

{R 12/96}

TAX COLLECTOR'S CERTIFICATION

JUL 06, 2015 10524

This is to certify that the holder listed below of Tax Sale Certificate Number 2013/ 2526.000, Issued the 01st day of June, 2013, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 05-0667-000

Cert CMON LLC AND GEEZ LLC PARTNERS
Holder CITIBANK, N.A., AS COLLATERAL
 4747 EXECUTIVE DR., STE 510
 SAN DIEGO CA 92121

Property FENDERSON JESSIE BELL LIFE
Owner EST &
 C/O TAMIE GORDON
 20 RIDGEVIEW CT
 ACWORTH GA 30101

LT 20 BLK 7 3RD ADDN
 HIGHLAND TERRACE PB 3 P 91
 OR 652 P 286
 OR 1609 P 342
 OR 6139 P 1409

SEC 4/5 T 2S R 30

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 2526.000	06/01/2013	1,162.33	0.00	58.12	1,220.45

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2014/ 2144.000	06/01/2014	1,116.40	6.25	55.82	1,178.47

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,398.92
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 200.00
5. Total Tax Deed Application Fee 125.00
6. Total Certified By Tax Collector To Clerk of Court 2,723.92
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 07th day of July, 2015

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: 10/5/15

By

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) 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,

**CMON LLC AND GEEZ LLC PARTNERS CITIBANK,
N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121**

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
2526.0000	05-0667-000	06/01/2013	LT 20 BLK 7 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 652 P 286 OR 1609 P 342 OR 6139 P 1409 SEC 4/5 T 2S R 30

2014 TAX ROLL

FENDERSON JESSIE BELL LIFE EST &
C/O TAMIE GORDON
20 RIDGEVIEW CT
ACWORTH , Georgia 30101

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.

jshepa (John Lemkey)

Applicant's Signature

06/29/2015

Date



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
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Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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General Information

Reference: 042S302051020007
Account: 050667000
Owners: FENDERSON JESSIE BELL LIFE
EST &
GORDON TAMIE RENEE &
RILEY VALORIE JANTZEEN
Mail: C/O TAMIE GORDON
20 RIDGEVIEW CT
ACWORTH, GA 30101
Situs: 405 FAIRFAX DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2014	\$13,775	\$39,727	\$53,502	\$53,502
2013	\$13,775	\$35,911	\$49,686	\$49,686
2012	\$13,775	\$37,583	\$51,358	\$51,358

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/2007	6139	1409	\$100	QC	View Instr
12/1981	1609	342	\$100	QC	View Instr
01/1972	652	286	\$15,400	WD	View Instr
01/1971	563	692	\$14,500	WD	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

LT 20 BLK 7 3RD ADDN HIGHLAND TERRACE PB 3 P 91
OR 652 P 286 OR 1609 P 342 OR 6139 P 1409 SEC 4/5
T 2S R 30

Extra Features

UTILITY BLDG

**Parcel
Information**

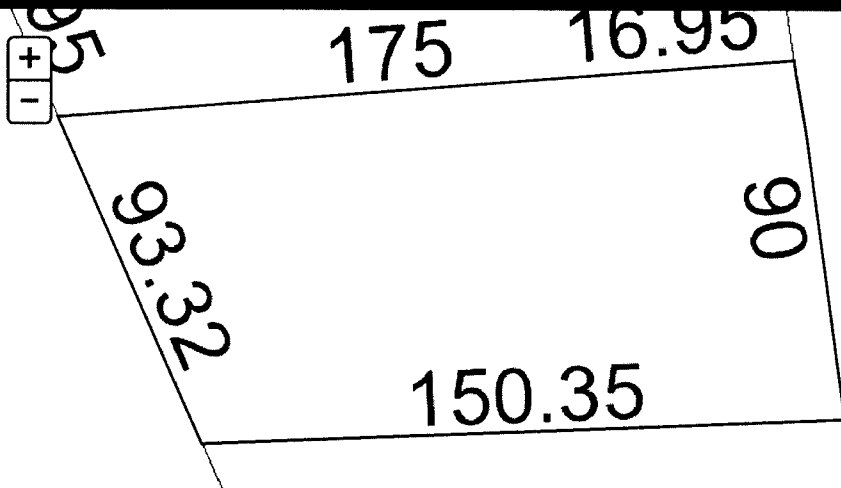
[Launch Interactive Map](#)

**Section
Map Id:**
05-2S-30-1

**Approx.
Acreage:**
0.3400

Zoned:
R-1AA

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



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


Buildings

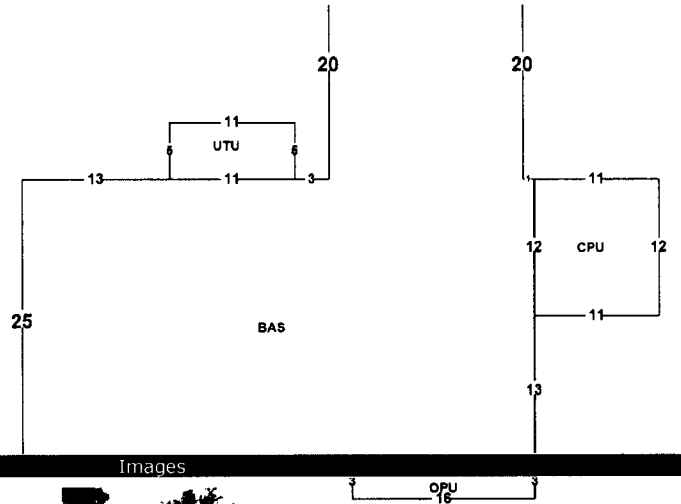
Address:405 FAIRFAX DR, Year Built: 1956, Effective Year: 1956

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-ASPHALT TILE
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

 Areas - 1700 Total SF
 BASE AREA - 1465
 CARPORT UNF - 132
 OPEN PORCH UNF - 48
 UTILITY UNF - 55



7/12/11

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.

Last Updated: 07/16/2015 (tc.97179)

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

15-586

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12205

July 10, 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 07-10-1995, through 07-10-2015, and said search reveals the following:

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

Jessie Bell Fenderson, life estate, Tamie Renee Gordon and Valorie Jantzeen Riley

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: 

July 10, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12205

July 10, 2015

Lot 20, Block 7, Third Addition to Highland Terrace, as per plat thereof, recorded in Plat Book 3, Page 91, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12205

July 10, 2015

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

1. Taxes for the year 2012 and 2013 delinquent. The assessed value is \$53,502.00. Tax ID 05-0667-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-5-2015

TAX ACCOUNT NO.: 05-0667-000

CERTIFICATE NO.: 2013-2526

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

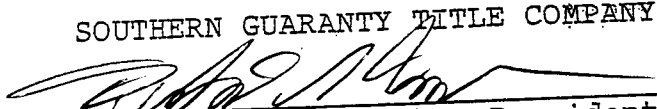
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for _____ tax year.

Jessie BELL Fenderson
Tamie Renee Gordon
Valorie Jantzeen Riley
c/o Tamie Gordon
20 Ridgeview Court
Acworth, GA 30101

Unknown Tenants
405 Fairfax Dr.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 20th day of July, 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.

QUIT-CLAIM DEED

RETURN TO:

Jessie Bell Fenderson
405 Fairfax Drive
Pensacola, FL

THIS INSTRUMENT PREPARED BY:

Tommy E. McPherson, Attorney
1008 Avia Lane
Pensacola, Florida 32507

Property Appraisers Parcel Identification Numbers:
04-2S-30-2051-020-007

THIS QUIT-CLAIM DEED, Executed this 18TH day of January, A.D. 2007, by

JESSIE BELL FENDERSON and ALPHONSE FENDERSON, JR.
first party,

to JESSIE BELL FENDERSON, for her lifetime, then to TAMIE RENEE GORDON and VALORIE JANTZEEN
RILEY

whose post office address is 405 Fairfax Drive, Pensacola, FL
second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00----- in hand
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-
claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has
in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia,
State of Florida, to-wit:

Lot 20, Block 7, Third Addition to Highland Terrace, a subdivision of a portion
of Section 4 and 5, Township 2 South, Range 30 West, City of Pensacola,
Escambia County, Florida, according to plat recorded in Plat Book 3 at Page
91 of the Public Records of said County.

SUBJECT PROPERTY IS GRANTOR'S HOMESTEAD.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto
belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the
said first party, either in law or equity, to the proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and seal these presents the day and year
first above written.

Signed, sealed and delivered
in the presence of:

Tommy E. McPherson
Witness Signature

Printed Name: Tommy E. McPherson

Cynthia J. Gordon
Witness Signature

Printed Name: Cynthia J. Gordon

Tommy E. McPherson
Witness Signature

Printed Name: Tommy E. McPherson

Cynthia J. Gordon
Witness Signature

Printed Name: Cynthia J. Gordon

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared JESSIE BELL FENDERSON and ALPHONSE FENDERSON, JR., to me
known to be the persons described in and who executed the foregoing instrument, who acknowledged before me that
they executed the same, and an oath was not taken. (check one) X Said person is personally known to me.

Said person provided the following type of identification: _____.

WITNESS my hand and official seal for said County and State last aforesaid this 18TH day of January, 2007.



Jessie Fenderson
JESSIE BELL FENDERSON
405 Fairfax Drive
Pensacola, FL 32503

Alphonse Fenderson Jr
ALPHONSE FENDERSON, JR.
810 Violet Avenue
Pensacola, FL 32505

Cynthia J. Gordon
NOTARY SIGNATURE
MY COMMISSION EXPIRES: 12-14-08