

DR-512
R.05/88

Application Number: 140632

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154**

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
5347.0000	09-0476-000	06/01/2012	BEG 100 FT S AND 1406 FT E OF NW COR OF SEC E 200 FT SLY 800 FT WLY 200 FT NLY 800 FT TO POB PLAT DB 67 P 345 OR 5695 P 815

2013 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.

rmctl2013 (Matt Sheehan)

Applicant's Signature

07/07/2014

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140632

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5347.0000**, issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-0476-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
SAVANNAH DEVELOPERS INC
7465 N PALAFOX ST
PENSACOLA, FLORIDA 32503

Legal Description:

BEG 100 FT S AND 1406 FT E OF NW COR OF SEC E 200 FT SLY 800 FT WLY 200 FT NLY 800 FT TO POB PLAT DB 67 P 345 OR 5695 P 815

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	4876.0000	06/01/13	\$7,121.67	\$0.00	\$356.08	\$7,477.75
2012	5347.0000	06/01/12	\$7,150.59	\$0.00	\$929.58	\$8,080.17

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	4517.0000	06/01/14	\$6,384.25	\$6.25	\$319.21	\$6,709.71

- 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

\$22,267.63
\$0.00
\$250.00
\$75.00
\$22,592.63
\$22,592.63
\$12.50

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA


By

Date of Sale:

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

EXHIBIT "A"

PARCEL 1:



COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AND RUNNING EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, 1406 FEET, THENCE RUN SOUTHERLY 100 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE WEST NINE MILE ROAD TO POINT OF BEGINNING, THENCE RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE WEST NINE MILE ROAD 200 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 800 FEET; THENCE RUN WESTERLY AT RIGHT ANGLES 200 FEET, THENCE RUN NORTHERLY AT RIGHT ANGLES 800 FEET TO THE POINT OF BEGINNING. ALL BEING IN ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

Commencing at the Northwest corner of the Northwest 1/4 of Section 12, Township 1 South, Range 31 West; thence run Easterly along the North line of the Northwest 1/4 of Section 12, Township 1 South, Range 31 West, 1206 feet to a point; thence Southerly at right angles 100 feet to a point in the South right-of-way line of West Nine Mile Road for the point of beginning; thence Easterly with the South right-of-way line of West Nine Mile Road 200 feet; thence Southerly at right angles 800 feet; thence Westerly at right angles 200 feet; thence Northerly at right angles 800 feet to the Point of Beginning. All lying and being in the Northwest 1/4 of Section 12, Township 1 South, Range 31 West, Escambia County, Florida.

With Copy to:

Richard M. Colbert, Esq.
Beach Title Services, LLC
4 Laguna St., Ste. 101
Ft. Walton Beach, FL 32548

(c) **Record Owner of Real Estate
described on Exhibit A hereto:**

MORTGAGOR

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

MORTGAGOR:

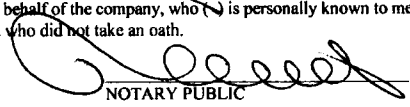
SAVANNAH DEVELOPERS, INC., a Florida corporation

By: 
Donald Moore, President

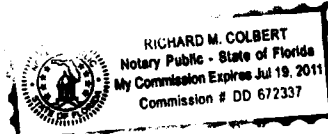
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30TH day of December, 2009, by Donald Moore as President of Savannah Developers, Inc., a Florida corporation on behalf of the company, who ☒ is personally known to me or () who have shown me _____ as identification and who did not take an oath.


NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

G:\documents\closings\lcb\allstate employee credit mortgage



Loan Documents, or in any of the Other Indebtedness Instruments; (d) releases any part of the Mortgaged Property from this Mortgage or otherwise changes any of the terms of this Mortgage, the Note, any of the other Loan Documents or the Other Indebtedness Instruments; (e) consents to the filing of any map, plat, or replat of or consents to the granting of any easement on, all or any part of the Mortgaged Property; or (f) makes or consents to any agreement subordinating the priority of this Mortgage, any such act or omission shall not release, discharge, modify, change, or affect the original liability under this Mortgage, the Note, the other Loan Documents, or the Other Indebtedness Instruments of the Mortgagor or any subsequent purchaser of the Mortgaged Property or any part thereof, or any maker, co-signer, endorser, surety or guarantor; nor shall any such act or omission preclude the Lender from exercising any right, power or privilege herein granted or intended to be granted in the event of any other default then made or of any subsequent default, nor, except as otherwise expressly provided in an instrument or instruments executed by the Lender shall the provisions of this Mortgage be altered thereby. In the event of the sale or transfer by operation of law or otherwise of all or any part of the Mortgaged Property, the Lender, without notice to any person, corporation or other entity (except notice shall be given to Mortgagor so long as Mortgagor remains liable under the Note, this Mortgage or any of the other Loan Documents) hereby is authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the indebtedness secured hereby, or with reference to any of the terms or conditions hereof, or of the other Loan Documents, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder.

4.14 Discontinuance of Proceedings C Position of Parties Restored. In case the Lender shall have proceeded to enforce any right or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Lender, then and in every such case the Mortgagor and the Lender shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of the Lender shall continue as if no such proceeding had been taken.

4.15 Remedies Cumulative. No right, power, or remedy conferred upon or reserved to the Lender by this Mortgage is intended to be exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder, or under the Note, any of the other Loan Documents, the Other Indebtedness Instruments or now or hereafter existing at law or in equity or by statute.

4.16 Notice of Defaults Under the Loan Documents and Other Credit Arrangements. Mortgagor shall give prompt notice to Lender of any defaults by Mortgagor under this Mortgage or any of the other Loan Documents, and of any notice of default received by Mortgagor under any other credit arrangement of Mortgagor.

ARTICLE V MISCELLANEOUS

5.01 Binding Effect. Wherever in this Mortgage one of the parties hereto is named or referred to, the heirs, administrators, executors, successors, assigns, distributees, and legal and personal representatives of such party shall be included, and all covenants and agreements contained in this Mortgage by or on behalf of the Mortgagor or by or on behalf of Lender shall bind and inure to the benefit of their respective heirs, administrators, executors, successors, assigns, distributees, and legal and personal representatives, whether so expressed or not. Notwithstanding the foregoing, the Mortgagor shall not be entitled to assign any of its rights, titles, and interests hereunder, or to delegate any of its obligations, liabilities, duties, or responsibilities hereunder, and will not permit any such assignment or delegation to occur (voluntarily or involuntarily, or directly or indirectly), without the prior written consent of the Lender.

5.02 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof. "Herein," "hereby," "hereunder," "hereof," and other equivalent words or phrases refer to this Mortgage and not solely to the particular portion thereof in which any such word or phrase is used, unless otherwise clearly indicated by the context.

5.03 Gender; Number. Whenever the context so requires, the masculine includes the feminine and neuter, the singular includes the plural, and the plural includes the singular.

5.04 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage, in the Note, in any of the other Loan Documents, or in the Other Indebtedness Instruments shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein, and in the Note, in the other Loan Documents and in the Other Indebtedness Instruments shall be in no way affected, prejudiced or disturbed thereby.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness Instruments, such reference shall include all renewals, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a sealed instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

(a)	Name of Mortgagor (Debtor): Address of Mortgagor:	SAVANNAH DEVELOPERS, INC. P.O. Box 10038 Pensacola, FL 32524
(b)	Name of Mortgagee (Secured Party): Address of Mortgagee:	BEACH COMMUNITY BANK P.O. Box 4400 Ft. Walton Beach, FL 32548 Attn: Brian Bell, Sr. Vice President

This Instrument was Prepared By:
RICHARD M. COLBERT, ESQUIRE
BEACH TITLE SERVICES, LLC
4 Laguna St., Ste. 101
Ft. Walton Beach, FL 32548

120.50
1750.00
1000.00
2870.50

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS
AND LEASES AND SECURITY AGREEMENT (FLORIDA)**

THIS INDENTURE (herein this "Mortgage") made effective the 30TH day of December, 2009, by and between and **SAVANNAH DEVELOPERS, INC.**, a Florida corporation (hereinafter called the **Mortgagor** "in favor of **BEACH COMMUNITY BANK** (hereinafter called the "Mortgagee").

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

W I T N E S S E T H:

WHEREAS, Allstates Employer Services, Inc., a Florida corporation (the "Borrower") is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of **\$500,000.00**, or so much as may from time to time be disbursed thereunder, as evidenced by a promissory note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same may be constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto and made a part hereof (the "Land");
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and Improvements;

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION: (OFFICIAL RECORDS BOOK 2145, PAGE 143)
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AND RUNNING EAST
ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12,
1406 FEET, THENCE RUN SOUTHERLY 100 FEET TO THE SOUTH RIGHT-OF-
WAY LINE OF THE WEST NINE MILE ROAD TO POINT OF BEGINNING, THENCE
RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE WEST NINE MILE
ROAD 200 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 800 FEET; THENCE
RUN WESTERLY AT RIGHT ANGLES 200 FEET; THENCE RUN NORTHERLY AT
RIGHT ANGLES 800 FEET TO THE POINT OF BEGINNING. ALL BEING IN
ESCAMBIA COUNTY, FLORIDA.

This Document Prepared By and Return to:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

Parcel ID Number: 12-1S-31-1100-005-003

Warranty Deed

This Indenture, Made this 27th day of July, 2005 A.D., Between
Eddie L. Glass and Linda P. Glass, husband and wife

of the County of Escambia, State of Florida, grantors, and
Savannah Developers, Inc., a corporation existing under the laws of the
State of Florida
whose address is: 7465 North Palafox Street, Pensacola, FL 32503

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED EXHIBIT "A".

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2004.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Donald C. Neal
Printed Name: DONALD C. NEAL
Witness

Lisa Novatka
Printed Name: Lisa Novatka
Witness

Eddie L. Glass (Seal)
P.O. Address: 6116 Siguenza Drive, Pensacola, FL 32507

Linda P. Glass (Seal)
Linda P. Glass
P.O. Address: 6116 Siguenza Drive, Pensacola, FL 32507

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27th day of July, 2005 by
Eddie L. Glass and Linda P. Glass, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

Lisa Novatka
Printed Name: LISA NOVATKA
Notary Public MY COMMISSION # DD-374487
My Commission Expires: EXPIRES: January 4, 2008
Bonded Third Degree Notary Services

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: 4-6-2015

TAX ACCOUNT NO.: 09-0476-000

CERTIFICATE NO.: 2012-5347

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.

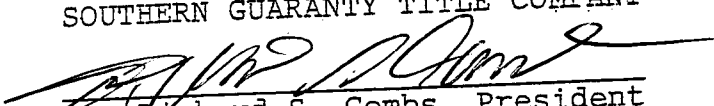
Savannah Developers, Inc.
7465 N. Palafox St.
Pensacola, FL 32503
and
P.O. Box 10038
Pensacola, FL 32524

Beach Community Bank
P.O. Box 4400
Ft. Walton Beach, FL 32548

Unknown Tenants
2023 W. Nine Mile Rd.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11865

January 20, 2015

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

1. That certain mortgage executed by Savannah Developers, Inc. in favor of Beach Community Bank dated 12/30/2009 and recorded 01/05/2010 in Official Records Book 6547, page 666 of the public records of Escambia County, Florida, in the original amount of \$500,000.00.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$379,845.00. Tax ID 09-0476-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11865

January 20, 2015

121S311100005003 - Full Legal Description

BEG 100 FT S AND 1406 FT E OF NW COR OF SEC E 200 FT SLY 800 FT WLY 200 FT NLY 800 FT TO POB PLAT
DB 67 P 345 OR 5695 P 815

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.: 11865

January 20, 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 01-16-1995, through 01-16-2015, 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: 

January 20, 2015

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 April 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 **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 05347**, issued the **1st day of June, A.D., 2012** 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:

BEG 100 FT S AND 1406 FT E OF NW COR OF SEC E 200 FT SLY 800 FT WLY 200 FT NLY 800 FT TO POB PLAT DB 67 P 345 OR 5695 P 815

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090476000 (15-286)

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

Dated this 5th day of March 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:

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

WARNING

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

Dated this 5th day of March 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:

2023 W NINE MILE RD 32534



**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 April 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 **CAPITAL ONE AS COLL ASSN RMCTL2013** holder of **Tax Certificate No. 05347**, issued the 1st day of **June, A.D., 2012** 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:

BEG 100 FT S AND 1406 FT E OF NW COR OF SEC E 200 FT SLY 800 FT WLY 200 FT NLY 800 FT TO POB PLAT DB 67 P 345 OR 5695 P 815

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090476000 (15-286)

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

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05347 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 5, 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 PO BOX 10038 PENSACOLA FL 32524
SAVANNAH DEVELOPERS INC C/O TENANTS 2023 W NINE MILE RD PENSACOLA FL 32534	BEACH COMMUNITY BANK PO BOX 4400 FT WALTON BEACH FL 32548

WITNESS my official seal this 5th day of March 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

12/5347

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BEACH COMMUNITY BANK [15-286]
PO BOX 4400
FT WALTON BEACH FL 32548

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5657

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Chelsey S

☐ Agent☐ Addressee

B. Received by (Printed Name)

Chelsey Sharon

C. Date of Delivery

3/6/15

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

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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1. Article Addressed to:

SAVANNAH DEVELOPERS INC
[15-286]
7465 N PALAFOX ST
PENSACOLA, FL 32503

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5626

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

H. Malone

☐ Agent☐ Addressee

B. Received by (Printed Name)

H. Malone

C. Date of Delivery

3/6/15

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

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SAVANNAH DEVELOPERS INC
[15-286]
PO BOX 10038
PENSACOLA FL 32524

2. Article Number

(Transfer from service label)

7008 1830 0000 0237 5633

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

H. Malone

☐ Agent☐ Addressee

B. Received by (Printed Name)

H. Malone

C. Date of Delivery

3/10/15

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

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

12/5347

7008 1830 0000 0237 5645

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here
PENSACOLA, FL DOWNTOWN STA
MAR 5 2015
USPS 32502-9998

Sent To
SAVANNAH DEVELOPERS INC
[15-286]
C/O TENANTS
2023 W NINE MILE RD
PENSACOLA FL 32534

PS Form 38

7008 1830 0000 0237 5657

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here
PENSACOLA, FL DOWNTOWN STA
MAR 5 2015
USPS 32502-9998

Sent To
BEACH COMMUNITY BANK [15-286]
PO BOX 4400
FT WALTON BEACH FL 32548

PS Form

7008 1830 0000 0237 5626

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Postmark Here
PENSACOLA, FL DOWNTOWN STA
MAR 5 2015
USPS 32502-9998

Sent To
SAVANNAH DEVELOPERS INC
[15-286]
7465 N PALAFOX ST
PENSACOLA, FL 32503

PS Form 38

7008 1830 0000 0237 5637

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here
PENSACOLA, FL DOWNTOWN STA
MAR 5 2015
USPS 32502-9998

Sent To
SAVANNAH DEVELOPERS INC
[15-286]
PO BOX 10038
PENSACOLA FL 32524

PS Form 38

WARNING

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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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

15-286

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO15CIV009819NON

Agency Number: 15-005471

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #05347 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: SAVANNAH DEVELOPERS INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received the above named Writ on 3/5/2015 at 9:34 AM and served the same on SAVANNAH DEVELOPERS INC at 10:02 AM on 3/6/2015 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 Feb 9 17
T. ANTHONY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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Post Property:

2023 W NINE MILE RD 32534



**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

15-286

Document Number: ECSO15CIV009794NON

Agency Number: 15-005513

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05347 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SAVANNAH DEVELOPERS INC

Defendant:

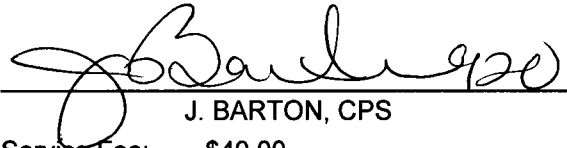
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/5/2015 at 9:35 AM and served same at 10:52 AM on 3/10/2015 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


J. BARTON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



7008 1830 0000 0237 5640

neopost

03/05/2015

US POSTAGE

\$06.48

FIRST CLASS MAIL



ZIP 32502

041L11221084

SAVANNAH DEVELOPERS INC

[15-286]

C/O TENANTS
2023 W NINE MILE RD
PENSACOLA FL 32534

NIXIE

322 DE 1009

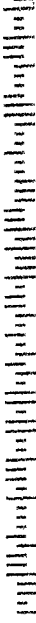
0003/14/15

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

3250419927 R003
3250205833

BC: 32502583335

*2187-11684-05-41



12/5347

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-0476-000		SEE BELOW	06	121S31-1100-005-003

REAL ESTATE 2014 56999.0000
 PRIOR YEARS TAXES DUE
 SAVANNAH DEVELOPERS INC
 7465 N PALAFOX ST
 PENSACOLA FL 32503

2023 W NINE MILE RD
 BEG 100 FT S AND 1406 FT E
 OF NW COR OF SEC E 200 FT
 SLY 800 FT WLY 200 FT NL
 TD TAX DEED APPLICATION-See Tax Roll For Full Legal Description

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	379,845		379,845	2,513.24
PUBLIC SCHOOLS					
By Local Board	2.0850	379,845		379,845	791.98
By State Law	5.2370	379,845		379,845	1,989.25
WATER MANAGEMENT	0.0390	379,845		379,845	14.81
SHERIFF	0.6850	379,845		379,845	260.19
M.S.T.U. LIBRARY	0.3590	379,845		379,845	136.36
TOTAL MILLAGE 15.0215 AD VALOREM TAXES					5,705.83

12/5347

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE - 595-4960		11.09
NON-AD VALOREM ASSESSMENTS		11.09

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

5,716.92

**PAY ONLY
 ONE AMOUNT**

See reverse side for
 important information

If Paid By Please Pay	Mar 31 2015 \$5,716.92	Apr 30 2015 \$5,888.43			
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AMOUNT
 DUE
 IF PAID
 BY

JANET HOLLEY, CFC
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-0476-000		SEE ABOVE	06	121S31-1100-005-003

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 7465 N PALAFOX ST
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2023 W NINE MILE RD
 BEG 100 FT S AND 1406 FT E
 OF NW COR OF SEC E 200 FT
 SLY 800 FT WLY 200 FT NL

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312 (850) 438-6500 Ext. 3252

If Paid By Please Pay	Mar 31 2015 \$5,716.92	Apr 30 2015 \$5,888.43			
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RETURN WITH
 PAYMENT

0000000000 0000571692 0000000569990000 0001 7

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

04/06/2015 - TAX CERTIFICATE # 05347

in the CIRCUIT Court
was published in said newspaper in the issues of

MARCH 5, 12, 19 & 26, 2015

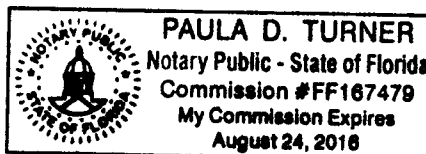
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 26TH DAY OF
MARCH A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC



221

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE AS COLL ASSN RMCTL2013 holder of Tax Certificate No. 05347, issued the 1st day of June, A.D., 2012 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:

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

By: Emily Hogg
Deputy Clerk

oaw-4w-03-05-12-19-26-2015