

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 19, 2013 / 130682

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8645** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-0971-000**

**Certificate Holder:**  
US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
PENDER ROBERT S & JENNIFER M  
835 LEXINGTON RD  
PENSACOLA , FLORIDA 32514

**Legal Description:** 23-1N3-023  
LT 18 CHEMVIEW HEIGHTS PB 4 P 9 OR 5823 P 1453

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
2011	8430.0000	06/01/11	\$131.52	\$0.00	\$53.27	\$184.79
2010	8645	06/01/10	\$126.52	\$0.00	\$72.98	\$199.50

**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	7206.0000	06/01/13	\$137.23	\$6.25	\$6.86	\$150.34
2012	7785.0000	06/01/12	\$129.46	\$6.25	\$29.13	\$164.84

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
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

\$699.47
\$0.00
\$150.00
\$75.00
\$924.47
\$924.47
\$12.50

\*Done this 19th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: June 2, 2014

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

DR-512  
R.05/88

Application Number: 130682

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8645	11-0971-000	06/01/2010	23-1N3-023 LT 18 CHEMVIEW HEIGHTS PB 4 P 9 OR 5823 P 1453

### **2012 TAX ROLL**

PENDER ROBERT S & JENNIFER M  
835 LEXINGTON RD  
PENSACOLA , Florida 32514

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.

glfunl (Jacob Prince)  
Applicant's Signature

08/19/2013  
Date

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10903

September 30, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 09-30-1993, through 09-30-2013, and said search reveals the following:

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

Robert S. Pender and Jennifer M. Pender, husband and wife

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: 

September 30, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10903

September 30, 2013

**Lot 18, Chemview Heights Subdivision, as per plat thereof, recorded in Plat Book 4, Page 9,  
of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10903

September 30, 2013

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

1. Mortgage executed by Robert S. Pender and Jennifer M. Pender, husband and wife to Fermon Minshew, dated 01/18/2006 and recorded in Official Record Book 5823 on page 1455 of the public records of Escambia County, Florida. given to secure the original principal sum of \$8,000.00. Assignment of Mortgage to Fermon Minshew and Helen Minshew Living Trust dated 09-06-2001.
2. Taxes for the year 2009-2012 delinquent. The assessed value is \$6,128.00. Tax ID 11-0971-000.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 06-02-2014

TAX ACCOUNT NO.: 11-0971-000

CERTIFICATE NO.: 2010-8645

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

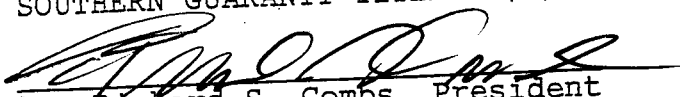
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521  
☒ X Notify Escambia County, 190 Governmental Center, 32502  
☒ X Homestead for \_\_\_\_\_ tax year.

Robert S. Pender  
Jennifer M. Pender  
835 Lexington Rd.  
Pensacola, FL 32514

Fermon & Helen Minchew  
Living Trust dated 9-6-01  
c/o Don Minshew  
438 Bayfront Pkwy.  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of October, 2013.

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.

**Prepared By and Return To:**

Fermon Minshew  
1716 E Hernandez Street  
Pensacola, FL 32503

**Property Appraiser's Parcel I.D. (folio) Number(s)**

231N30-2301-000-018

**WARRANTY DEED**

THIS WARRANTY DEED dated January 18, 2006, by Fermon Minshew and Helen M Minshew Living Trust, dated September 06, 2001 hereinafter called the grantor, to Robert S Pender and Jennifer M Pender, husband and wife, whose post office address is 870 Barksdale Street, Pensacola, FL 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 \$ and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Escambia County, Florida, viz:

Lot 18, Chemview Heights Subdivision, according to Plat recorded in Plat Book 4 at page 9 of the public records of Escambia County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in 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, 2005

## WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan R. Barberi  
(Witness Signature)  
**SUSAN R. BARBERI**

Selina M Bryant  
(Witness Signature)  
**Selina M Bryant**

Fermon Minshew  
Fermon Minshew, Trustee  
Helen M. Minshew  
Helen M Minshew, Trustee

1716 E Hernandez Street

(Address)

Pensacola, FL 32503

(Address)

State of: Florida  
County of: Escambia

The foregoing instrument was acknowledged before me this 18th day of January, 2006, by Fermin Minshew and Helen M Minshew as Trustees of the Fermon Minshew and Helen M Minshew Living Trust, who are/is personally known to me or who has/have produced driver's license as identification.

Notary Public:

Sign: Susan R. Barberi  
Susan R. Barberi





**Prepared By and Return To:**

Fermon Minshew  
1716 E Hernandez Street  
Pensacola, FL 32503

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
231N30-2301-000-018

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**MORTGAGE**

THIS MORTGAGE ("Security Instrument") is given on January 18, 2006. The mortgagor is Robert S Pender and Jennifer M Pender, husband and wife ("Borrower"), whose post office address is 870 Barksdale Street, Pensacola, FL 32514. This Security Instrument is given to Fermon Minshew, his successors and or assigns, which is organized and existing under the laws of and whose address is , .

Borrower owes Lender the principal sum of EIGHT THOUSAND AND 00/100 Dollars (U.S. \$ 8,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on February 1, 2036. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Escambia County, Florida.

Lot 18, Chemview Heights Subdivision, according to Plat recorded in Plat Book 4 at page 9 of the public records of Escambia County, Florida.

which has the address of 800 BLK Blarksdale Street, Pensacola, FL 32514  
("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; Prepayment and Late Charges.**

Borrower shall promptly pay when due the principal of and interest on, the debt evidenced by the Note and any prepayment and late charges due under the Note.

R.P. JP

Prepared by and Return to:  
Fermon Minshew  
1716 E. Hernandez Street  
Pensacola, FL 32503

### Assignment of Mortgage

For value received the undersigned Fermon Minshew Beneficiary of the Mortgage listed below, Assignor, with the address of: 1716 E. Hernandez Street, Pensacola, FL 32503, hereby grants, bargains, sells, assigns, transfer and set over to:

**The Fermon Minshew and Helen M. Minshew Living Trust dated 09/06/2001.**

As Assignee, without representation, warranty or recourse, all of the Assignor's right, title and interest in and to the said Mortgage together with the note described or referred to in that Mortgage, the money due and to become due thereon with interest, and all liens, security interests and rights accrued to or to accrue under said Mortgage recorded in the real property records of the jurisdiction on which the real property secured by such Mortgage is located, including, without limitation, those documents described herein.

Mortgagor(s): **Robert S Pender and Jennifer M Pender, husband and wife**

Mortgage Date: **01/18/2006**

Recorded in: **Book 5823 at Page 1455**

Public Records: **Escambia County, Florida**

Property Address: **800 Block Barksdale St., Pensacola, Florida 32514**

Legal Description: **Lot 18, Chemview Heights Subdivision, according to Plat recorded in Plat Book 4 at Page 9 of the public records of Escambia County, Florida**

Dated: 2/7/2006 Fermon Minshew  
Fermon Minshew

Susan R. Barberi  
Witness: **SUSAN R. BARBERI**

M L Davis  
Witness:

**M L Davis**

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me on this 7<sup>th</sup> day of January, 2006, by, Fermon Minshew, being personally known to me or having produced a driver's license as identification.

Susan R. Barberi  
Notary Public **SUSAN R. BARBERI**

