: Alan B. Bookman of  
Emanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, Florida 32502

AS TO SELLER (S):

Marcus Creek Partnership

By: Marcus Creek Properties, Inc.  
Its General Partner

By: [Signature]  
Neal B. Nash, Vice President

Witness: [Signature]

Witness: [Signature]  
DiAnne J. Niswanger

AS TO BUYER (S):

Savannah Developers, Inc.

By: [Signature]  
Pamela A. Kirk, President

Witness: [Signature]

Witness: [Signature]  
Sharon Taylor

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

69.50  
210.00  
120.00

OR BK 5454 P61905  
Escambia County, Florida  
INSTRUMENT 2004-263048

HTG DOC STRIPS PD @ ESC CO \$ 210.00  
07/14/04 ERNIE LEE NEMHA, CLERK

INTRINSIC TAX PD @ ESC CO \$ 120.00  
07/14/04 ERNIE LEE NEMHA, CLERK

THIS INSTRUMENT WAS PREPARED BY  
ALAN B. BOOKMAN OF  
EMMANUEL, SHEPPARD & CONDON  
ATTORNEYS AT LAW  
30 S. SPRING STREET  
POST OFFICE DRAWER 1271  
PENSACOLA, FLORIDA 32596  
File No.00756-101096

STATE OF FLORIDA  
COUNTY OF Escambia

## MORTGAGE AND SECURITY AGREEMENT

**KNOW ALL MEN BY THESE PRESENTS**, That Savannah Developers, Inc. hereinafter called Mortgagor, for and in consideration of the sum of SIXTY THOUSAND & NO/100 Dollars, (\$60,000.00) to it in hand paid by BEACH COMMUNITY BANK, whose mailing address is:33 West Garden Street, Pensacola, FL 32502, hereinafter called Mortgagee, the receipt whereof is hereby acknowledged. has granted, bargained and sold, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

**Lot 6, MARCUS PLACE SUBDIVISION, a subdivision of a portion of Section 39, Township 1 South, Range 30 West, Escambia County, Florida, according the Plat thereof recorded in Plat Book 17, at page 87, of the Public Records of said County.**

**TOGETHER WITH** all improvements now or hereafter located on said real property and all fixtures, appliances, apparatus, equipment, fittings, furnishings, accessories, heating and air conditioning equipment, plumbing, machinery, articles of personal property, and all building materials, supplies and goods delivered to the real property for purposes of being affixed to, installed, incorporated or otherwise used in the buildings, structures or other improvements now or hereafter located thereon, together with all additions and replacements of any of same (except those owned by lessees of said real property) now or hereafter affixed or attached (whether actually or constructively) thereto, placed upon, or used in any way in connection with the complete or comfortable use, occupancy, operation or maintenance of said real property, all licenses and permits used or required in connection with the use of said real property, all leases of said real property now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder pursuant to said leases, and all rents, issues, proceeds, revenues and profits accruing from said real property and, without limitation, all oil, gas, minerals, water, crops, trees, timber and other emblements, and any rights or interest therein, and together with all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards (the foregoing real property and tangible and intangible personal property hereinafter referred to collectively as the Mortgaged Property). Mortgagor hereby grants to Mortgagee a security interest in the foregoing described tangible and intangible personal property.

used the singular numbers shall include the plural and the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_ day of July, 2004,

Signed, sealed and delivered  
in the presence of:

Shari Dwyer  
Printed name: Shari Dwyer

Alan B. Bookman  
Printed name: Alan B. Bookman

SAVANNAH DEVELOPERS, INC., a  
Florida corporation

By: Pamela A. Kirk  
Pamela A. Kirk, President

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Pamela A. Kirk, as President of Savannah Developers, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or produced J. Divni Wase as identification.

[Signature]  
NOTARY PUBLIC

[NOTARY SEAL]



Alan B. Bookman  
My Commission DD193983  
Expires April 24, 2007

RCD Jul 14, 2004 11:19 am  
Escambia County, Florida

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2004-263048

*Rec. 27.00  
Stamps 1134.00  
Int 648.00*

THIS INSTRUMENT PREPARED BY:  
ALAN B. BOOKMAN, ESQ.  
EMMANUEL, SHEPPARD & CONDON  
P. O. Box 1271  
Pensacola, FL 32507  
81525-108580 NBR

**AGREEMENT MODIFYING AND AMENDING  
MORTGAGE AND SECURITY AGREEMENT AND  
GRANTING FUTURE ADVANCE**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS AGREEMENT is made and entered into this 28<sup>TH</sup> day of June, 2005, by and between SAVANNAH DEVELOPERS, INC., a Florida corporation, whose mailing address is 7465 North Palafox Street, Pensacola, Florida 32503, hereinafter called "Mortgagor", and BEACH COMMUNITY BANK whose mailing address is 33 W. Garden St., Pensacola, Florida 32502, hereinafter called "Lender".

**WITNESSETH:**

WHEREAS, Mortgagor previously granted unto Lender a Mortgage dated July 24, 2004, recorded in Official Records Book 5454, at Page 1905, of the Public Records of Escambia County, Florida (hereinafter the "Mortgage"); and

WHEREAS, the Mortgage encumbers certain property located in Escambia County, Florida, all as specifically set forth in the Mortgage (hereinafter the "Property"); and

WHEREAS, the Mortgage secures a mortgage note dated July 24, 2004, in the original principal amount of Sixty Thousand and NO/100 (\$60,000.00) DOLLARS (hereinafter the "Note"), which Note was executed by the Mortgagor; and

WHEREAS, the balance due and owing on the Note is the principal sum of \$60,000.00; and

WHEREAS, the Note is being amended, modified and restated, and provides for an additional advance; and

WHEREAS, the amended and restated note will be in the principal amount of THREE HUNDRED EIGHTY FOUR THOUSAND & NO/100 (\$384,000.00) DOLLARS, so the additional advance will be the amount of THREE HUNDRED TWENTY FOUR THOUSAND AND NO/100 (\$324,000.00) DOLLARS, upon which documentary stamps are being paid. The \$324,000.00 is an additional advance of the Mortgage; and

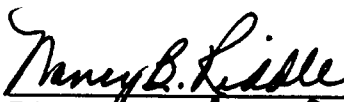
WHEREAS, Lender and Mortgagor have agreed to modify said Mortgage pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of One Dollar in hand paid by each party to the other, the mutual covenants and promises contained herein, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

- a. The preamble hereto is true and correct and incorporated herein as if fully set forth.
- b. The Mortgage is hereby amended by amending and restating the amount for Additional Advance is changed from \$120,000.00 to \$384,000.00.
- c. Except as expressly modified herein, the terms and provisions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed the day and year first above written.


Signed, sealed and delivered  
in the presence of:


  
Printed Name: NANCY B. RIDDLE

  
Printed Name: Frankie H. McDonald

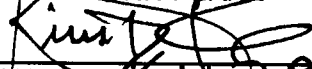
**MORTGAGOR:**  
SAVANNAH DEVELOPERS, INC.

By:   
Pamela A. Kirk, President

  
Printed Name: NANCY B. RIDDLE

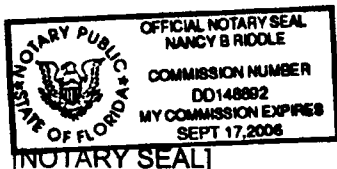
  
Printed Name: Anne Q. Turman

**MORTGAGEE:**  
BEACH COMMUNITY BANK

By:   
Printed Name: Keith D. Parks  
Title: Senior Vice President

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2005, by Pamela A. Kirk, President of Savannah Developers, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or produced Florida Driver's License as identification.



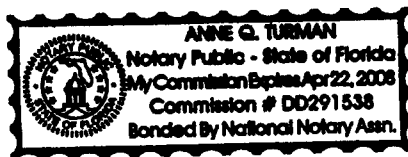
Nancy B. Riddle  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2005, by Keith D. Parks as SVP President of Beach Community Bank on behalf of the Bank. He/She is personally known to me or produced \_\_\_\_\_ as identification.

Anne Q. Turman  
NOTARY PUBLIC

[NOTARY SEAL]



This Instrument was Prepared By:  
**Richard M. Colbert, Esq.**  
BEACH TITLE SERVICES, LLC  
4 Laguna St., Ste. 101  
Ft. Walton Beach, FL 32548

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**AGREEMENT MODIFYING MORTGAGE AND SECURITY AGREEMENT**

This Agreement Modifying Mortgage and Security Agreement is made as of the date set forth below by and between **SAVANNAH DEVELOPERS, INC., a Florida corporation** (the "Mortgagor") and **BEACH COMMUNITY BANK** (the "Mortgagee") for the following uses and purposes:

**RECITALS:**

- A. Mortgagor has previously executed in favor of Mortgagee that certain Mortgage and Security Agreement dated July 24, 2004, recorded in Official Records Book 5454, Page 1905, Public Records of Escambia County, Florida, as modified by that certain Agreement Modifying and Amending Mortgage and Security Agreement and Granting Future Advance dated June 28, 2005, recorded in Official Records Book 5675, Page 1655 Public Records of Escambia County, Florida (the "Mortgage"),
- B. The Mortgage secures the indebtedness of Mortgagor to Mortgagee as evidenced by that certain Promissory Note made by Mortgagor in favor of Mortgagee dated June 28<sup>th</sup>, 2005 in the original principal amount of \$384,000 .00 (the "Existing Note").
- C. At the request of Mortgagor, Mortgagee has agreed to make an additional advance to Mortgagor in the amount of \$80,000.00 (the "Additional Advance") and Mortgagor has on even date herewith, executed that certain renewal promissory note in the original principal amount of \$464,000.00 (the "Renewal Note"); pursuant to which the indebtedness evidenced by the Existing Note and the Additional Advance is consolidated and renewed, and the parties hereunto agree to modify the Mortgage to expressly secure the Renewal Note, and to further modify the Mortgage as hereinafter described.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee hereby covenant and agree as follows:

1. **Renewal Note.** The Mortgage shall secure the obligations of Mortgagor to Mortgagee as evidenced by the Renewal Note, and all renewals thereof, together with interest thereon until paid at the rate specified therein, the said principal and interest being payable in the manner and upon the terms, provisions and conditions set forth therein.

2. **Future Advance.** The Mortgage shall also secure all extensions or renewals of the Renewal Note, such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Mortgagor(s), and also, the payment of any and all notes, liabilities, and obligations of the Mortgagor to the Mortgagee, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or raise hereafter, or be now owned or held by the Mortgagee, or be acquired hereafter, it being the intent and purpose of the Mortgagor to secure, by the Mortgage, all notes, claims, demands, liabilities and obligations which the Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Mortgagor. Provided, that the total of all amounts secured hereby shall not exceed at any one time the sum of Nine Hundred Twenty Eight Thousand and no/100 (\$928,000.00) Dollars in the aggregate; 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 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.

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



IN WITNESS WHEREOF, Mortgagor and Mortgagee have executed this Agreement Modifying Mortgage and Security Agreement effective as of this 22nd day of May, 2006.

**MORTGAGOR:**

**SAVANNAH DEVELOPERS, INC., a Florida corporation**

By: *Pamela A. Kirk*

**Pamela A. Kirk, President**

**MORTGAGEE:**

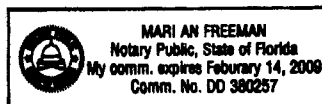
**BEACH COMMUNITY BANK**

By: *Keith D. Parks*

Its: **Senior Vice President**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of May, 2006, by Pamela A. Kirk, as President of Savannah Developers, Inc., a Florida corporation, on behalf of the Corporation, who ~~is~~ is personally known to me, or ~~he~~ has shown me Florida Drivers License as identification.



*Marian Freeman*  
NOTARY PUBLIC

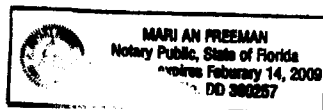
(Print/Type Name)

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of May 2006, by Keith D. Parks, the Senior Vice President of Beach Community Bank, on behalf of the Bank, who ~~is~~ is personally known to me, or ~~he~~ has shown me \_\_\_\_\_ as identification.



*Marian Freeman*  
NOTARY PUBLIC

(Print/Type Name)

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01972 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 4, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SAVANNAH DEVELOPERS INC 7465 N PALAFOX ST PENSACOLA, FL 32503	SAVANNAH DEVELOPERS INC C/O TENANTS 2977 OAK POINTE DR PENSACOLA FL 32505
BEACH COMMUNITY BANK 33 WEST GARDEN ST PENSACOLA FL 32502	MARCUS PLACE OWNERS ASSOC 2989 OAK POINTE DR PENSACOLA FL 32505

WITNESS my official seal this 4th day of June 2015.



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 July 6, 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 **KEYS FUNDING LLC - 558 US BANK** holder of **Tax Certificate No. 01972**, 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:

**LT 6 BLK A MARCUS PLACE PB 17 P 87 OR 5454 P 1903**

**SECTION 39, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040862060 (15-457)**

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

**SAVANNAH DEVELOPERS INC**

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 July, which is the **6th day of July 2015**.

Dated this 4th day of June 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.



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

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**2977 OAK POINTE DR 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**SAVANNAH DEVELOPERS INC**  
7465 N PALAFOX ST  
PENSACOLA, FL 32503

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



By:  
Emily Hogg  
Deputy Clerk

13/1972

7007 1490 0002 6736 2413

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

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

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.74</b>

**Postmark Here**  
 JUN 4 2015  
 PENSACOLA, FL DOWNTOWN STA  
 USPS 32502-9998

**Sent To**  
 SAVANNAH DEVELOPERS INC  
 [15-457]  
 C/O TENANTS  
 2977 OAK POINTE DR  
 PENSACOLA FL 32505

PS Form Instructions

7007 1490 0002 6736 2406

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

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

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 PENSACOLA, FL DOWNTOWN STA  
 USPS 32502-9998

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 [15-457]  
 7465 N PALAFOX ST  
 PENSACOLA, FL 32503

PS Form Instructions

7007 1490 0002 6736 2420

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 JUN 4 2015  
 PENSACOLA, FL DOWNTOWN STA  
 USPS 32502-9998

**Sent To**  
 BEACH COMMUNITY BANK [15-457]  
 33 WEST GARDEN ST  
 PENSACOLA FL 32502

PS Form Instructions

7007 1490 0002 6736 2437

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**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

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

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 JUN 4 2015  
 PENSACOLA, FL DOWNTOWN STA  
 USPS 32502-9998

**Sent To**  
 MARCUS PLACE OWNERS ASSOC  
 [15-457]  
 2989 OAK POINTE DR  
 PENSACOLA FL 32505

PS Form Instructions

13/1972

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<p>A. Signature x  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>SAVANNAH DEVELOPERS INC [15-457] 7465 N PALAFOX ST PENSACOLA, FL 32503</p>		<p>B. Received by (Printed Name) G. A. CLAIBORNE</p>	
		<p>C. Date of Delivery 6-5-15</p>	
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7007 1490 0002 6736 2406</p>	

PS Form 3811, July 2013

Domestic Return Receipt

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

15-451

**Document Number:** ECSO15CIV024919NON

**Agency Number:** 15-008660

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01972 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SAVANNAH DEVELOPERS INC

**Defendant:**

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

Received this Writ on 6/4/2015 at 9:42 AM and served same at 4:44 PM on 6/4/2015 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927  
R. PRESTON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT



**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

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**LT 6 BLK A MARCUS PLACE PB 17 P 87 OR 5454 P 1903**

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**SAVANNAH DEVELOPERS INC**

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 July, which is the **6th day of July 2015**.

Dated this 4th day of June 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.

**Post Property:**

**2977 OAK POINTE DR 32505**



**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**

15-457

**Document Number:** ECSO15CIV024950NON

**Agency Number:** 15-008599

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01972 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SAVANNAH DEVELOPERS INC

**Defendant:**

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

Received the above named Writ on 6/4/2015 at 9:48 AM and served the same on SAVANNAH DEVELOPERS INC at 11:30 AM on 6/10/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering 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, to LYNN MALONE, as an employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with Section 48.091, Florida Statutes, after the provisions as set forth in Section 48.081 (3) (a), Florida Statutes have been met.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*2 Jun 17*

T. ANTHONY, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

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**Personal Services:**

**SAVANNAH DEVELOPERS INC**  
7465 N PALAFOX ST  
PENSACOLA, FL 32503

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



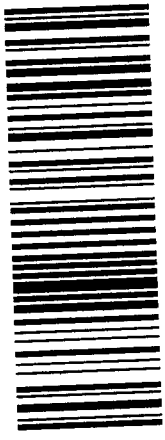
By:  
Emily Hogg  
Deputy Clerk

376 V 11-10-15

008599

CLERK O **PAM CHILDERS** ROLLER  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7007 1490 0002 6736 2413

neopost  
06/04/2015  
**US POSTAGE**  
\$06.73  
ZIP 32502  
041L11221084

2  
Am 5/15  
6/12-18

SAVANNAH DEVELOPERS INC  
[15-457]  
C/O TENANTS  
2977 OAK POINTE DR  
PENSACOLA FL 32505

322 DE 1009 0006/26/15

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32591033333 BC: 32187-10927-04-40  
325053155200333

Redeemed  
13/1972

# 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

07/06/2015 - TAX CERTIFICATE # 01972

in the CIRCUIT Court

was published in said newspaper in the issues of

JUNE 4, 11, 18, & 25 2015

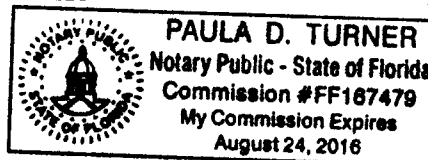
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 25TH  
JUNE A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC



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P 87 OR 5454 P 1903

SECTION 39, TOWNSHIP 1 S,  
RANGE 30 W

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(15-457)

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

By: Emily Hogg  
Deputy Clerk

oaw-2w-06-04-11-18-25-2015