

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140606

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3665.0000**, 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: 06-0977-000**

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

Property Owner:
PENDER JASON M
3205 BARRANCAS AVE
PENSACOLA, FLORIDA 32507

Legal Description:

E 4 FT OF LT 7 ALL LTS 8 & 9 BLK 14 PARK PLACE PLAT DB 70 P 258 & N 1/2 OF VACATED ALLEY ADJOINING PROP OR 6556 P 1595

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	3665.0000	06/01/12	\$864.17	\$0.00	\$93.62	\$957.79

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	2983.0000	06/01/14	\$909.09	\$6.25	\$45.45	\$960.79
2013	3344.0000	06/01/13	\$847.16	\$6.25	\$42.36	\$895.77

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

\$2,814.35
\$0.00
\$250.00
\$75.00
\$3,139.35
\$3,139.35
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:

April 1, 2014

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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

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

Certificate No.	Parcel ID Number	Date	Legal Description
3665.0000	06-0977-000	06/01/2012	E 4 FT OF LT 7 ALL LTS 8 & 9 BLK 14 PARK PLACE PLAT DB 70 P 258 & N 1/2 OF VACATED ALLEY ADJOINING PROP OR 6556 P 1595

2013 TAX ROLL

PENDER JASON M
3205 BARRANCAS AVE
PENSACOLA , Florida 32507

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date



Chris Jones Escambia County Property Appraiser

[Real Estate
Search](#)[Tangible Property
Search](#)[Sale
List](#)[Amendment 1/Portability
Calculations](#)[Back](#)◀ [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) ▶[Printer Friendly Version](#)**General Information**

Reference: 172S301000008014
Account: 060977000
Owners: PENDER JASON M
Mail: 3205 BARRANCAS AVE
PENSACOLA, FL 32507
Situs: 1503 W LAKEVIEW 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$33,655
Land: \$9,120
Total: \$42,775
Save Our Homes: \$0

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/11/2013	6973	58	\$10,000	WD	View Instr
02/03/2010	6556	1595	\$7,000	TD	View Instr
01/11/2010	6549	1366	\$100	WD	View Instr
11/04/2009	6532	1206	\$100	CT	View Instr
05/2004	5434	1146	\$16,000	WD	View Instr
02/2004	5341	2007	\$100	CT	View Instr
10/2002	5016	1873	\$100	QC	View Instr
01/1972	636	853	\$4,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2013 Certified Roll Exemptions

None

Legal Description

E 4 FT OF LT 7 ALL LTS 8 & 9 BLK 14 PARK PLACE
PLAT DB 70 P 258 & N 1/2 OF VACATED ALLEY
ADJOINING...

Extra Features

PATIO

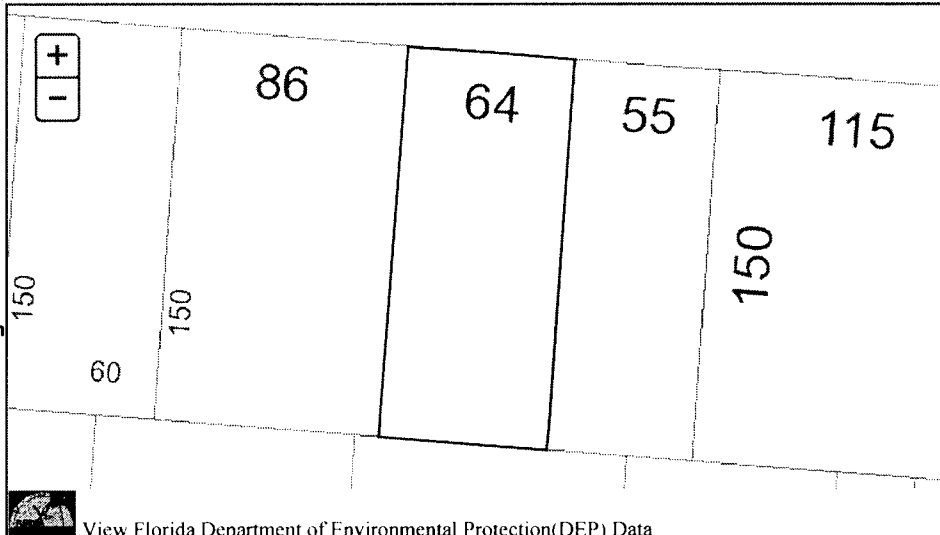
**Parcel
Information**[Launch Interactive Map](#)

**Section
Map Id:**
17-2S-30-2

**Approx.
Acreage:**
0.2200

Zoned:
R-5

**Evacuation
& Flood
Information**
[Open Report](#)


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

Building 1 - Address: 1503 W LAKEVIEW, Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1.00

EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6.00
NO. STORIES-1.00
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1440 Total SF

BASE AREA - 1280

OPEN PORCH FIN - 80

UTILITY UNF - 80

Building 2 - Address:, Year Built: 1960, Effective Year: 1960

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1.00

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER


NO. PLUMBING FIXTURES-3.00

NO. STORIES-1.00

ROOF COVER-BLT UP ON WOOD

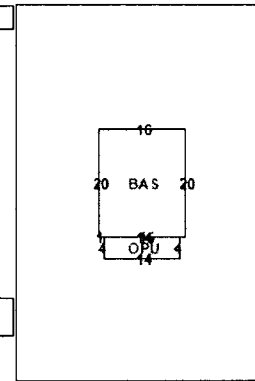
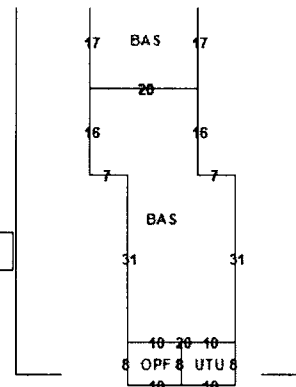
ROOF FRAMING-FLAT/SHED

STRUCTURAL FRAME-WOOD FRAME

 Areas - 376 Total SF

BASE AREA - 320

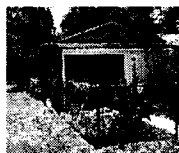
OPEN PORCH UNF - 56



Images



7/22/10



7/22/10



10/8/10



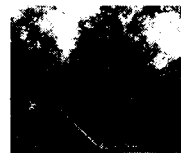
10/8/10



1/7/11



1/7/11



11/9/11



11/9/11



1/27/02



5/8/12



5/8/12



1/9/14

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.

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.: 11846

January 15, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-15-1995, through 01-15-2015, and said search reveals the following:

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

Jason M. Pender

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

January 15, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11846

January 15, 2015

172S301000008014 - Full Legal Description

E 4 FT OF LT 7 ALL LTS 8 & 9 BLK 14 PARK PLACE PLAT DB 70 P 258 & N 1/2 OF VACATED ALLEY
ADJOINING PROP OR 6973 P 58

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11846

January 15, 2015

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

1. Judgment filed by Robert Lizama against Wayne Pender (prior owner) recorded in O.R. Book 6971, page 1659. Judgment assigned to Linda Konrad in O.R. Book 7002, page 835.
2. Subject to interest of Team Player Properties, LLC, per deed recorded 01-13-2010 in O.R. Book 6549, page 1366. Tax Deed was filed 02-03-2010 in O.R. Book 6556, page 1595.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$46,359.00. Tax ID 06-0977-000.

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: 4-6-2015

TAX ACCOUNT NO.: 06-0977-000

CERTIFICATE NO.: 2012-3665

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.


Jason M. Pender
Wayne M. Pender
3205 Barrancas Ave.
Pensacola, FL 32507
and
1503 W. Lakeview
Pensacola, FL 32501

Linda Konrad
217 Breard St.
Monroe, LA 71201

Team Player Properties, LLC
5650 Dixie St., Ste B
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**COUNTY OF ESCAMBIA
STATE OF FLORIDA**

CASH DEED

BE IT KNOWN that before the undersigned **NOTARY PUBLIC**, duly commissioned and qualified in the above named County and State, in the presence of the undersigned witnesses, personally came and appeared:

WAYNE M. PENDER, a single man whose mailing address is **3205 Barrancas Ave., Pensacola, Florida 32507**

WHO DECLARES and acknowledges that for the consideration herein expressed, he has sold, conveyed and delivered and by these presents does grant, sell, bargain, transfer, assign, convey, set over and deliver, subject to all mortgages, liens, and encumbrances, with full and complete warranty of title and with full and complete subrogation of all rights and actions of warranty against all former owners of the property conveyed unto:

JASON M. PENDER, a single man whose mailing address is **3205 Barrancas Ave., Pensacola, Florida 32507**

HERE PRESENT AND ACCEPTING this sale, and purchasing for vendee, vendee's heirs and assigns, the following property, together with all rights, improvements and appurtenances thereto belonging situated in the County of Escambia, state of Florida, to wit:

**E 4 FT OF LOT 7, ALL LTS 8 & 9 BLK 14 PARK PLACE DB
70 P 258 & N ½ OF VACATED ALLEY ADJOINING PROPERTY OR
5434 P 1146.**

**SUBJECT TO ALL , covenants, restrictions, reservations,
easements, conditions and rights appearing of record: and
SUBJECT to any state of facts an accurate survey would show.**

**TO HAVE AND HOLD the said property unto said Vendee,
Vendee's heirs and assigns forever.**

**THIS SALE is made for the consideration of Ten Thousand
(\$10,000.) DOLLARS cash in hand paid, the receipt of which is
hereby acknowledged.**

**All property taxes are to be paid by the vendor. No title opinion
was requested of this Notary Public and none was provided.**

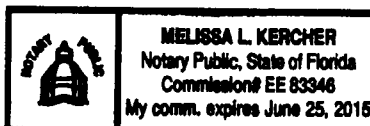
**THUS DONE AND PASSED, in Escambia County, Florida on this
8th. day of February, 2013, in the presents of the undersigned
competent witnesses, together with appears and me, Notary,
after reading the whole.**

WITNESSES:

Lawrence Kaiser
E. A. Nott

Wayne M. Pender
WAYNE M. PENDER

Melissa L. Kercher
NOTARY



Recorded in Public Records 01/30/2013 at 04:07 PM OR Book 6968 Page 731,
Instrument #2013007039, Pam Childers Clerk of the Circuit Court Escambia
County, FL

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

WAYNE PENDER,

2013 JAN 30 A 9 40

Plaintiff,

COUNTY CIVIL DIVISION
FILED & RECORDED

vs.

Case No.: 2012-CC-003046

Division: V

ROBERT LIZAMA

Defendant.

FINAL JUDGMENT

The Court having issued its Order Granting Defendant's Motion for Attorneys Fees on
January 16, 2013, and being otherwise fully advised in the premises, it is hereby

ORDERED and ADJUDGED that:

1. Defendant, ROBERT LIZAMA, is entitled to recover from Defendant, WAYNE
PENDER, its attorneys' fees and cost (including expert fees) in the amount of \$5,037.50, which
shall accrue interest at the statutory interest at the rate of 4.75% per annum pursuant to Florida
Statute §55.03 FOR ALL OF WHICH LET EXECUTION ISSUE.

2. Is is further ordered and adjusted that the Plaintiff, WAYNE PENDER, shall
complete under oath the respective Florida Rule of Civil Procedure Form 1.977(a) (Fact
Information Sheet) (attached hereto), including all required attachments, and serve it on
Defendant's attorney, William J. Dunaway, Esq., at 125 W. Romana St., Suite 800, Pensacola,
FL 32502, within forty-five (45) days from the date of this final judgment, unless the final
judgment is satisfied or post-judgment discovery is stayed.

Case: 2012 CC 003046



00088141839


Dkt: CC1036 Pg#:

6

3. Jurisdiction of this case is retained to enter further orders that are proper to compel the Plaintiff to complete Form 1.977(a), including all required attachments, and serve it on Defendant's attorney.

4. Plaintiff's address is: Wayne Pender, 3205 Barrancas Ave., Pensacola, FL 32507.

DONE AND ORDERED in Pensacola, Escambia County, Florida this 20 day of January, 2013.



HONORABLE PAT KINSEY
County Court Judge

Conformed copies to:
William J. Dunaway, Esq.
Wayne Pender
A1258981.DOC

Mac
1/30/13

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Karen Holsen D.C.
DATE: 1-2-0-2013



Prepared by:

William J. Dunaway, Esq.
Clark, Partington, Hart, Larry, Bond & Stackhouse
Post Office Box 13010
Pensacola, Florida 32591-3010

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2013 APR -2 A 8:41

ASSIGNMENT OF JUDGMENT
FILED & RECORDED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Assignment is made as of the date set forth below by **ROBERT LIZAMA**, a married man, whose address is 908 Blue Springs Avenue, Pensacola, FL 32505 (the "Assignor"), in favor of **LINDA KONRAD**, a single woman, whose address is 217 Breard Street Monroe, LA 71201 (the "Assignee").

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does bargain, sell, assign, convey, transfer, relinquish and set over unto Assignee, its successors and assigns, without recourse, all of Assignor's right, title, and interest in the Final Judgment entered January 30, 2013 in the County Court in and for Escambia County, Florida in that certain action styled *Wayne Pender vs. Robert Lizama*, Case No. 2012-CC-003046 (the "Judgment"). Said Judgment, a certified copy of which is recorded in Official Record Book 6971 at page 1659 of the public records of Escambia County, Florida, is being assigned to the Assignee as of the date set forth below and this Assignment shall be recorded in the official records of Escambia County, Florida accordingly. This assignment is also applicable to the Judgment Lien Certificate which was filed on February 22, 2013 with the Florida Department of State, Division of Corporations, File No. J13000474495.

In connection with this assignment, Assignor represents to Assignee:

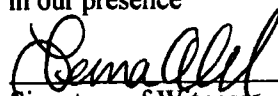
1. Assignor owns and holds the Judgment;
2. No payments have been received on the Judgment.
3. As of the date of this assignment, Judgment Debtor, Wayne Pender, owes

Assignor the following amounts under the Judgment:

- | | | |
|----|-------------------|------------|
| a. | Principal | \$5,037.50 |
| b. | Interest per diem | \$27.50 |
| | through 3/13/2013 | |

IN WITNESS WHEREOF, the parties have executed this assignment the 19th day of March, 2013..

Signed, sealed and delivered
in our presence


Signature of Witness

Teena Abel
Print Name of Witness

ASSIGNOR:

ROBERT LIZAMA

By: 

Its: _____

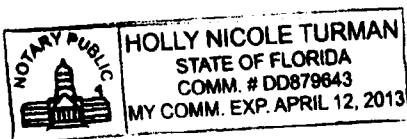
Kathryn Florey
Signature of Witness

Kathryn Florey
Print Name of Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was signed before me this 10th day of March, 2013, by
ROBERT LIZAMA, Individually, who () is personally known to me or who X has produced
FL Driver License as identification.

[NOTARIAL SEAL]



Holly Turman
Notary Public, State of Florida
Print Name: Holly Turman
Commission No.: DD879643
Expires: 4/12/2013

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL**

WAYNE PENDER,

2013 APR -2 A 8 41

Plaintiff,

**COUNTY CIVIL DIVISION
FILED & RECORDED**

vs.

**Case No.: 2012-CC-003048
Division: V**

ROBERT LIZAMA

Defendant.

FILED & RECORDED
DIVISION
2013 MAR 28 P 4:21
PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

**AFFIDAVIT OF ASSIGNED JUDGMENT CREDITOR FILED
CONTEMPORANEOUSLY WITH ASSIGNMENT OF JUDGMENT**

STATE OF LOUISIANA
PARISH OF Orleans

BEFORE ME, the undersigned authority, personally appeared LINDA KONRAD, who is known to me, and who, after being first duly sworn by me on oath, deposes and says as follows:

1. Affiant is the landlord/owner of property located at 908 Blue Springs Ave., Pensacola, Florida 32505. Affiant is over 18 years of age, is competent to make this affidavit, and has personal knowledge of the matters set forth herein.
2. On behalf of the tenant, ROBERT LIZAMA, the Plaintiff in the above-styled matter ("Lizama), Affiant paid all legal fees and expenses incurred as a result of the above-styled litigation filed against Lizama by the Defendant/Judgment Debtor, WAYNE PENDER ("Pender").
3. On January 30, 2013, Lizama recovered a Final Judgment in the County Court of the First Judicial Circuit in and for Escambia County, Florida against Pender, in the amount of \$5,037.50, plus interest from the date of the judgment until paid. A certified copy of the Final Judgment was recorded in the official records of Escambia County, Florida at OR BK 6971 PG

1659. A copy of the recorded Final Judgment is attached hereto as Exhibit "A" and being recorded contemporaneously with the recording of this Affidavit.

4. An Assignment of Judgment in favor of Affiant is being recorded contemporaneously with this Affidavit. As set forth in the Assignment of Judgment, Lizama hereby assigns all rights, title, and interests in said Final Judgment in favor of Affiant.

5. The Defendant/Judgment Debtors' names and address are set forth as follows:

WAYNE PENDER
3205 Barrancas Ave.
Pensacola, Florida 32507

6. The judgment is valid, enforceable and unsatisfied.

7. Affiant/Assigned Judgment Creditor's address is as follows:

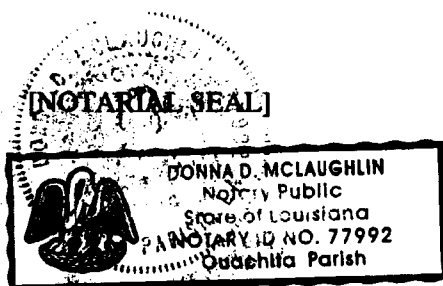
LINDA KONRAD
217 Breard Street
Monroe, Louisiana 71201


8. Plaintiff and Affiant/Assigned Judgment Creditor's counsel and his address are set forth as follows:

WILLIAM J. DUNAWAY, ESQ.
Clark, Partington, Hart, Larry, Bond & Stackhouse
Post Office Box 13010
Pensacola, FL 32591-3010


LINDA KONRAD

The foregoing instrument was acknowledged before me this 18 day of March, 2013 by LINDA KONRAD, as who is (☒) who is personally known to me or (☐) has produced _____ as identification




NOTARY PUBLIC
Print Name: Donna D. McLaughlin
Commission No.: 77992
Expires: at death

Prepared By:
Sarah D. Crane, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 11 day of January, 2010, by GARY LOWRY, a Single man, hereinafter called the Grantor (whether singular or plural), to TEAM PLAYER PROPERTIES, LLC, a Florida limited liability company, whose post office address is 5650 Dixie Street, Suite B, Pensacola, Florida 32503, hereinafter called the Grantee (whether singular or plural):

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, to-wit:

PARCEL 1:

The East 4 feet of Lot 7 and all of Lots 8 and 9, Block 14 Park Place, according to the plat thereof, as recorded in Deed Book 70, Page 258, of the Public Records of Escambia County, Florida. Together with the North Half of vacated alley abutting on the South as described in that certain Resolution recorded in Official Records Book 874, Page 42, of the Public Records of Escambia County, Florida. Also known as 1503 W. Lakeview, Pensacola, Florida
Parcel ID No. 172S30-1000-008-014

PARCEL 2:

The land referred is situated in the County of Escambia, State of Florida, Lot 24, and the South half of Lot 25, Block 90, MAXENT TRACT, City of Pensacola, Escambia County, Florida, according to Maps of said City copyrighted by Thomas C. Watson in 1906.
Also known as 115 South B Street, Pensacola, Florida.
Parcel ID No. 000S00-9080-024-090

THE ABOVE CAPTIONED PROPERTY IS NOT HOMESTEAD WITHIN THE MEANING OF FLORIDA LAW AND GRANTOR'S SPOUSE, IF ANY, HAS NO INTEREST IN THE PROPERTY REQUIRING HER JOINDER HEREIN.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2010 and subsequent years.

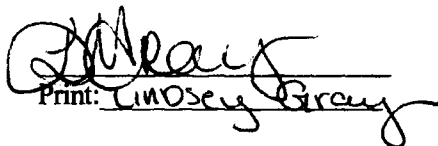
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

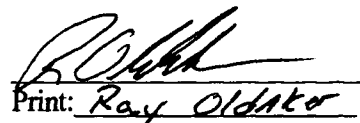
TO HAVE AND TO HOLD the same in fee simple forever.

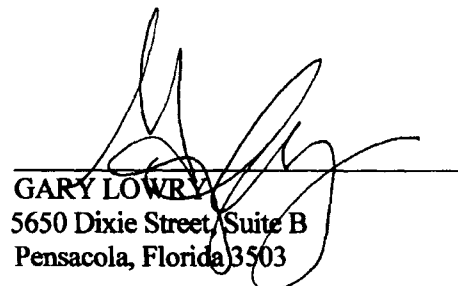
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:


Print: Lindsey Gray


Print: Ray Oldaker

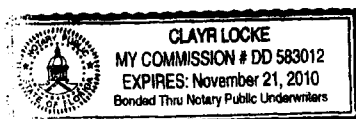

GARY LOWRY
5650 Dixie Street, Suite B
Pensacola, Florida 3503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11 day of January, 2010, by Gary Lowry, who is personally known to me or who has produced ~~personally known to me~~ as identification and who did not take an oath.

My Commission Expires: ~~01-21-2010~~ 11-21-2010


NOTARY PUBLIC



This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 09-129
Property Identification No. 172S301000008014
Tax Account No. 060977000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 02341 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 1st day of February 2010, offered for sale as required by law for cash to the highest bidder and was sold to: WAYNE PENDER, 3205 BARRANCAS AVE PENSACOLA FL 32507, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


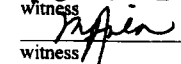
Now, on this 1st day of February 2010, in the County of Escambia, State of Florida, in consideration of the sum of (\$7,000.00) SEVEN THOUSAND AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

E 4 FT OF LT 7 ALL LTS 8 & 9 BLK 14 PARK PLACE PLAT DB 70 P 258 & N 1/2 OF VACATED ALLEY ADJOINING PROP OR 5434 P 1146

**** Property previously assessed to: WILLIAM FISHER**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W


ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida


witness Heather Sullivan

witness Maryline Avila

State of Florida
County of Escambia



On this 31 day February 2010 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: 
Maryline Avila, Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

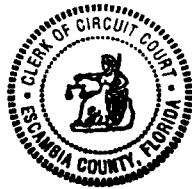
CERTIFICATE # 02341 of 2007

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA
COUNTY, FLORIDA, do hereby certify that I did on December 31, 2009, mail a copy of the
foregoing Notice of Application for Tax Deed, addressed to:

WILLIAM FISHER 305 BRYANT RD PENSACOLA, FL 32507-3157	WILLIAM FISHER 1503 W LAKEVIEW PENSACOLA FL 32501
GARY LOWRY 604 NEW WARRINGTON ROAD PENSACOLA FL 32506	Gary Lowry 5650 Dixie ST Ste B Pensacola FL 32503
Internal Revenue Service 400 W Bay Street, Ste 35045 Jacksonville FL 32202-4437	

WITNESS my official seal this 31th day of December 2009.

SEAL



**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT**

BY: *M. Avila*
Maryline Avila
Deputy Clerk

THE ESCAMBIA SUN-PRESS , LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of SALE

DATE: 02/01/2010 - TAX CERT #: 02341

_____ in the _____ CIRCUIT Court
was published in said newspaper in the issues of _____
DECEMBER 31, 2009 & JANUARY 7, 14, 21, 2009

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

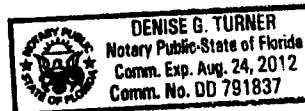
the said newspaper.

Michael J. Dreuer

PUBLISHER

Sworn to and subscribed before me this 21st
day of JANUARY A.D., 2010

Denise G. Turner
DENISE G. TURNER NOTARY PUBLIC



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

GARY LOWRY,

Plaintiff

vs.

WILLIAM H. FISHER

Defendant.

Case No.: 2007 CA 002747
Division: D

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that she executed and filed a Certificate of Sale in this action on November 4, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

PARCEL 1:

The East 4 feet of Lot 7 and all of Lots 8 and 9, Block 14 Park Place, according to the plat thereof, as recorded in Deed Book 70, Page 258, of the Public Records of Escambia County, Florida. Together with the North Half of vacated alley abutting on the South as described in that certain Resolution recorded in Official Records Book 874, Page 42, of the Public Records of Escambia County, Florida. Also known as 1503 W. Lakeview, Pensacola, Florida
Parcel ID No. 172S30-1000-008-014

PARCEL 5:

The land referred is situated in the County of Escambia, State of Florida, Lot 24, and the South half of Lot 25, Block 90, MAXENT TRACT, City of Pensacola, Escambia County, Florida, according to Maps of said City copyrighted by Thomas C. Watson in 1906.
Also known as 115 South B Street, Pensacola, Florida.
Parcel ID No. 000S00-9080-024-090

was sold to

Gary Lowry

Case: 2007 CA 002747



00028208541

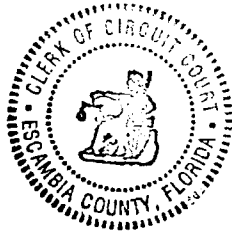
Dkt: CA1173 Pg#:

2

32

#100.00

WITNESS my hand and seal of the Court on this 19th day of November, 2009.



ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: *[Signature]*
Deputy Clerk

c: all parties

113-11

OR BK 5434 PG 1146
Escambia County, Florida
INSTRUMENT 2004-252585

Prepared by and return to:
Jessica Bacon
Title & Abstract Agency of America, Inc.
✓ 4505 Woodland Corporate Blvd. Suite 100
Tampa, FL 33614

DEED REC. STAMP, PG 8 REC. CO. \$ 112.00
06/17/04 ERIC LEE WALKER, CLERK

File Number: 04-2006ZT

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18 day of May, 2004 by JPMorgan Chase Bank, as Trustee, whose post office address is c/o HomeComings Financial Network, 9350 Waxed Way # 100, San Diego, CA 92123 (hereinafter called the grantor), to WILLIAM FISHER, a married man, whose post office address is 1503 W LAKEVIEW AVENUE, Pensacola, FL 32501 (hereinafter called the grantee):

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Escambia County, Florida to-wit:

THE EAST 4 FEET OF LOT 7 AND ALL OF LOTS 8 AND 9, IN BLOCK 14, OF PARK PLACE, BEING A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 258, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 06-0977-000

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims or all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

JPMorgan Chase Bank, as Trustee

By: Lina Kalambayi
WITNESS

By: Louis A. Amaya

By: PEARL L. ROBINSON
WITNESS

(Corporate Seal)

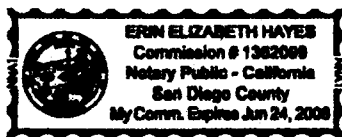
STATE OF California SS.

COUNTY OF San Diego

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Louis A. Amaya known to me to be the V.P., respectively of the corporation named as grantor in the foregoing deed, and that he severally acknowledged he executed the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal in the county and State last aforesaid this 18 day of

May, 2004.



Erin Elizabeth Hayes
• NOTARY PUBLIC
Name of Notary Erin Elizabeth Hayes
Commission No.: 1362099
My Commission Expires: 06-24-06

Parcel ID#06-0977-000

*c/o HomeComings Financial Network, 9350 Wixie Way # 100, San Diego, CA 92123

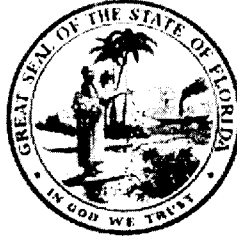
Special Warranty Deed - Page 2 of 2

04-20062T WILLIAM FISHER

RCD Jun 17, 2004 11:59 am
Escambia County, Florida

ERNIE LEE MABAMA
Clerk of the Circuit Court
INSTRUMENT 2004-252583

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: 060977000 Certificate Number: 003665 of 2012**

Payor: WAYNE PENDER 3205 BARRANCAS AVE PENSACOLA FL 32507 Date 02/13/2015

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total ~~\$534.59~~
Tax Collector's Total ~~\$3,569.41~~
Postage ~~\$18.94~~
Researcher Copies ~~\$17.00~~
Total Received \$4,159.94

3654.69

**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
 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

**Case # 2012 TD 003665
 Redeemed Date 02/13/2015**

Name WAYNE PENDER 3205 BARRANCAS AVE PENSACOLA FL 32507

Clerk's Total = TAXDEED \$534.59
 Due Tax Collector = TAXDEED \$3,569.41
 Postage = TD2 \$38.94
 ResearcherCopies = TD6 \$17.00

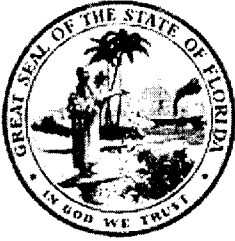
3654.69

• 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 060977000 Certificate Number: 003665 of 2012

Redemption No ▾ Application Date 07/07/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/06/2015	Redemption Date 02/13/2015
Months	9	7
Tax Collector	\$3,139.35	\$3,139.35
Tax Collector Interest	\$423.81	\$329.63
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,569.41	\$3,475.23 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$63.59	\$49.46
Total Clerk	\$534.59	\$520.46 CH
Postage	\$38.94	\$0.00
Researcher Copies	\$17.00	\$0.00
Total Redemption Amount	\$4,159.94	\$3,995.69
	Repayment Overpayment Refund Amount	\$164.25

SHERIFF 80.00

2/4/15 WAYNE PENDER CAME IN FOR A QUOTE, I GAVE HIM A PRINT

Notes OUT AND TOLD HIM IT WOULD BE \$3654.69 IF PAID BEFORE 2/25/15.



Submit

Reset

Print Preview



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 19, 2015

CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS LA 70154

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
2012 TD 002951	\$471.00	\$49.46	\$520.46
2012 TD 003665	\$471.00	\$49.46	\$520.46
2012 TD 002835	\$471.00	\$49.46	\$520.46
2012 TD 000496	\$471.00	\$49.46	\$520.46
TOTAL			\$2,081.84

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division