

**Downum Title Services, Inc.**

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

**TITLE REPORT  
Work Order  
#6361 UP-DATE**

FOR

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF JULY 27, 2017**

ON

**DESCRIPTION:**

**Lot 13, Block 45, of Re-Subdivision of Block 45, in Unit Number Three of Saint Joseph's Addition of the City of Port St. Joe, Florida, according to the Plat as recorded in Plat Book 1, Page 34, of the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE: CQ DEVELOPMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (Who shows Address as: 267 S. Palm, Port St. Joe, Florida 32456)**

**ASSESSED TO: C Q DEVELOPMENTS, LLC.**

**PARTIAL SATISFACTION OF FINAL JUDGMENT REGARDING JAMES A. COX ONLY, Filed Sept. 18, 2017, and recorded in O. R. Book 625, Page 998, as to Final Judgment recorded in O. R. Book 455, Page 982. (See Copy Attached).**

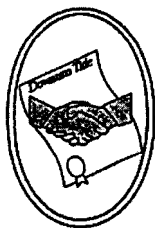
**Tax Roll shows the following as to Captioned lands:**

**PARCEL ID# 05015-002R**

**Amount SNot Shown (TAX DEED APPLICATION) (See copy attached).**

\*\*\*\*\*

*Update*  
*TD#2017-25*



## *Downum Title Services, Inc.*

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STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of July 27, 2017, and down to and including the present date January 10, 2018. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 10th day of January, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:

IN THE CIRCUIT COURT OF THE  
SECOND JUDICIAL CIRCUIT IN AND,  
FOR LEON COUNTY, FLORIDA.

CAPITAL CITY BANK

CASE NO. 2007-CA-003419

Plaintiff,

vs.

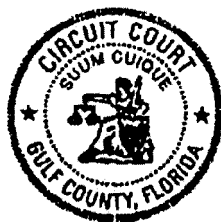
C.H. PROPERTIES, LLC, C.Q.  
DEVELOPMENTS, LLC, JAMES  
A. COX, Individually, JEFFERY  
HARTLINE, Individually and  
ALAN T. STEWART, Individually.

Defendant.

**PARTIAL SATISFACTION OF FINAL JUDGMENT**  
**REGARDING JAMES A. COX ONLY**

NOTICE IS HEREBY GIVEN that Defendant, JAMES A. COX, has satisfied the Final Judgment entered against him in the above-referenced case on February 27, 2008, which Judgment was recorded in the Official Records Book 455, Page 982 of the Public Records of Gulf County, Florida and Official Records Book 3828, Page 273, of the Public Records of Leon County, Florida. THIS PARTIAL SATISFACTION ONLY RELEASES JAMES A. COX.

DATED this 13<sup>th</sup> day of September, 2017.



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

*KAC*

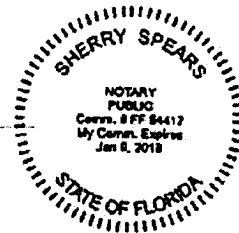
KEN ABELE  
Florida Bar No. 0254370  
Georgia Bar No. 000377  
Ausley McMullen  
123 South Calhoun Street (32301)  
Post Office Box 391  
Tallahassee, Florida 32302-0391  
(850) 224-9115; (800) 788-9115  
collect@ausgaulsey.com  
Attorneys for Plaintiff, Capital City Bank

Rebecca L. Norris Clerk of Courts, Gulf County, Florida

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing document was acknowledged before me this 13<sup>th</sup> day of September, 2017,  
by Ken Abele, who is personally known to me.

  
NOTARY PUBLIC  
My Commission Expires:



CERTIFICATE OF SERVICE

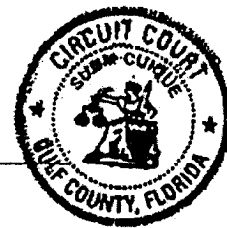
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by

United States Mail this \_\_\_ day of September 2017, to:

VIA REGULAR U.S. MAIL  
Steve M. Watkins, III, Esquire  
41 Commerce Street  
Apalachicola, FL 32320-2301



ATTORNEY



**TITLE REPORT**  
**WORK ORDER NO: 6361**  
**CQ DEVELOPMENTS, LLC.**

**PARCEL ID#05015-002R**

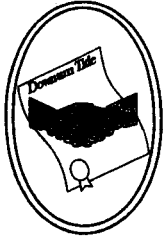
**FOR**

**GULF COUNTY TAX COLLECTOR**

2017 OCT 31 PM 3:34

REC'D  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA

TD#2017-25



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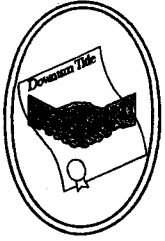
August 15, 2017

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6361), covering..... \$150.00  
Lands in Saint Joseph's Addition  
(Parcel No. 05015-002R) (CQ DEVELOPMENTS, LLC.)



## ***Downum Title Services, Inc.***

**17030 Main Street South  
Blountstown, Florida 32424**

**JUDY DOWNUM**

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Fax: (850) 674-1343**

### **TITLE REPORT Work Order #6361**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

**BEGINNING WITH THE DATE OF MAY 23, 2000**

**ON**

#### **DESCRIPTION:**

**Lot 13, Block 45, of Re-Subdivision of Block 45, in Unit Number Three of Saint Joseph's Addition of the City of Port St. Joe, Florida, according to the Plat as recorded in Plat Book 1, Page 34, of the Public Records of Gulf County, Florida.**

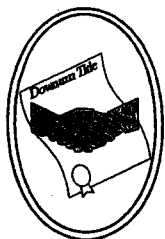
**LAST RECORDED TITLE: CQ DEVELOPMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (Who shows Address as: 267 S. Palm, Port St. Joe, Florida 32456)**

**ASSESSED TO: C Q DEVELOPMENTS, LLC.**

Articles of Amendment for St. Joe Corporation, changing its name to the St. Joe Company, Filed May 23, 2000, and recorded in O. R. Book 241, Page 950. (See copy Attached).

The St. Joe Company Delegation of Authority to The St. Joe Land Company, Filed July 20, 2000, and recorded in O. R. Book 244, Page 791. (See copy Attached).

Special Warranty Deed, dated August 23, 2005, from The St. Joe Company, to C H Properties, LLC., Filed Aug. 29, 2005, and recorded in O. R. Book 388, Page 755. (See copy attached).



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Memorandum of Agreement, dated Aug. 23, 2005, between The St. Joe Company, Seller, and C. H. Properties, LLC., Buyer, Filed Aug. 29, 2005, and recorded in O. R. Book 388, Page 758. (See Copy Attached).

Warranty Deed, dated Aug. 31, 2005, from C. H. Properties, LLC., a Florida limited Liability Company, to CQ Developments, LLC., a Florida Limited Liability Company, Filed Sept. 2, 2005, and recorded in O. R. Book 389, Page 237. (See Copy Attached).

### **ENCUMBRANCES:**

**Mortgage dated Aug. 31, 2005, from CQ Developments, LLC., a Florida Liability Company, to Vision Bank, Filed Sept. 2, 2005, and recorded in O. R. Book 389, Page 239, in the initial amount of \$907,500.00. (See copy Attached).**

**Notice of Lis Pendens, in the Case of Vision Bank, Pltf., VS. CQ Developments, LLC., James A. Cox, Jr., and Catherine Cox, Def., Filed Jan. 18, 2008, and recorded in O. R. Book 452, Page 844. (See copy Attached).**

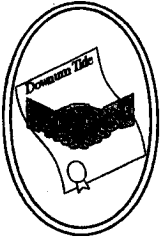
**Final Judgment, as to Counts II, III and IV, in the Case of Vision Bank, Plaintiff, VS. CQ Developments, LLC., James A. Cox, Jr., and Catherine Cox, Def., Filed Sept. 1, 2009, and recorded in O. R. Book 479, Page 524, together with Certified Copy recorded Sept. 15, 2009, in O. R. Book 480, Page 322, in the amount of \$1,057,369.07 plus interest. (See Copy Attached).**

**Final Judgment against Defendants, CH Properties, LLC., James A. Cox, Individually and Jeffery Hartline, Individually, in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Et al., Filed March 25, 2008, and recorded in O. R. Book 455, Page 979, in the amount of \$303,535.63 plus interest. (See copy Attached).**

**Final Judgment against Defendants, CH Properties, LLC., C Q Developments, LLC., James A. Cox, individually, Jeffery Hartline, Individually and Alan T. Stewart, Individually, in the Case of Capital City Bank, Pltf., VS. C H Properties, LLC., CQ Developments, LLC., Et al., Filed March 25, 2008, and recorded in O. R. Book 455, Page 982, in the amount of \$3,989,436.33 plus interest. (See Copy Attached).**

**Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Def., Filed Dec. 19, 2008, and recorded in O. R. Book 468, Page 808, in the amount of \$303,535.63 plus interest. (See copy Attached).**





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Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Def., Filed Dec. 19, 2008, and recorded in O. R. Book 468, Page 808, in the amount of \$303,535.63, plus interest. (See copy Attached).

Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. C H Properties, LLC., C Q Developments, LLC., Et al., Def., Filed Dec. 23, 2008, and recorded in O. R. Book 468, Page 940. (See Copy Attached).

Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 05015-002R  
Amount \$Not Shown (TAX DEED APPLICATION)

\*\*\*\*\*

STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of May 23, 2000, and down to and including the present date July 27, 2017. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 27th day of July, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY: 



FLORIDA

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

DR-512  
R. 04/16  
Rule 12D-16.002  
F.A.C.  
Eff. 04/16

Fees will extend online

To: Tax Collector of Gulf County, Florida

I, David Pete Windham DMD 401K PSP, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 900	5/31/2014	CITY OF PORT ST JOE LOT 12 ORB 389/237 FR CH PROP MAP 50A BLK 45 1-8S-11W City of Port St Joe (District 5)
# 785	5/31/2015	CITY OF PORT ST JOE LOT 12 ORB 389/237 FR CH PROP MAP 50A BLK 45 1-8S-11W City of Port St Joe (District 5)
#		
#		
#		
#		
#		

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to 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 certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.

David Pete Windham, Trustee  
Applicant's signature

7/18/2017  
Date

**TAX CERTIFICATE**

No. 900

Date issued: 05/29/2015

This certificate is void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

I, SHIRLEY J JENKINS, TAX COLLECT, Tax Collector for GULF Florida, certify that at a public auction noticed as required, I issued to:

BUYER # 737  
S.S.N.# 59-3610573

DAVID P WINDHAM, DMD 401K PSP  
5701 HICKORY STREET  
CAROLINE WINDHAM  
PANAMA CITY, FL 32404

a tax certificate for the parcels below for \$ 0.00 This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2014

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law, unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county

Said parcel(s) are described as follows:

2014	FINAL ASSESSMENT	R	1299900
05015-002R			
EXEMPTION TYPE	VALUE	TAXABLE VALUE	CODE ACRES
		5,000	0005

OWNER ON RECORD

C Q DEVELOPMENTS LLC  
267 S PALM  
PORT ST JOE, FL 32456

DESCRIPTION:

CITY OF PORT ST JOE  
LOT 13  
ORB 389/237 FR CH PROP  
MAP 50A BLK 45

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 18.00 percent. GULF, Florida.

  
Signature, tax collector or designee

\_\_\_\_\_  
Date

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542 , Florida Statutes

Date of Tax Deed Application

**JULY 21ST, 2017**

**Part 1: Tax Deed Application Information**

This is to certify that DAVID P WINDHAM, DMD, holder of Tax Sale Certificate Number 900, issued the 29TH day of MAY, 2015, and which encumbers the following described property located in the County of GULF, State of Florida, to-wit:

**05015-002R  
LOT 13  
MAP 50A**

**CITY OF PORT ST JOE  
ORB 389/237 FR CH PROP**

**BLK 45**

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:

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Certificate Number	Date of Sale	Face Amount of Cert	Interest	Total
900	05/29/15	123.53	48.18	171.71
785	05/31/16	127.78	26.83	154.61

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Certificate Number	Date of Sale	Face Amount of Cert.	Tax Collector's Fee	Interest	Total
1268	05/25/11	121.93	6.25	135.34	263.52
1167	05/31/12	125.51	6.25	107.00	238.76
1072	05/31/13	122.26	6.25	90.42	218.93
957	05/30/14	160.00	6.25	52.80	219.05
689	05/31/17	127.57	6.25	6.38	140.20

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all Certificates in Applicant's Possession and other Certificates Redeemed by Applicant (*Total of Part 2 + 3 above).....	<b>Total Amount Paid</b>
	<b>1,406.78</b>
2. Delinquent taxes paid by the applicant.....	0.00
3. Current taxes paid by the applicant.....	0.00
4. Ownership and Encumbrance Report Fee.....	150.00
5. Tax Deed Application Fee.....	75.00
6. Interest accrued by tax collector under s.197.542,F.S.(see Tax Collector Instr.)...	73.43
7. Total (Lines 1 - 6).....	<b>1,705.21</b>

**Part 5: Clerk of Court Certified Amounts (Lines 8-15)**

8. Processing tax deed fee.....	
9. Certified or registered mail charge.....	
10. Advertising charge (see s.197.542, F.S.).....	
11. Recording fee for certificate of notice.....	
12. Sheriff's Fees.....	
13. Interest (see Clerk of Court Instructions).....	
14. Total (Lines 8 - 13).....	
15. Plus one-half of the assessed value of homestead property, if applicable under s.197.502(6)(c),F.S.....	
16. Statutory opening bid (total of Lines 7, 14 and 15, if applicable).....	

**31ST** day of **OCTOBER**, **2017** Tax Collector of **GULF** County

Date of Sale: \_\_\_\_\_ By W. H. H. H.  
\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Owner: C.Q. Developments, LLC.**  
**Parcel: 05015-002R**

**C.Q. Developments, LLC**  
267 S. Palm  
Port St. Joe, FL 32456

402 Reid Avenue  
Port St. Joe, FL 32456

P.O. Box 307  
Port St. Joe, FL 32457

**The St. Joe Company Delegation of Authority**  
Unknown

**St. Joe Company (Formerly St. Joe Corporation)**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

245 Riverside Avenue, Suite 500  
Jacksonville, FL 32202

**C.H. Properties, LLC.**  
402 Reid Avenue  
Port St. Joe, FL 32456

**Vision Bank**  
**Notice of Lis Pendens, in the Case of Vision Bank, Pltf., VS. C.Q. Developments, LLC.,**  
**James A. Cox, Jr., and Catherine Cox, Def.**  
16901 Panama City Beach Parkway  
Panama City Beach, FL 32413

2200 Stanfod Road  
Panama City, FL 32405

**Jeffery Hartline**  
5301 Providence Road, Suite 80  
Virginia Beach, VA 23464

**Alan T. Stewart**  
**c/o Jeffrey M. Koltun, Esq.**  
**Kane and Koltun**  
557 North Wymore Road, Suite 100  
Maitland, FL 32751

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Capital City Bank, Pltf., VS. C.H. Properties , LLC., C.Q. Developments, LLC., Et Al.**

**Writ of Execution in the Case of Capital City Bank, Pltf., VS. C.H. Properties, LLC.,  
C.Q. Developments, LLC., Def.**

**Writ of Execution in the case of Capital City Bank, Pltf., VS. C.H. Properties, LLC.,  
C.Q. Developments, LLC. Def.**

**Writ of Execution in the case of Capital City Bank, Pltf., VS. C.H. Properties, LLC.,  
C.Q. Developments, LLC., Et Al., Def.**

**James A. Cox, Jr.**  
402 Reid Avenue  
Port St. Joe, FL 32456

2387 Constitution Drive  
Port St. Joe, FL 32456

**Bill Quaranta**  
2005 Marvin Avenue  
Port St. Joe, FL 32456

**Board of Directors for St. Joe Company**

**1. Jacob C. Belin**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**2. Russell B. Newton, Jr.**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**3. John J. Quindlen**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**4. Walter L. Revell**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**5. Peter S. Rummell**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

19 6. **Frank S. Shaw, Jr.**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

20 7. **Winfred L. Thornton**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

21 8. **John Uible**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

22 9. **Carl F. Zellers**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

23 **Robert M. Rhodes**  
400 duPont Center  
1650 Prudential Drive  
Jacksonville, FL 32207

24 **Kevin M. Twomey, President, Chief Operating Officer and Chief Financial Officer of  
the St. Joe Company**  
Unknown

Contiguous Property Owners

24 **Ovation REO 4, LLC. 05015-003R**  
8401 Datapoint Drive, Suite 1000  
San Antonio, TX 78229

25 **C.Q. Development, LLC. 05015-001R**  
267 S. Palm  
Port St. Joe, FL 32456

24 **Sharon & Carl Tyre (05015-003R)**  
75 Thomas Lane  
Lakeland, GA 31635

27 **Tax Deed Applicant**  
David P. Windham, DMD 401K PSP  
Caroline Windham  
5701 Hickory Street  
Panama City, FL 32404

2018 MAR -2 PM 2: 15

REBECCA L. NORRIS  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA