

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 29, 2015 / 150309

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 9947.0000**, 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: 15-1803-100**

Certificate Holder:

GTURN LLC AND GHETT TL LLC PAR CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

SIMS FRED L
1206 N V ST
PENSACOLA, FLORIDA 32505

Legal Description:

S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

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	9947.0000	06/01/13	\$794.03	\$0.00	\$39.70	\$833.73

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	9559.0000	06/01/15	\$776.72	\$6.25	\$38.84	\$821.81
2014	9141.0000	06/01/14	\$771.12	\$6.25	\$38.56	\$815.93

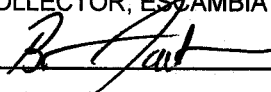
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$2,471.47
\$0.00
\$200.00
\$125.00
\$2,796.47
\$2,796.47
\$39,245.50
\$6.25

*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.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GTURN LLC AND GHETT TL LLC PAR 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
9947.0000	15-1803-100	06/01/2013	S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

2014 TAX ROLL

SIMS FRED L
1206 N V ST
PENSACOLA , Florida 32505

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)

Applicant's Signature

06/29/2015

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: 000S009060051218
Account: 151803100
Owners: SIMS FRED L
Mail: 1206 N V ST
 PENSACOLA, FL 32505
Situs: 1206 N V ST 32505
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

Assessments

Year	Land	Imprv	Total	Cap Val
2014	\$12,160	\$71,366	\$83,526	\$78,491
2013	\$12,160	\$65,172	\$77,332	\$77,332
2012	\$12,160	\$65,841	\$78,001	\$78,001

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/2005	5647	878	\$300	QC	View Instr
01/1993	3844	189	\$10,300	QC	View Instr
05/1984	1910	140	\$20,500	WD	View Instr

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

2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

S 64 FT OF N 124 FT OF W 125 F T LESS PARCEL IN
 SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218
 WEST KING TRACT OR 5647 P...

Extra Features

UTILITY BLDG

Parcel Information

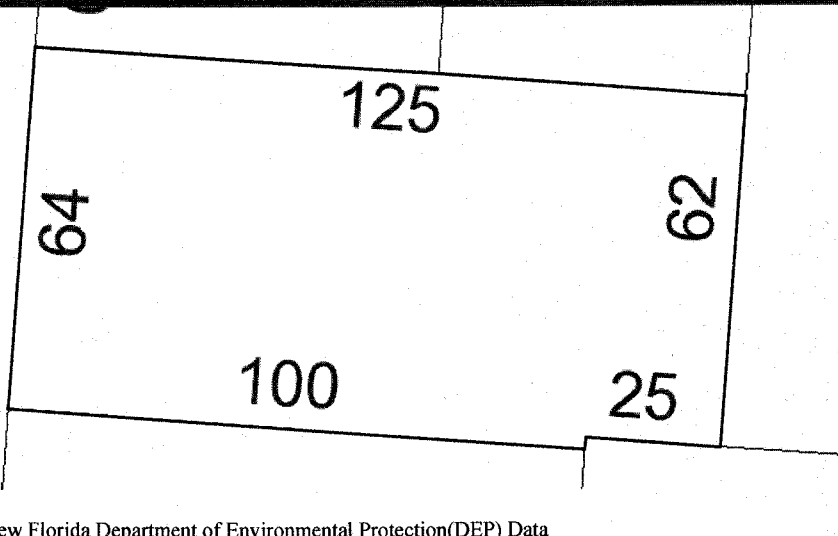
[Launch Interactive Map](#)

Section Map Id:
 CA137

Approx. Acreage:
 0.1800

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 1206 N V ST, Year Built: 2008, Effective Year: 2008

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-TILE/STAIN
CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1760 Total SF

BASE AREA - 1584

OPEN PORCH FIN - 176

33

BAS

33

14

22

12

Images

None

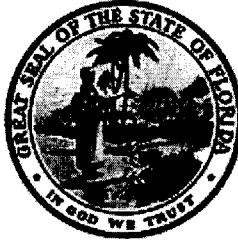
OFF

22

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:07/22/2015 (tc:5330)

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

13 TD 009947

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 151803100 Certificate Number: 009947 of 2013**

Payor: Fred Sims 1206 North V St Pensacola FL 32505 Date 09/15/2015

Clerk's Check #	1	Clerk's Total	\$506.33
Tax Collector Check #	1	Tax Collector's Total	\$3,012.46
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$3,578.79

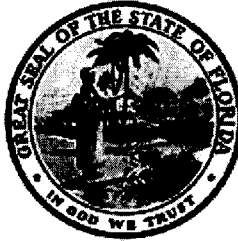
\$ 3081.76

**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 # 2013 TD 009947

Redeemed Date 09/15/2015

Name Fred Sims 1206 North V St Pensacola FL 32505

Clerk's Total = TAXDEED	\$506.33
Due Tax Collector = TAXDEED	\$3,012.46
Postage = TD2	\$60.00 2.00
ResearcherCopies = TD6	\$0.00

• 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: 151803100 Certificate Number: 009947 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 09/15/2015
Months	5	3
Tax Collector	\$2,796.47	\$2,796.47
Tax Collector Interest	\$209.74	\$125.84
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,012.46	\$2,928.56 TC
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 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$3,580.79	\$3,422.76 - 120 - 221 = \$ 3081.76
		amount paid
	Repayment Overpayment Refund Amount	\$158.03

ACTUAL SHERIFF \$80.00

9/15/15 FRED L SIMS CAME IN FOR A PRINT OUT, COMING BACK TO
Notes PAY TODAY. EBH



Submit

Reset

Print Preview

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.: 12336

August 24, 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 08-24-1995, through 08-24-2015, and said search reveals the following:

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

Fred L. Sims

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

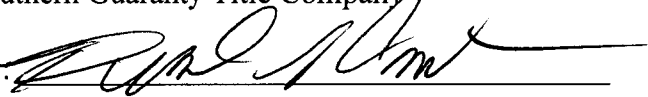
4. Taxes:

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 24, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12336

August 24, 2015

000S009060051218 - Full Legal Description

S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST
KING TRACT OR 5647 P 878 CA 137

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12336

August 24, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$86,003.00. Tax ID 15-1803-100.

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: 11-2-2015

TAX ACCOUNT NO.: 15-1803-100

CERTIFICATE NO.: 2013-9947

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

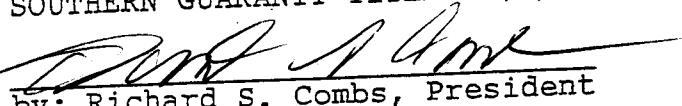
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2014 tax year.

Fred L. Sims
1206 North V St.
Pensacola, FL 32505

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.

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 14TH day of JANUARY, 2005,
by first party, Grantor, Robert L. Wells
whose post office address is 5697 Cactus RD POKACOA FLA 32503
to second party, Grantee, Fred L. Sims
whose post office address is PO Box 892 Pensacola FL 32591

WITNESSETH, That the said first party, for good consideration and for the sum of two hundred
Seventy five Dollars (\$275.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA
State of FLORIDA to wit:

S 64 FT OF N 124 FT OF W
125 FT LESS PARCEL IN SE
COR BEING 25 FT E & W BY 2
FT N & S BCK 218 WEST KING
TRACT OR 3844 P 189
CR 1910 P 140 CA #37

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Angie MorrisPrint name of Witness: Angie MorrisSignature of Witness: Debra BowmanPrint name of Witness: Debra BowmanSignature of First Party: Robert WellsPrint name of First Party: Robert WellsSignature of Second Party: Fred L. SimsPrint name of Second Party: Fred L. SimsSignature of Preparer: Robert WellsPrint Name of Preparer: Robert WellsAddress of Preparer: 5607 CACTUS ROAD
PENSACOLA FL
32503State of FloridaCounty of Escambia }

On January 14, 2005 before me, Adelene Hurst
appeared Robert Wells & Fred Lee Sims

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Adelene Hurst
Signature of Notary

Affiant Known ☒ Produced ID
Type of ID FDL 5520-252-70-090-0
(Seal)

ADELENE HURST
Notary Public-State of FL
Comm. Exp. Mar. 11, 2008
Comm. No. DD 299348



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 17, 2015

GTURN LLC AND GHETT TL LLC PAR 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.

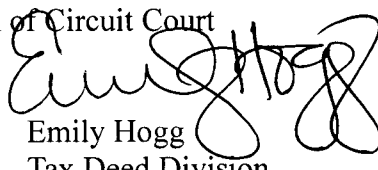
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 009947	\$471.00	\$21.20	\$492.20
2013 TD 003332	\$471.00	\$21.20	\$492.20

TOTAL \$984.40

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division