FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Jun 29, 2015 / 150286

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7059.0000** , issued the **1st** day of **June**, **2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 11-0148-000

Certificate Holder:
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:
BROWN TERRENCE D
PO BOX 1005
GONZALEZ , FLORIDA 32560

Legal Description:
E 627 FT OF LT 27 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 6020 P 508 LESS S 121 FT OF W 211 FT OF E 627 FT OF LT 27 LESS S 184 FT OF N 209 FT OF W 189 FT ...
See attachment for full legal description.

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
2013	7059.0000	06/01/13	$848.54	$0.00	$42.43	$890.97

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
2015	6931.0000	06/01/15	$821.47	$6.25	$41.07	$868.79

1.	Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,759.76
2.	Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3.	Total of Current Taxes Paid by Tax Deed Applicant	
4.	Ownership and Encumbrance Report Fee	$200.00
5.	Tax Deed Application Fee	$125.00
6.	Total Certified by Tax Collector to Clerk of Court	$2,084.76
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	$2,084.76
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	$6.25
17.	Total Amount to Redeem	

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: 11/2/15

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE
6/29/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-0148-000

July 06, 2015
Tax Year: 2012
Certificate Number: 7059.0000

E 627 FT OF LT 27 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 6020 P 508 LESS S 121 FT OF W 211 FT OF E 627 FT OF LT 27 LESS S 184 FT OF N 209 FT OF W 189 FT OF E 627 FT OF LT 27 SATSUMA HTS PLAT DB 102 P 208

DR-512
R.05/88

Application Number: 150286

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
7059.0000	11-0148-000	06/01/2013	E 627 FT OF LT 27 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 6020 P 508 LESS S 121 FT OF W 211 FT OF E 627 FT OF LT 27 LESS S 184 FT OF N 209 FT OF W 189 FT OF E 627 FT OF LT 27 SATSUMA HTS PLAT DB 102 P 208

2014 TAX ROLL
BROWN TERRENCE D
PO BOX 1005
GONZALEZ , Florida 32560

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.

jsherpa (John Lemkey) — 06/29/2015

Applicant's Signature — Date

Chris Jones
Escambia CountyProperty Appraiser

General Information

Reference:	141N301000000027
Account:	110148000
Owners:	BROWN TERRENCE D
Mail:	PO BOX 1005 GONZALEZ, FL 32560
Situs:	1200 BLK CONFERENCE RD 32533
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
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	$26,813	$21,500	$48,313	$48,313
2013	$26,813	$21,346	$48,159	$48,159
2012	$26,813	$21,730	$48,543	$48,543

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2006	6020	508	$100	WD	View Instr
01/2006	5813	739	$100	QC	View Instr
01/1990	2804	846	$100	WD	View Instr
01/1989	2649	623	$100	QC	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

E 627 FT OF LT 27 SATSUMA HEIG HTS PLAT DB 102 P 208 OR 6020 P 508 LESS S 121 FT OF W 211 F T OF E 627 FT OF LT 27 LESS S...

Extra Features

None

Parcel Information

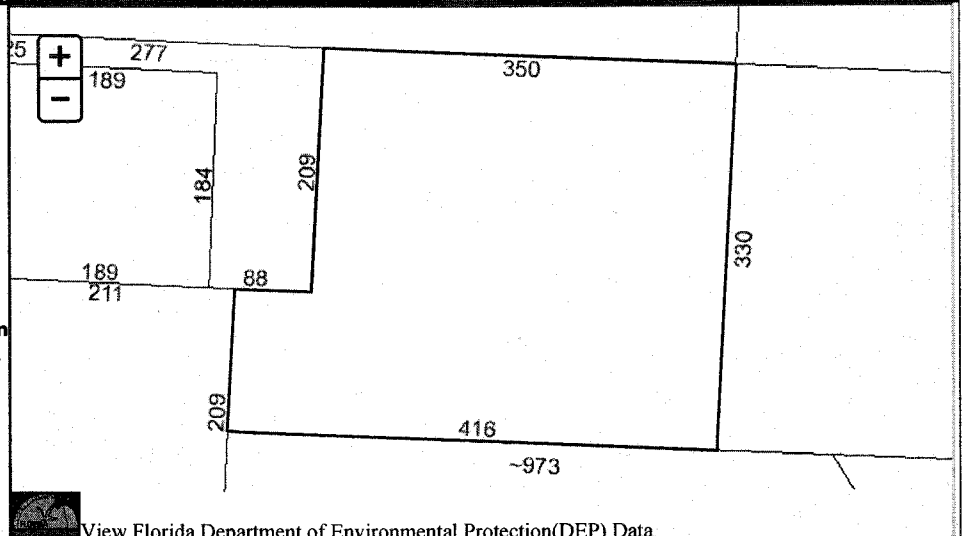
Launch Interactive Map

Section Map Id: 14-1N-30

Approx. Acreage: 3.3600

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.

15-713

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.: 12314

August 19, 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 08-19-1995, through 08-19-2015, and said search reveals the following:

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

   Terrence D. Brown

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: _____

August 19, 2015

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12314 August 19, 2015

141N301000000027 - Full Legal Description

E 627 FT OF LT 27 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 6020 P 508 LESS S 121 FT OF W 211 FT OF E 627 FT OF LT 27 LESS S 184 FT OF N 209 FT OF W 189 FT OF E 627 FT OF LT 27 SATSUMA HTS PLAT DB 102 P 208 LESS OR 7130 P 1236

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12314 August 19, 2015

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4465, page 816.

2. Taxes for the year 2012 and 2014 delinquent. The assessed value is $26,390.00. Tax ID 11-0148-000.

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: 11-2-2015

TAX ACCOUNT NO.: 11-0148-000

CERTIFICATE NO.: 2013-7059

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, 221 Palafox Place, 4th Floor/ 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Terrence D. Brown
P.O. Box 1005
Gonzalez, FL 32560

Certified and delivered to Escambia County Tax Collector,
this 24th day of August, 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.

Recorded in Public Records 10/27/2006 at 03:03 PM OR Book 6020 Page 508, Instrument #2006108731, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $0.70

Without Benefit of Title Search
or Title Insurance the following deed is
Prepared by:
JOHN P. WELCH, ESQUIRE
900 North Palafox Street
Pensacola, FL 32501
(850) 432-7604

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CECIL DAVID BROWN, a single man, for and in consideration of Ten and No/100 ($10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto TERRENCE D. BROWN, a married man, whose address is P.O. Box 1005, Gonzalez, FL 32560, his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to restrictions, conditions, reservations, easements of record.

Subject to taxes for 2006 and subsequent years.

This deed is executed and delivered without benefit of title commitment, title insurance or survey.

The above and foregoing is not the constitutional homestead of the Grantor.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

And the said Grantor hereby covenants with said Grantee that except as above noted, 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 and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 27th day of October, 2006.

Signed, sealed and delivered
in the presence of:

Witness John P. Welch
Type or Print Name

CECIL DAVID BROWN

Witness Michelle Jones
Type or Print Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me on this 27th day of October, 2006, by CECIL DAVID BROWN, who is personally known to me or who produced _____ as Identification and who did take an oath.

- S E A L

JOHN P. WELCH
Notary Public, State of Florida
My comm. expires Jan. 19, 2007
Comm. No. DD 159815

NOTARY PUBLIC
Type or Print Name:
My Commission Expires

EXHIBIT "A"

THE EAST 627 FEET OF LOT 27, SATSUMA HEIGHTS, A SUBDIVISION, BEING IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO PLAT FILED FOR RECORD IN DEED BOOK 102, AT PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 121 FEET OF THE WEST 211 FEET OF THE EAST 627 FEET OF LOT NUMBERED 27 OF SATSUMA HEIGHTS, A SUBDIVISION, BEING IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO PLAT FILED FOR RECORD IN DEED BOOK 102, AT PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 184.00 FEET OF THE NORTH 209.00 FEET OF THE WEST 189.00 FEET OF THE EAST 627 FEET OF LOT 27, SATSUMA HEIGHTS, A SUBDIVISION, BEING IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO PLAT FILED FOR RECORD IN DEED BOOK 102, AT PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL IDENTIFICATION NO.: 14-1N-30-1000-000-027

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: 110148000 Certificate Number: 007059 of 2013

Payor: Troy Brown 1260 Conference Rd Pensacola Fl 32533 **Date** 09/23/2015

Clerk's Check #	1	Clerk's Total	$506.33
Tax Collector Check #	1	Tax Collector's Total	$2,247.37
		Postage	$13.46
		Researcher Copies	$3.00
		Total Received	$2,770.16

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

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 # 2013 TD 007059
Redeemed Date 09/23/2015
Name Troy Brown 1260 Conference Rd Pensacola Fl 32533

Clerk's Total = TAXDEED	$506.33
Due Tax Collector = TAXDEED	$2,247.37
Postage = TD2	$13.46
ResearcherCopies = TD6	$3.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
No Information Available - See Dockets					

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110148000 Certificate Number: 007059 of 2013

Redemption Yes ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2015	Redemption Date 09/23/2015
Months	5	3
Tax Collector	$2,084.76	$2,084.76
Tax Collector Interest	$156.36	$93.81
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,247.37	$2,184.82
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$221.00	$221.00
App. Fee Interest	$35.33	$21.20
Total Clerk	$506.33	$492.20
Postage	$13.46	$13.46
Researcher Copies	$3.00	$3.00
Total Redemption Amount	$2,770.16	$2,693.48
	Repayment Overpayment Refund Amount	$76.68 +13.46+120+221 = $431.14

Notes ACTUAL SHERIFF $40.00
9/22/15 OLD TOWN TITLE IS CALLING WITH ISSUES WITH THE LEGAL, STATING THAT PART OF THIS PROPERTY WAS DEEDED TO A TROY

redeemer

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 •

October 1, 2015

TROY BROWN
1260 CONFERENCE RD
CANTONMENT FL 32533

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2013 TD 007059	$431.14

TOTAL $431.14

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 1, 2015

GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

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
2013 TD 003703	$471.00	$21.20	$492.20
2013 TD 007059	$471.00	$21.20	$492.20
2013 TD 004780	$471.00	$21.20	$492.20

TOTAL $1,47660

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division