

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
May 21, 2014 / 140421**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 11107.0000** , 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: 15-3880-000**

Certificate Holder:
TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, FLORIDA 33601

Property Owner:
NEW DIMENSIONS CHRISTIAN CENTER INC
3201 W NAVY BLVD
PENSACOLA , FLORIDA 32505

Legal Description:

FRAC LTS 1 TO 5 S OF HWY & ALL LTS 7 TO 12 & VAC ALLEYWAY LYING S OF LTS 1 TO 5 & N OF LTS 7 TO 12 BLK 11 PETTERSEN ADDN ORD #34-50 & WLY 1/2 OF VAC ...

See attachment for full legal description.

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
2012	11107.0000	06/01/12	\$1,911.15	\$0.00	\$563.79	\$2,474.94

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	10147.0000	06/01/13	\$1,911.15	\$6.25	\$95.56	\$2,012.96

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 (2013)
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

\$4,487.90
\$0.00
\$1,794.81
\$250.00
\$75.00
\$6,607.71
\$6,607.71
\$6.25

*Done this 21st day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *Flenda Mahuron*

Date of Sale: *January 5, 2015*

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

5/21/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 15-3880-000

May 28, 2014
Tax Year: 2011
Certificate Number: 11107.0000

FRAC LTS 1 TO 5 S OF HWY & ALL LTS 7 TO 12 & VAC ALLEYWAY LYING S OF LTS 1 TO 5 & N OF LTS 7 TO 12 BLK 11 PETERSEN ADDN ORD #34-50 & WLY 1/2 OF VAC CLINTON ST ADJ LTS 1 & 12 & NLY 1/2 OF VAC REYMARDE ST ADJ LTS 7 TO 12 ORD #22-85 & BEG AT SW COR OF LT 7 BLK 11 PETERSEN ADDN S 0 DEG 0 MIN 18 SEC W 37 50/100 FT FOR POB S 86 DEG 59 MIN 23 SEC E 330 FT S 2 DEG 53 MIN 32 SEC W 57 17/100 FT N 87 DEG 2 MIN 1 SEC W 330 44/100 FT N 2 DEG 59 MIN 35 SEC E 56 96/100 FT TO POB OR 6410 P 465

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, Florida, 33601**

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
11107.0000	15-3880-000	06/01/2012	FRAC LTS 1 TO 5 S OF HWY & ALL LTS 7 TO 12 & VAC ALLEYWAY LYING S OF LTS 1 TO 5 & N OF LTS 7 TO 12 BLK 11 PETERSEN ADDN ORD #34-50 & WLY 1/2 OF VAC CLINTON ST ADJ LTS 1 & 12 & NLY 1/2 OF VAC REYMARDE ST ADJ LTS 7 TO 12 ORD #22-85 & BEG AT SW COR OF LT 7 BLK 11 PETERSEN ADDN S 0 DEG 0 MIN 18 SEC W 37 50/100 FT FOR POB S 86 DEG 59 MIN 23 SEC E 330 FT S 2 DEG 53 MIN 32 SEC W 57 17/100 FT N 87 DEG 2 MIN 1 SEC W 330 44/100 FT N 2 DEG 59 MIN 35 SEC E 56 96/100 FT TO POB OR 6410 P 465

2013 TAX ROLL

NEW DIMENSIONS CHRISTIAN CENTER INC
3201 W NAVY BLVD
PENSACOLA , Florida 32505

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.

tc12llc (Jon Franz)
Applicant's Signature

05/21/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

15.019

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11582

October 3, 2014

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 10-03-1994, through 10-03-2014, and said search reveals the following:

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

New Dimensions Christian Center, 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: 

October 3, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11582

October 3, 2014

000S009090001011 - Full Legal Description

FRAC LTS 1 TO 5 S OF HWY & ALL LTS 7 TO 12 & VAC ALLEYWAY LYING S OF LTS 1 TO 5 & N OF LTS 7 TO 12 BLK 11 PETERSEN ADDN ORD #34-50 & WLY 1/2 OF VAC CLINTON ST ADJ LTS 1 & 12 & NLY 1/2 OF VAC REYMARDE ST ADJ LTS 7 TO 12 ORD #22-85 & BEG AT SW COR OF LT 7 BLK 11 PETERSEN ADDN S 0 DEG 0 MIN 18 SEC W 37 50/100 FT FOR POB S 86 DEG 59 MIN 23 SEC E 330 FT S 2 DEG 53 MIN 32 SEC W 57 17/100 FT N 87 DEG 2 MIN 1 SEC W 330 44/100 FT N 2 DEG 59 MIN 35 SEC E 56 96/100 FT TO POB OR 6410 P 465

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11582

October 3, 2014

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

1. That certain mortgage executed by New Dimensions Christian Center, Inc. in favor of Beach Community Bank dated 12/16/2008 and recorded 12/29/2008 in Official Records Book 6410, page 468 of the public records of Escambia County, Florida, in the original amount of \$816,000.00.
2. That certain mortgage executed by New Dimensions Christian Center, Inc. in favor of CDT of Pensacola, Inc. dated 12/16/2008 and recorded 12/29/2008 in Official Records Book 6410, page 477 of the public records of Escambia County, Florida, in the original amount of \$350,000.00.
3. Tax Lien filed by IRS recorded in O.R. Book 6844, page 1613, and O.R. Book 6869, page 460.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$532,052.00. Tax ID 15-3880-000.

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: 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: 1-5-2015

TAX ACCOUNT NO.: 15-3880-000

CERTIFICATE NO.: 2012-11107

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.

New Dimensions Christian Center, Inc.
3201 W. Navy Blvd.
Pensacola, FL 32505
and P.O. Box 4806
Pensacola, FL 32507

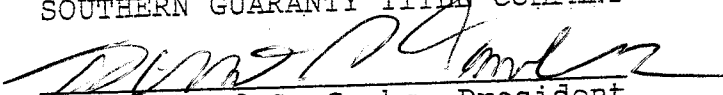
CDT of Pensacola, Inc.
450 Van Pelt Lane
Pensacola, FL 32505

Beach Community Bank
33 W. Garden St.
Pensacola, FL 32502
and P.O. Box 4400
Ft. Walton Beach, FL 32549

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Certified and delivered to Escambia County Tax Collector,
this 6th day of October, 2014.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

27.50
8050.00
80770.00

Prepared by and return to:
Deedra L. Lamy
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 08-5719

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of December, 2008 between CDT of Pensacola, Inc., a Florida Corporation whose post office address is 450 Van Pelt Lane, Pensacola, FL 32505, grantor, and New Dimensions Christian Center, Inc., a Florida corporation whose post office address is Post Office Box 4806, Pensacola, FL 32507, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 000S00-9090-001-011


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

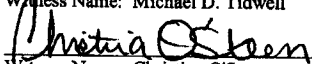
To Have and to Hold, the same in fee simple forever.

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, 2008.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Michael D. Tidwell


Witness Name: Christina O'Steen

CDT Of Pensacola, Inc.
By: 

Clyde J. Patroni, President

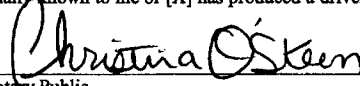
(Corporate Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 16th day of December, 2008 by Clyde J. Patroni of CDT Of Pensacola, Inc., on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]





Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit "A"

PARCEL 1:

Lots 1 thru 12 inclusive, Block 11, Petterson's Addition, according to the map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906, and that portion of the vacated right of way of Reymarde Street (9th Street, 75 foot right of way) according to Ordinance 59-50 of the City of Pensacola, Escambia County, Florida, and that portion of Clinton Street (60 foot right of way) and Reymarde Street more particularly described as follows: Beginning at the Southwest corner of Lot 7, Block 11, of the aforesaid Petterson's Addition; thence proceed South 86 degrees 59 minutes 23 seconds East along the North right of way line of the aforesaid Reymarde Street a distance of 300.00 feet to the West right of way line of the aforesaid Clinton Street; thence proceed North 03 degrees 00 minutes 37 seconds East along the said West right of way line a distance of 220.42 feet to a point on the curved South right of way line of Navy Boulevard (184.74 foot right of way), said curve being concave Southeasterly, having a radius of 5629.65 feet, a central angle of 00 degrees 18 minutes 45 seconds, a tangent distance of 15.35 feet, a chord bearing and distance of North 80 degrees 49 minutes 10 seconds East, 30.69 feet; thence proceed along the arc of said curve a distance of 30.69 feet to a point on the centerline of Clinton Street; thence proceed South 02 degrees 53 minutes 32 seconds West along the centerline of Clinton Street a distance of 264.40 feet to the centerline of Reymarde Street; thence departing said centerline line of Clinton Street, proceed North 86 degrees 59 minutes 23 seconds West along said centerline of Reymarde Street a distance of 330.00 feet to a point on the Easterly right of way line of Myrick Street (Hancock Street 60 foot right of way); thence proceed North 03 degrees 00 minutes 18 seconds East along said Easterly right of way line a distance of 37.50 feet to the Point of Beginning. Situated in Section 40, Township 2 South, Range 30 West, Escambia County, Florida.

Which description is intended to, and does include, the 20 foot wide vacated alley that lies South of Lots 1 thru 6, inclusive, Block 11, and North of Lots 7 thru 12, inclusive, Block 11, of Petterson's Addition, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906, as vacated by Ordinance No. 34-50 of the said City of Pensacola, and which is shown on that survey by Northwest Florida Engineering and Surveying, Inc. dated January 19, 2000, and shown as Project No. 9758-00.

PARCEL 2:

Commence at the Southwest corner of Lot 7, Block 11, Petterson's Addition, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906; thence go South 00 degrees 00 minutes 18 seconds West a distance of 37.50 feet to the Point of Beginning; thence go South 86 degrees 59 minutes 23 seconds East a distance of 330.00 feet; thence go South 02 degrees 53 minutes 32 seconds West a distance of 57.17 feet; thence go North 87 degrees 02 minutes 01 seconds West a distance of 330.44 feet; thence go North 02 degrees 59 minutes 35 seconds East a distance of 56.96 feet to the aforesaid Point of Beginning. Situated in Section 40, Township 2 South, Range 30 West, Escambia County, Florida.

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclosed to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. 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 th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: 3201 W. Navy Blvd., Pensacola, FL 32505

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.


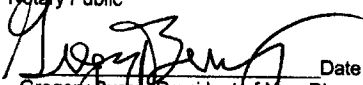
This form completed by:

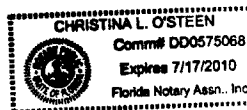
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501


Date 12 /16/ 2008
Clyde J. Patroni, President of CDT Of Pensacola, Inc.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of December , 2008 by Clyde J. Patroni, President of CDT of Pensacola, Inc., a Florida Corporation who are personally known to me of have produced a driver's license as identification.


Notary Public

Date 12 / 16/ 2008
Gregory Burns, President of New Dimensions Christian Center, Inc.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of December , 2008 by Gregory Burns, President of New Dimensions Christian Center, Inc., a Florida corporation who are personally known to me or has produced a driver's license as identification.


Notary Public



9pgs
78.00
2856.00
1632.00
4566.00

This document was prepared by Beach Community Bank
33 W. Garden Street Pensacola, FL 32502

State of Florida's Documentary Stamp Tax required by law in
the amount of \$ 2,858.00 has been paid to the Clerk of
the Circuit Court (or the County Comptroller, if applicable) for
the County of ESCAMBIA, State of Florida.

08-5719

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL
BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 750,638.71, TOGETHER WITH ACCRUED
INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS
MORTGAGE.
 IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE
ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE
ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

State of Florida _____ Space Above This Line For Recording Data _____

REAL ESTATE MORTGAGE
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage is 12-16-2008. The parties and their addresses are:
MORTGAGOR:

NEW DIMENSIONS CHRISTIAN CENTER, INC., CORPORATION
P O BOX 4806
PENSACOLA, FL 32507

Refer to the Addendum which is attached and incorporated herein for additional Mortgages.

LENDER: Beach Community Bank
Organized and existing under the laws of the state of Florida
P.O. Box 4400
Ft. Walton Beach, FL 32549

2. **MORTGAGE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure
the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following
described property:

AS DESCRIBED ON LEGAL EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

The property is located in ESCAMBIA (County) at 3201 W NAVY BLVD
_____, PENSACOLA (City), Florida 32505 (Zip Code)
(Address)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all
diversion payments or third party payments made to crop producers, and all existing and future improvements,
structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described
above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells,
water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated
with the Property, however established.

3. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:

A. The initial indebtedness secured by this Mortgage is the debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.):

BEACH COMMUNITY BANK PROMISSORY NOTE OF EVEN DATE IAO \$818,000.00 INO NEW DIMENSIONS CHRISTIAN CENTER INC. LOAN #4001057700.

- B. All future advances made within 20 years from the date of this Mortgage from Lender to Mortgagor or other future obligations of Mortgagor to Lender pursuant to Section 4 of this Mortgage under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt.
- C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Mortgage, plus interest at the highest rate in effect, from time to time, as provided in the Evidence of Debt.
- E. Mortgagor's performance under the terms of any instrument evidencing a debt by Mortgagor to Lender and any Mortgage securing, guarantying, or otherwise relating to the debt.

If more than one person signs this Mortgage as Mortgagor, each Mortgagor agrees that this Mortgage will secure all future advances and future obligations described above that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. This Mortgage will not secure any other debt if Lender fails, with respect to such other debt, to make any required disclosure about this Mortgage or if Lender fails to give any required notice of the right of rescission.

- 4. **MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES.** The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed \$ 1,800,000.00 . This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.
- 5. **PAYMENTS.** Mortgagor agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.
- 6. **WARRANTY OF TITLE.** Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.
- 7. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagor may have against parties who supply labor or materials to improve or maintain the Property.
- 8. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property and that may have priority over this Mortgage, Mortgagor agrees:
 - A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
 - C. Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.
- 9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of any lien, encumbrance, transfer, or sale, or contract for any of these on the Property. However, if the Property includes Mortgagor's residence, this section shall be subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term "Property" also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
- 10. **TRANSFER OF AN INTEREST IN THE MORTGAGOR.** If Mortgagor is an entity other than a natural person (such as a corporation or other organization), Lender may demand immediate payment if (1) a beneficial interest in Mortgagor is sold

the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

30. OTHER TERMS. If checked, the following are applicable to this Mortgage:

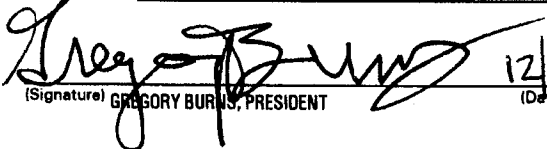
- Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
- Separate Assignment.** The Mortgagor has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Security Instrument's "Assignment of Leases and Rents" section.
- Additional Terms.**

IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ 750,838.71 . TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.


IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

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

Entity Name: NEW DIMENSIONS CHRISTIAN CENTER, INC.

 12/16/08
 (Signature) GREGORY BURNS, PRESIDENT (Date)

(Signature) _____ (Date)


 (Witness) Christina D'Steen

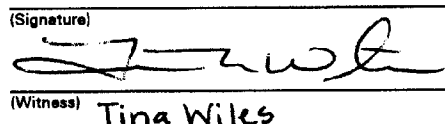

 (Witness) Tina Wiles

Exhibit "A"

PARCEL 1:

Lots 1 thru 12 inclusive, Block 11, Petterson's Addition, according to the map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906, and that portion of the vacated right of way of Reymarde Street (9th Street, 75 foot right of way) according to Ordinance 59-50 of the City of Pensacola, Escambia County, Florida, and that portion of Clinton Street (60 foot right of way) and Reymarde Street more particularly described as follows: Beginning at the Southwest corner of Lot 7, Block 11, of the aforesaid Petterson's Addition; thence proceed South 86 degrees 59 minutes 23 seconds East along the North right of way line of the aforesaid Reymarde Street a distance of 300.00 feet to the West right of way line of the aforesaid Clinton Street; thence proceed North 03 degrees 00 minutes 37 seconds East along the said West right of way line a distance of 220.42 feet to a point on the curved South right of way line of Navy Boulevard (184.74 foot right of way), said curve being concave Southeasterly, having a radius of 5629.65 feet, a central angle of 00 degrees 18 minutes 45 seconds, a tangent distance of 15.35 feet, a chord bearing and distance of North 80 degrees 49 minutes 10 seconds East, 30.69 feet; thence proceed along the arc of said curve a distance of 30.69 feet to a point on the centerline of Clinton Street; thence proceed South 02 degrees 53 minutes 32 seconds West along the centerline of Clinton Street a distance of 264.40 feet to the centerline of Reymarde Street; thence departing said centerline line of Clinton Street, proceed North 86 degrees 59 minutes 23 seconds West along said centerline of Reymarde Street a distance of 330.00 feet to a point on the Easterly right of way line of Myrick Street (Hancock Street 60 foot right of way); thence proceed North 03 degrees 00 minutes 18 seconds East along said Easterly right of way line a distance of 37.50 feet to the Point of Beginning. Situated in Section 40, Township 2 South, Range 30 West, Escambia County, Florida.

Which description is intended to, and does include, the 20 foot wide vacated alley that lies South of Lots 1 thru 6, inclusive, Block 11, and North of Lots 7 thru 12, inclusive, Block 11, of Petterson's Addition, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906, as vacated by Ordinance No. 34-50 of the said City of Pensacola, and which is shown on that survey by Northwest Florida Engineering and Surveying, Inc. dated January 19, 2000, and shown as Project No. 9758-00.

PARCEL 2:

Commence at the Southwest corner of Lot 7, Block 11, Petterson's Addition, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906; thence go South 00 degrees 00 minutes 18 seconds West a distance of 37.50 feet to the Point of Beginning; thence go South 86 degrees 59 minutes 23 seconds East a distance of 330.00 feet; thence go South 02 degrees 53 minutes 32 seconds West a distance of 57.17 feet; thence go North 87 degrees 02 minutes 01 seconds West a distance of 330.44 feet; thence go North 02 degrees 59 minutes 35 seconds East a distance of 56.96 feet to the aforesaid Point of Beginning. Situated in Section 40, Township 2 South, Range 30 West, Escambia County, Florida.

5 pgs
44.00
1225.00
700.00

1969.00

Prepared by and return to:
Deedra L. Lamy
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 08-5719

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this **December 16, 2008** by and between **New Dimensions Christian Center, Inc.**, a Florida corporation whose address is **Post Office Box 4806, Pensacola, FL 32507**, hereinafter called the **Mortgagor**, and **CDT of Pensacola, Inc.**, a Florida Corporation whose address is **450 Van Pelt Lane, Pensacola, FL 32505**, hereinafter called the **Mortgagee**:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said **Mortgagor**, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said **Mortgagee**, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

See Attached Exhibit "A"

And the said **Mortgagor** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said **Mortgagor**, his successors or assigns, shall pay unto the said **Mortgagee**, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and **Mortgagor** shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that **Mortgagee** may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the **Mortgagee** as loss payees, and to furnish **Mortgagee** with a copy of all current policies. If **Mortgagor** does not provide **Mortgagee** with copies of the policies showing **Mortgagee** as loss payees after 14 days written demand by **Mortgagee**, then **Mortgagee** may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, **Mortgagee**, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit **Mortgagor** to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss **Mortgagor** shall give immediate notice to **Mortgagee**.

Initials:


DoubleTimes

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.


This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

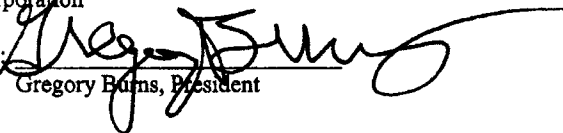
Executed at Escambia County, Florida on the date written above.

Signed, sealed and delivered in the presence of:


 Witness Name: Christina Osteen


 Witness Name: Jenni L. Walters

New Dimensions Christian Center, Inc., a Florida corporation

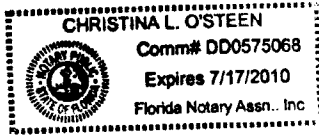
By: 
 Gregory Burns, President

(Corporate Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 16th day of December, 2008 by Gregory Burns of New Dimensions Christian Center, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Christina O'Steen
Notary Public

Printed Name: Christina O'Steen

My Commission Expires: _____

Exhibit "A"

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PROMISSORY NOTE

\$350,000.00

December 16, 2008
Pensacola, Escambia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of **CDT of Pensacola, Inc., a Florida Corporation** at **450 Van Pelt Lane, Pensacola, FL 32505** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)** with interest from the date hereof, at the rate of **Eight percent (8 %)** per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of **\$4,246.47** representing a payment of principal and interest shall be due and payable on **January 16, 2009**, and on the **16th** day of each month thereafter until **December 16, 2018**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

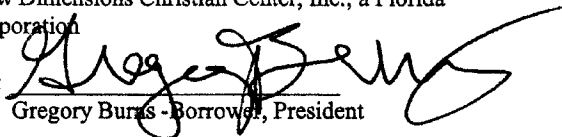
This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

New Dimensions Christian Center, Inc., a Florida
corporation

By:


Gregory Burns - Borrower, President

(Corporate Seal)

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

Form 668 (Y)(c) (Rev. February 2004)	3625 Department of the Treasury - Internal Revenue Service <h3 style="margin: 0;">Notice of Federal Tax Lien</h3>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 859212212	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **NEW DIMENSIONS CHRISTIAN CENTER INC**
 a Corporation

Residence **3201 W NAVY BLVD**
PENSACOLA, FL 32505-8027

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	12/31/2010	59-3149950	04/04/2011	05/04/2021	10587.17
941	03/31/2011	59-3149950	06/13/2011	07/13/2021	8124.12
941	09/30/2011	59-3149950	12/26/2011	01/25/2022	7805.31

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total	\$ 26516.60
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This notice was prepared and signed at BALTIMORE, MD, on this,

the 04th day of April, 2012.

Signature for M. TACKETT	Title REVENUE OFFICER (850) 475-7339	23-09-2409
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Form 668 (Y)(c) (Rev. February 2004)	3588	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 871843712	For Optional Use by Recording Office
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941	12/31/2011	59-3149950	04/09/2012	05/09/2022	10291.12

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total \$ 10291.12
---	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 01st day of June, 2012.

Signature  for M. TACKETT	Title REVENUE OFFICER (850) 475-7339 23-09-2409
--	--

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 11107 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NEW DIMENSIONS CHRISTIAN CENTER INC 3201 W NAVY BLVD PENSACOLA, FL 32505	NEW DIMENSIONS CHRISTIAN CENTER INC PO BOX 4806 PENSACOLA FL 32507
BEACH COMMUNITY BANK 33 W GARDEN ST PENSACOLA FL 32502	BEACH COMMUNITY BANK PO BOX 4400 FT WALTON BEACH FL 32549
CDT OF PENSACOLA INC 450 VAN PELT LANE PENSACOLA FL 32505	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STE 35045 JACKSONVILLE FL 32202

WITNESS my official seal this 4th day of December 2014.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 5, 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 TC 12 LLC BUYTHISTAXLIEN.COM holder of Tax Certificate No. 11107, 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:

FRAC LTS 1 TO 5 S OF HWY & ALL LTS 7 TO 12 & VAC ALLEYWAY LYING S OF LTS 1 TO 5 & N OF LTS 7 TO 12 BLK 11 PETTERSEN ADDN ORD #34-50 & WLY 1/2 OF VAC CLINTON ST ADJ LTS 1 & 12 & NLY 1/2 OF VAC REYMARDE ST ADJ LTS 7 TO 12 ORD #22-85 & BEG AT SW COR OF LT 7 BLK 11 PETTERSEN ADDN S 0 DEG 0 MIN 18 SEC W 37 50/100 FT FOR POB S 86 DEG 59 MIN 23 SEC E 330 FT S 2 DEG 53 MIN 32 SEC W 57 17/100 FT N 87 DEG 2 MIN 1 SEC W 330 44/100 FT N 2 DEG 59 MIN 35 SEC E 56 96/100 FT TO POB OR 6410 P 465

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 153880000 (15-019)

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

NEW DIMENSIONS CHRISTIAN CENTER 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 January, which is the 5th day of January 2015.

Dated this 4th day of December 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

3201 W NAVY BLVD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

**NEW DIMENSIONS CHRISTIAN
CENTER INC**
3201 W NAVY BLVD
PENSACOLA, FL 32505

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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