

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800454

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-2777-725	2016/6880	06-01-2016	LOT 1 BLOCK I SAVERNA PARK S/D PB 19 P 12/12A-12B OR 7234 P 702

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

06-25-2018
Application Date

Applicant's signature

Tax Collector's Certification

19-033

CTY-513

Tax Deed Application Number

1800454

Date of Tax Deed Application

Jun 25, 2018

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 6880**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-2777-725**

Cert Holder:

**5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283**

Property Owner:

**INNOVATION CAPITAL GROUP LLC
8865 BURNING TREE RD
PENSACOLA, FL 32514**

LOT 1 BLOCK 1 SAVERNA PARK S/D PB 19 P 12/12A-12B OR 7234 P 702

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/6880	11-2777-725	06/01/2016	382.21	19.11	401.32
2018/6773	11-2777-725	06/01/2018	533.31	26.67	559.98

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/6649	11-2777-725	06/01/2017	523.55	6.25	49.63	579.43

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,540.73
0.00
0.00
200.00
175.00

1,915.73

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

12.50

Done this the 11th day of July, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 7, 2019

By

Jennifer W. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

11-2777-725 2016



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information	
Reference:	101N312400001009
Account:	112777725
Owners:	INNOVATION CAPITAL GROUP LLC
Mail:	8865 BURNING TREE RD PENSACOLA, FL 32514
Situs:	769 JACOBS WAY 32533
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$30,000	\$0	\$30,000	\$17,242
2016	\$30,000	\$0	\$30,000	\$15,675
2015	\$14,250	\$0	\$14,250	\$14,250
Disclaimer				
Amendment 1/Portability Calculations				
➤ File for New Homestead Exemption Online				

Sales Data				
Sale Date	Book	Page	Value	Type
09/24/2014	7234	702	\$35,000	WD
Official Records (New Window) View Instr				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2017 Certified Roll Exemptions	
None	
Legal Description	
LOT 1 BLOCK I SAVERNA PARK S/D PB 19 P 12/12A-12B OR 7234 P 702	
Extra Features	
None	

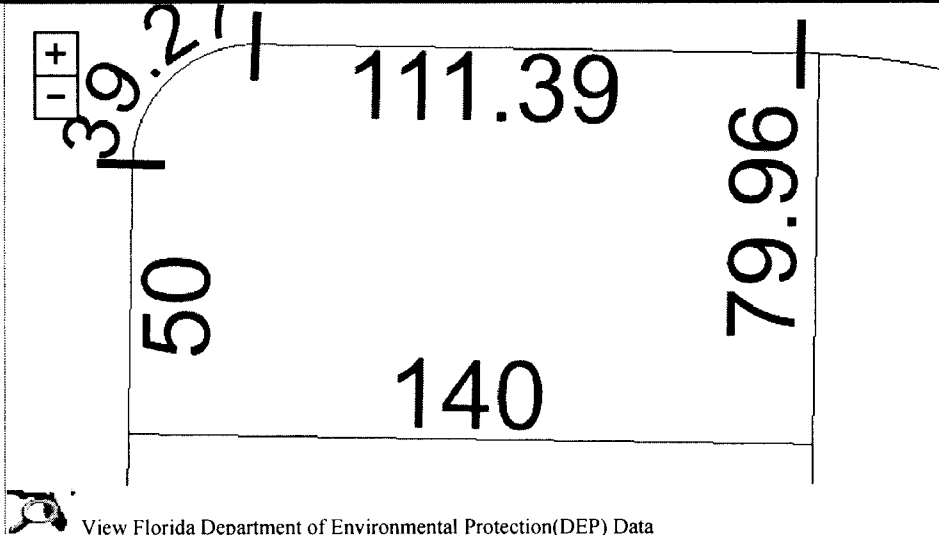
Parcel Information [Launch Interactive Map](#)

Section Map Id:
[10-1N-31-2](#)

Approx. Acreage:
0.2540

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings	
Images	
None	

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

First American Title Insurance Com.

Parcel 9

Lot 8, Block I, SAVERNA PARK, according to the Plat thereof as recorded in Plat
Public Records of Escambia County, Florida.

Schedule A (Continued)

Agent's File No.: **First City Bank of Florida v. Innovation Capital Group**

Parcel 1

Lot 1, Block C, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

Parcel 2

Lot 1, Block I, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

Parcel 3

Lot 15, Block H, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

~~Parcel 4~~

~~Lot 18, Block H, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.~~

Parcel 5

Lot 2, Block F, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

~~Parcel 6~~

~~Lot 28, Block H, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.~~

Parcel 7

Lot 21, Block H, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

Parcel 8

Lot 3, Block G, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida.

8-13-18
S.C.

Conformed copies to:

John S. Mead, Esquire
Mead Law & Title
24 Walter Martin Road NE Suite 201
Fort Walton Beach, Florida 32548
Primary: John@meadlawandtitle.com
Secondary: DKing@meadlawandtitle.com
Attorney for Plaintiff

Zachary T. Magaha, Esquire
812 North Spring Street
Pensacola, Florida 32501
(850) 549-5885
ztm@zacharytmagahalaw.com
zacharytmagaha@gmail.com
*Attorney for Defendants, Innovation Capital
Group, LLC, Michael S. Needles,
Melton V. Broome, Travis D. Jermyn,
and Webster Dale Jermyn*

Amy Logan Sliva, Esquire
313 West Gregory Street
Pensacola, Florida 32502
amysliva@cox.net
*Bankruptcy Attorney for Defendant,
Webster Dale Jermyn*

SAVERNA PARK HOMEOWNERS' ASSOCIATION, INC.,
a Florida not for profit corporation
c/o Jody Murray, Registered Agent
908 Gardengate Circle
Pensacola, Florida 32504

PAM CHILDERS
Clerk of Court

By: _____
Deputy Clerk

In cases wherein one party is unrepresented (*pro se*), it is the responsibility of the sole attorney in the case to serve within five business days this order or judgment upon any *pro se* party who does not have access to nor is a registered user of the Florida Courts e-filing Portal.


that there is/are no reduction or enhancement factors for consideration by the court pursuant to Florida Patients Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985).

12. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, disposition of that certain real property described as Parcel 4 on the Exhibit "A" attached to the Complaint known as Lot 18, Block H, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public records of Escambia County, Florida, and a deficiency judgment, as Defendants shall be entitled to a credit against the indebtedness set forth herein following the foreclosure sale of the real property described on the attached Exhibit "A".

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DONE AND ORDERED at Pensacola, Escambia County, Florida, this _____ day of August, 2018.


eSigned by CIRCUIT COURT JUDGE JOHN L. MILLER
on 08/13/2018 13:25:29 0Xpt7sAw

8. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.

9. **Distribution of Proceeds.** On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.

10. **Right of Redemption/Right of Possession.** On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.

11. **Attorneys' Fees.** The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the plaintiff that 19.15 hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$250.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the plaintiff. The court finds

Road, Perkinston, Mississippi 39573, and TRAVIS D. JERMYN, whose address is 3077 Redfern Road, Cantonment, Florida 32533, the following:

LOAN #85320

Principal:.....	\$60,135.42
Interest through 08/01/2018.....	\$3,081.89
Late Charges through 08/01/2018.....	\$14.24
TOTAL FOR LOAN #85320 THROUGH 08/01/2018.....	\$63,231.55

that shall bear interest at a rate of 5.97% per year as of July 2018.

6. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Escambia County, Florida:

REAL PROPERTY:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

PERSONAL PROPERTY:

All personal property of whatever character or nature located on the real property described above, and all structures and improvements, and all easements, rights, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, timber and timber rights and all fixtures attached thereto, and all rents, issues, proceeds and profits, accruing therefrom, and all gas, steam, electric, water and other furniture, heating, cooling, cooking, refrigerating, lighting, plumbing, ventilating, irrigating, and power systems, machines, equipment, appliances, fixtures and appurtenances, located on the real property described above, even though such real property may be detached or detachable.

7. **Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of the Court shall sell the property at public sale on September 28, 2018 **(on or about 45 days from date of this Final Summary Judgment)**, to the highest bidder for cash, except as prescribed in paragraph 8, at the courthouse located at: **190 Governmental Center, in ESCAMBIA County in Pensacola, Florida, 32502** in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on the prescribed date at **www.escambia.realforeclose.com**.

LOAN #85130

Principal:.....\$53,030.12
Interest through 08/01/2018.....\$2,682.77
Late Charges through 08/01/2018.....\$187.89
TOTAL FOR LOAN #85130 THROUGH 08/01/2018.....\$55,900.78

LOAN #85131

Principal:.....\$49,480.18
Interest through 08/01/2018.....\$2,503.16
Late Charges through 08/01/2018.....\$175.32
TOTAL FOR LOAN #85131 THROUGH 08/01/2018.....\$52,158.66

LOAN #85132

Principal:.....\$52,557.78
Interest through 08/01/2018.....\$2,677.82
TOTAL FOR LOAN #85132 THROUGH 08/01/2018.....\$55,235.60

LOAN #85266

Principal:.....\$183,585.28
Interest through 08/01/2018.....\$9,355.19
TOTAL FOR LOAN #85266 THROUGH 08/01/2018.....\$192,940.47

LOAN #85278

Principal:.....\$60,494.99
Interest through 08/01/2018.....\$3,082.23
TOTAL FOR LOAN #85278 THROUGH 08/01/2018.....\$63,577.22

Attorney's Fees.....\$8,037.50
Title Search Expenses.....\$675.00
Court Costs, now taxed.....\$2,391.88

TOTAL:.....\$769,576.68

that shall bear interest at a rate of 5.97% per year as of July 2018.

b. Additionally, Plaintiff, FIRST CITY BANK OF FLORIDA, whose address is 135 Perry Avenue SE, Fort Walton Beach, Florida 32548, is due from Defendants, INNOVATION CAPITAL GROUP, LLC, a Florida limited liability company, whose address is c/o Travis Jermyn, Registered Agent, 3077 Redfern Road, Cantonment, Florida 32533, MELTON V. BROOME, whose address is 140 Broome

SAVERNA PARK, according to the Plat thereof as recorded in Plat Book 19, Page 12, of the Public records of Escambia County, Florida, as Defendant, WEBSTER DALE JERMYN has filed for bankruptcy pursuant to a Suggestion of Bankruptcy filed on May 11, 2018.

3. There are no genuine issues of material fact as to Count I for foreclosure. Plaintiff's Motion for Summary Final Judgment of Foreclosure and Damages and Taxation of Attorney's Fees and Costs is **GRANTED**.

4. Plaintiff is entitled to an award of reasonable attorney's fees in the total amount of \$8,037.50, at rate of \$250.00 per hour. In awarding same, the Court has considered all the criteria set forth in Florida Patients' Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985).

5. **Amounts Due.**

a. Plaintiff, FIRST CITY BANK OF FLORIDA, whose address is 135 Perry Avenue SE, Fort Walton Beach, Florida 32548, is due from Defendants, INNOVATION CAPITAL GROUP, LLC, a Florida limited liability company, whose address is c/o Travis Jermyrn, Registered Agent, 3077 Redfern Road, Cantonment, Florida 32533, MICHAEL S. NEEDLES, whose address is 3945 Michael John Drive, Swansea, Illinois 62226, MELTON V. BROOME, whose address is 140 Broome Road, Perkinston, Mississippi 39573, and TRAVIS D. JERMYN, whose address is 3077 Redfern Road, Cantonment, Florida 32533, the following:

LOAN #85055

Principal:.....	\$169,390.67
Interest through 08/01/2018.....	\$8,380.07
Late Charges through 08/01/2018.....	\$167.75
TOTAL FOR LOAN #85055 THROUGH 08/01/2018.....	\$177,938.49

LOAN #85056

Principal:.....	\$153,000.94
Interest through 08/01/2018.....	\$7,568.69
Late Charges through 08/01/2018.....	\$151.45
TOTAL FOR LOAN #85056 THROUGH 08/01/2018.....	\$160,721.08

Filing # 76359441 E-Filed 08/13/2018 03:11:14 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

FIRST CITY BANK OF FLORIDA,
Plaintiff,

v.

Case No. 2018 CA 000036

INNOVATION CAPITAL GROUP, LLC,
a Florida limited liability company;
MICHAEL S. NEEDLES;
MELTON V. BROOME;
TRAVIS D. JERMYN;
WEBSTER DALE JERMYN;
BRANDON FORTSON;
RENITA FORTSON; and
SAVERNA PARK HOMEOWNERS' ASSOCIATION, INC.,
a Florida not for profit corporation;
Defendants.

FINAL SUMMARY JUDGMENT

THIS CAUSE was before the Court on the 1st day of August, 2018 on **Plaintiff's Motion for Summary Final Judgment of Foreclosure and Damages and Taxation of Attorney's Fees and Costs**. The hearing was heard by the Honorable John L. Miller, Circuit Judge, and the Court having considered the pleadings, affidavits and proofs filed herein, and having found that there is no genuine issue of any material fact, and that the plaintiff is entitled to such judgment as a matter of law, it is hereby,

ORDERED AND ADJUDGED as follows:

COUNT I - FORECLOSURE

1. The Court has jurisdiction of the subject matter and the parties of this cause.
2. Plaintiff has only proceeded solely against the property and inferior lienholders and NOT against the Defendant, WEBSTER DALE JERMYN, and that certain real property described as Parcel 4 on the Exhibit "A" attached to the Complaint, known as Lot 18, Block H,

continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

27. WAIVER OF JURY TRIAL. All of the parties to this Security Instrument knowingly and intentionally, irrevocably and unconditionally, waive any and all right to a trial by jury in any litigation arising out of or concerning this Security Instrument or any other documents relating to the Secured Debts or related obligation. All of these parties acknowledge that this section has either been brought to the attention of each party's legal counsel or that each party had the opportunity to do so.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

THIS IS A BALLOON MORTGAGE SECURING A VARIABLE RATE OBLIGATION. ASSUMING THAT THE INITIAL RATE OF INTEREST WERE TO APPLY FOR THE ENTIRE TERM OF THE MORTGAGE, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$164,299.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

MORTGAGOR:

INNOVATION CAPITAL GROUP LLC

By 
TRAVIS D JERMYN, Managing Member

Date Sept 24, 2014

By _____
MICHAEL S NEEDLES, Managing Member

Date _____

THIS IS A BALLOON MORTGAGE SECURING A VARIABLE RATE OBLIGATION. ASSUMING THAT THE INITIAL RATE OF INTEREST WERE TO APPLY FOR THE ENTIRE TERM OF THE MORTGAGE, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$164,299.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

Return to: MEAD LAW FIRM, 24 WALTER MARTIN, SUITE 3, FORT WALTON BEACH, FL 32548

This document was prepared by: Loan Operations, First City Bank of Florida, PO Box 2977, Ft Walton Bch, FL 32549-2977

State of Florida's Documentary Stamp Tax required by law in the amount of \$575.05 has been paid to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of Escambia, State of Florida.

Space Above This Line For Recording Data

MORTGAGE

(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is SEPTEMBER 24, 2014. The parties and their addresses are:

MORTGAGOR:

INNOVATION CAPITAL GROUP LLC
A Florida Limited Liability Company
8865 BURNING TREE ROAD
PENSACOLA, FL 32514

LENDER:

FIRST CITY BANK OF FLORIDA
Organized and existing under the laws of Florida
135 Perry Ave SE
Ft Walton Bch, FL 32548-5552

INNOVATION CAPITAL GROUP LLC
Florida Mortgage
FL4XLJRA7HKE0000000000675075N

Wolters Kluwer Financial Services ©1998, 2014 Bankers Systems™

Initials
Page 1

**RECORDED AS
RECEIVED**

THIS IS A BALLOON MORTGAGE SECURING A VARIABLE RATE OBLIGATION. ASSUMING THAT THE INITIAL RATE OF INTEREST WERE TO APPLY FOR THE ENTIRE TERM OF THE MORTGAGE, THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$164,299.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

Return to: MEAD LAW FIRM, 24 WALTER MARTIN, SUITE 3, FORT WALTON BEACH, FL 32548

This document was prepared by: Loan Operations, First City Bank of Florida, PO Box 2977, Ft Walton Bch, FL 32549-2977

State of Florida's Documentary Stamp Tax required by law in the amount of \$575.05 has been paid to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of Escambia, State of Florida.

Space Above This Line For Recording Data

MORTGAGE

(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is SEPTEMBER 24, 2014. The parties and their addresses are:

MORTGAGOR:

INNOVATION CAPITAL GROUP LLC
A Florida Limited Liability Company
8865 BURNING TREE ROAD
PENSACOLA, FL 32514

LENDER:

FIRST CITY BANK OF FLORIDA
Organized and existing under the laws of Florida
135 Perry Ave SE
Ft Walton Bch, FL 32548-5552

INNOVATION CAPITAL GROUP LLC
Florida Mortgage
FL/4XJRATHKE00000000000675075N

Wolters Kluwer Financial Services ©1996, 2014 Bankers Systems™

Initials

Page 1

Mead 3062015
FATLO

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

Signed and Sealed in Our Presence:

Saverna Park, LLC
a Florida limited liability company

By: _____

Gerald K. Dunnam
Managing Member

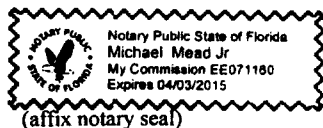
Its: _____

Witness Print Name: _____

Witness Print Name: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of September, 2014, by Gerald K. Dunnam, the Managing Member of Saverna Park, LLC, a corporation existing under the laws of the State of Florida, on behalf of the corporation.



Notary Public
Print Notary Name:
My Commission Expires:

Personally known to me _____

Produced _____ as identification

PREPARED BY:
MEAD LAW FIRM
24 Walter Martin Road NE
Fort Walton Beach, Florida 32548

File No: 30620JS
FATCO

Property Appraiser's Parcel I.D. # 101N31-2400-001-009

This WARRANTY DEED made the 24th day of September, A.D. 2014, by

Saverna Park, LLC, a Florida limited liability company

whose post office address is: 2702 E. DeSoto Street, Pensacola, Florida 32503
hereinafter called the grantor to

Innovation Capital Group, LLC, a Florida limited liability company

whose post office address is: 8865 Burning Tree Road, Pensacola, Florida 32514
hereinafter called the grantee

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

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

Lot 1, Block I, SAVERNA PARK, according to the Plat thereof as recorded in Plat Book
19, Page 12, of the Public Records of Escambia County, Florida.

Subject to:

Declaration of Covenants, Conditions, Restrictions and Easements, including any
amendments or modifications thereto, recorded in Book 6676, Page 847, but deleting any
covenant, condition or restriction indicating a preference, limitation or discrimination based
on race, color, religion, sex, handicap, familial status or national origin to the extent such
covenants, conditions or restrictions violate 42 USC 3604(c).

Provisions of the Plat of SAVERNA PARK, recorded in Plat Book 19, Page 12 of the Public
Records of Escambia County, Florida.

Terms and provisions of by-Laws of Saverna Park Homeowner's Association, Inc. recorded
in Book 6676, Page 874.

Terms and provisions of the Articles of Incorporation of Saverna Park Homeowner's
Association, Inc., recorded in Book 6676, Page 889.

Easement recorded in Book 6676, Page 906.

Easement recorded in Deed Book 413, Page 698.

Oil, gas and mineral reservations contained in instrument recorded in Deed Book 400, Page
97 and Book 1688, Page 979.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the
plat of SAVERNA PARK, as recorded in Plat Book 19, Page(s) 12, but deleting any
covenant, condition or restriction indicating a preference, limitation or discrimination based
on race, color, religion, sex, handicap, familial status or national origin to the extent such
covenants, conditions or restrictions violate 42 USC 3604(c).

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that
the grantor hereby fully warrants the title to said land and will defend the same against the lawful
claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing
subsequent to December 31, 2013.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-7-2019

TAX ACCOUNT NO.: 11-2777-725

CERTIFICATE NO.: 2016-6880

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.

Innovation Capital Group, LLC
Attn: Michael Needles, Mgr. and
Jermyn Travis, Mgr. and Reg. Agent
3077 Redfern Rd.
Cantonment, FL 32533
and
8865 Burning Tree Rd.
Pensacola, FL 32514


Property address:
769 769 Jacobs Way
Cantonment, FL 32533

First City Bank of Florida
135 Perry Ave. SE
Ft. Walton Beach, FL 32548
and its attorney John S. Mead
24 Walter Martin Rd. NE, Ste 201
Ft. Walton Beach, FL 32548

Saverna Park HOA
908 Gardendale Circle
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 2nd day of October, 2018.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14703

October 2, 2018

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

1. Mortgage executed by Innovation Capital Group, LLC to First City Bank of Florida, dated and recorded in Official Record Book 7234 on page 704 of the public records of Escambia County, Florida. given to secure the original principal sum of \$164,299.00. Assignment of Rents and Leases recorded in O.R. Book 7234, page 724.
2. Subject to intgerest of Saverna Park Homeowners Association.
3. Foreclosure Judgment filed by First City Bank of Florida recorded in O.R. Book 7954, page 290.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$30,000.00. Tax ID 11-2777-725.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14703

October 2, 2018

Lot 1, Block I, Saverna Park, as per plat thereof, recorded in Plat Book 19, Page 12, of the Public Records of Escambia County, Florida

19-033

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14703

October 2, 2018

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 10-02-1998, through 10-02-2018, and said search reveals the following:

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

Innovation Capital Group, LLC

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

October 2, 2018



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 112777725 Certificate Number: 006880 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/07/2019"/>	Redemption Date <input type="text" value="11/01/2018"/>
Months	7	5
Tax Collector	<input type="text" value="\$1,915.73"/>	<input type="text" value="\$1,915.73"/>
Tax Collector Interest	\$201.15	\$143.68
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,129.38	<input type="text" value="\$2,071.91"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$37.94"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$14.00"/>	<input type="text" value="\$14.00"/>
Total Redemption Amount	\$2,678.57	\$2,569.66
	Repayment Overpayment Refund Amount	\$108.91

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 006880
Redeemed Date 11/01/2018

Name FIRST CITY BANK 135 PERRY AVE SE FT WALTON BEACH FL 32548

Clerk's Total = TAXDEED	\$497.75	2 235.66
Due Tax Collector = TAXDEED	\$2,129.38	2.45
Postage = TD2	\$37.94	
ResearcherCopies = TD6	\$14.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

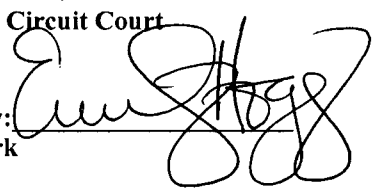
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 112777725 Certificate Number: 006880 of 2016**

**Payor: FIRST CITY BANK 135 PERRY AVE SE FT WALTON BEACH FL 32548 Date
11/01/2018**

Clerk's Check #	292311	Clerk's Total	\$497.25 2238.11
Tax Collector Check #	1	Tax Collector's Total	\$2,129.38
		Postage	\$37.94
		Researcher Copies	\$14.00
		Total Received	\$2,678.57

\$ 2252.11

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 7, 2018

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006273	\$450.00	\$27.00	\$477.00
2016 TD 006250	\$450.00	\$27.00	\$477.00
2016 TD 006251	\$450.00	\$27.00	\$477.00
2016 TD 006252	\$450.00	\$27.00	\$477.00
2016 TD 006254	\$450.00	\$27.00	\$477.00
2016 TD 006255	\$450.00	\$27.00	\$477.00
2016 TD 006256	\$450.00	\$27.00	\$477.00
2016 TD 006257	\$450.00	\$27.00	\$477.00
2016 TD 006258	\$450.00	\$27.00	\$477.00
2016 TD 006259	\$450.00	\$27.00	\$477.00
2016 TD 006262	\$450.00	\$27.00	\$477.00
2016 TD 006263	\$450.00	\$27.00	\$477.00
2016 TD 006264	\$450.00	\$27.00	\$477.00
2016 TD 006265	\$450.00	\$27.00	\$477.00
2016 TD 006266	\$450.00	\$27.00	\$477.00
2016 TD 006267	\$450.00	\$27.00	\$477.00
2016 TD 006268	\$450.00	\$27.00	\$477.00
2016 TD 006269	\$450.00	\$27.00	\$477.00
2016 TD 006270	\$450.00	\$27.00	\$477.00
2016 TD 006271	\$450.00	\$27.00	\$477.00
2016 TD 006272	\$450.00	\$27.00	\$477.00
2016 TD 006880	\$450.00	\$13.75	\$483.75

TOTAL \$10,500.75



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-2777-725	06		101N312400001009

INNOVATION CAPITAL GROUP LLC
8865 BURNING TREE RD
PENSACOLA, FL 32514

PROPERTY ADDRESS:

769 JACOBS WAY

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

19-033
14/06880
REDEEMED

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	18,966	0	18,966	125.49
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	30,000	0	30,000	63.75
BY STATE LAW	4.2000	30,000	0	30,000	126.00
WATER MANAGEMENT	0.0338	18,966	0	18,966	0.64
SHERIFF	0.6850	18,966	0	18,966	12.99
M.S.T.U. LIBRARY	0.3590	18,966	0	18,966	6.81
TOTAL MILLAGE 14.0193					AD VALOREM TAXES \$335.68

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
LOT 1 BLOCK I SAVERNA PARK S/D PB 19 P 12/12A-12B OR 7234 P 702	FP FIRE PROTECTION 15.03 S2 SAVERNA PARK POND 116.70 SPL SAVERNA PARK STREET LIGHTING 192.47 NON-AD VALOREM ASSESSMENTS \$324.20

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$659.88

If Paid By	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay	\$633.48	\$640.08	\$646.68	\$653.28	\$659.88

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

ACCOUNT NUMBER
11-2777-725
PROPERTY ADDRESS
769 JACOBS WAY

INNOVATION CAPITAL GROUP LLC
8865 BURNING TREE RD
PENSACOLA, FL 32514

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	633.48
AMOUNT IF PAID BY	Dec 31, 2018
	640.08
AMOUNT IF PAID BY	Jan 31, 2019
	646.68
AMOUNT IF PAID BY	Feb 28, 2019
	653.28
AMOUNT IF PAID BY	Mar 31, 2019
	659.88

DO NOT FOLD, STAPLE, OR MUTILATE