

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Jun 29, 2015 / 150169

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 1897.0000**, 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: 04-0281-000**

Certificate Holder:

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

Property Owner:

RODDENBERRY JERRY L & DIANE B
2510 JETER RD
CANTONMENT, FLORIDA 32533

Legal Description:

LT 7 BLK 7 NORWOOD UNIT NO 2 PB 5 P 23 OR 4691 P 1824 LESS OR 3677 P 409 RD R/W FOR AIRPORT BLVD

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	1897.0000	06/01/13	\$985.11	\$0.00	\$49.26	\$1,034.37

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	1701.0000	06/01/15	\$1,015.77	\$6.25	\$50.79	\$1,072.81
2014	1575.0000	06/01/14	\$964.79	\$6.25	\$48.24	\$1,019.28

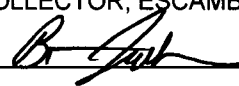
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application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

\$3,126.46
\$0.00
\$200.00
\$125.00
\$3,451.46
\$3,451.46
\$6.25

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:

9/8/15

* 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
1897.0000	04-0281-000	06/01/2013	LT 7 BLK 7 NORWOOD UNIT NO 2 PB 5 P 23 OR 4691 P 1824 LESS OR 3677 P 409 RD R/W FOR AIRPORT BLVD

2014 TAX ROLL

RODDENBERRY JERRY L & DIANE B
2510 JETER RD
CANTONMENT , Florida 32533

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

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

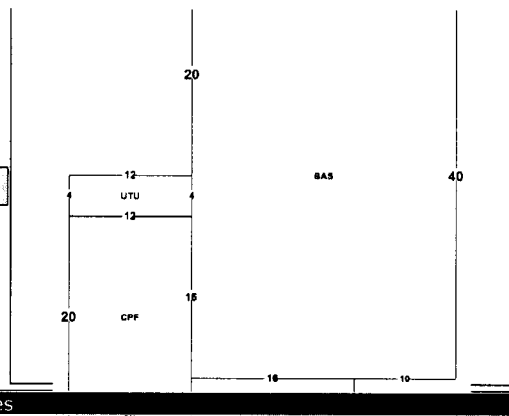
Areas - 1392 Total SF

BASE AREA - 1040

CARPORT FIN - 240

OPEN PORCH FIN - 64

UTILITY UNF - 48



Images



9/20/02

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: 07/10/2015 (tc.3001)



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: 351S305000007007
Account: 040281000
Owners: RODDENBERRY JERRY L & DIANE B
Mail: 2510 JETER RD
 CANTONMENT, FL 32533
Situs: 249 AIRPORT BLVD 32503
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	\$14,725	\$40,455	\$55,180	\$55,180
2013	\$14,725	\$36,558	\$51,283	\$51,283
2012	\$14,725	\$37,088	\$51,813	\$51,813

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2001	4691	1824	\$56,000	WD	View Instr
11/1997	4195	160	\$36,000	WD	View Instr
03/1988	2527	768	\$40,000	WD	View Instr
01/1966	286	126	\$14,000	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 7 BLK 7 NORWOOD UNIT NO 2 P B 5 P 23 OR 4691 P
 1824 LESS O R 3677 P 409 RD R/W FOR AIRPOR T
 BLVD

Extra Features

None

Parcel Information

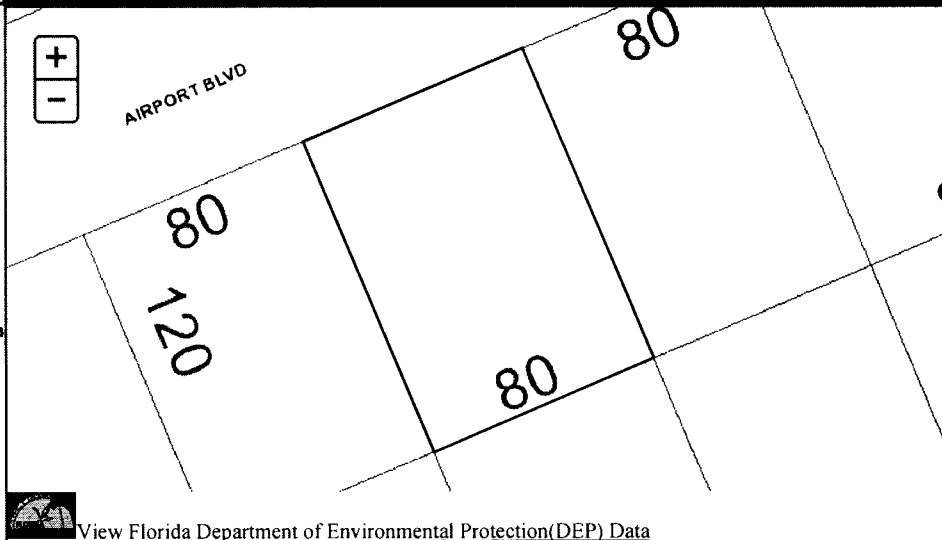
[Launch Interactive Map](#)

Section Map Id:
 35-1S-30-3

Approx. Acreage:
 0.2100

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 249 AIRPORT BLVD, Year Built: 1964, Effective Year: 1964

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC

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.: 12180

July 6, 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 07-06-1995, through 07-06-2015, and said search reveals the following:

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

Jerry L., Roddenberry and Diane B. Roddenberry, 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: 

July 6, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12180

July 6, 2015

Lot 7, Block 7, Norwood, Unit No. 2, as per plat thereof, recorded in Plat Book 5, Page 23, of the Public Records of Escambia County, Florida, Less and Except Road right-of-way.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12180

July 6, 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 \$55,180.00. Tax ID 04-0281-000.

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: 9-8-2015

TAX ACCOUNT NO.: 04-0281-000

CERTIFICATE NO.: 2013-1897

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

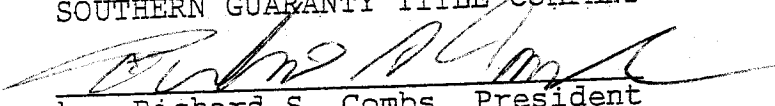
 X Homestead for tax year.

Jerry L. Roddenberry
Diane B. Roddenberry
2510 Jeter Rd.
Cantonment, FL 32533

Unknown Tenants
249 Airport Blvd.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 7th 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.

10.50
392

This Warranty Deed

OR BK 4691 PG1824
Escambia County, Florida
INSTRUMENT 2001-833543

DEED DOC STAMPS PD @ ESC CO \$ 392.00

04/19/01 EMILIE LEE JENSEN, CLERK
By: John Lund

Made this 14th day of **March** A.D. 2001
by **Matthew A. Fravor and Amy M. Fravor,**
husband and wife

hereinafter called the grantor, to
Jerry L. Roddenberry and Diane B.
Roddenberry, husband and wife

whose post office address is: P.O. BOX 591
CANTONMENT FL.
32533

Grantees' SSN: [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "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 \$ **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, viz:

Lot Seven (7), Block Seven (7), in Norwood, Unit No. 2, a subdivision of a part of Section 35, Township 1 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 5 at Page 23 of the records of said County.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 35-18-30-5000-007-007

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 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, **2000**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness sign: Brandy L. Culberson
Print Name: Brandy L. Culberson

X Matthew A. Fravor [LS]
Name & Address: Matthew A. Fravor

2nd Witness sign: USEWELL MORGES
Print Name: USEWELL MORGES

X Amy M. Fravor [LS]
Name & Address: Amy M. Fravor

Name: _____

Name & Address: _____ [LS]

Name: _____

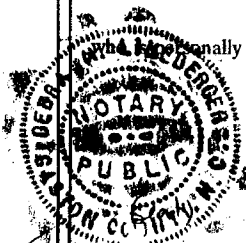
Name & Address: _____ [LS]

State of Texas North Carolina AK
County of Gaston

601 Texas Street Trail Donc
Dallas, Texas 75204
NC 28034 Donc

The foregoing instrument was acknowledged before me this 14th day of **March**, 2001, by **Matthew A. Fravor and Amy M. Fravor, husband and wife**

Personally known to me or who has produced a current driver's license as identification.



Notary signature: Debra M. Lueberger
Notary Public
Print Name: Debra M. Lueberger
My Commission Expires: May 17, 2001

Return to:

THIS INSTRUMENT PREPARED BY:
Peggy S. Owens, an employee of
Lawyers Title Agency of North Florida, Inc.
2100 Creighton Road
Pensacola, Florida 32504
File No: 3A-62149

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 249 Airport Blvd.

Legal Address of Property: 249 Airport Blvd.

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Public Works, Roads & Bridges Division
601 Hwy 297A
Cantonment, FL 32533

WITH SIGNATURE TO SELLER(S):

1 Brandy L. Culberson
Print Brandy L. Culberson

2 James L. Trotter
Print James L. Trotter

WITH SIGNATURE TO BUYER(S):

1 Thomas J. Robertson
Print Thomas J. Robertson

2 Peggy S. Owens
Print Peggy S. Owens

x Matthew A. Fravor
Matthew A. Fravor

x Amy M. Fravor
Amy M. Fravor

Jerry L. Roddenberry
Jerry L. Roddenberry

Diane B. Roddenberry 4/16/01
Diane B. Roddenberry

TRUSTED BY THE
Escambia County Board of
County Commissioners
Escambia County, Florida

RCD Apr 19, 2001 09:36 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-833543

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 P. 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

09/08/2015 - TAX CERTIFICATE # 01897

in the CIRCUIT Court
was published in said newspaper in the issues of

AUGUST 6, 13, 20, 27, 2015

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.

PUBLISHER

Sworn to and subscribed before me this 27TH DAY OF
AUGUST A.D., 2015

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That GTURN LLC AND GHETT TL LLC PAR CITIBANK NA AS holder of Tax Certificate No. 01897, issued the 1st day of June, A.D., 2013 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 7 BLK 7 NORWOOD UNIT NO 2
PB 5 P 23 OR 4691 P 1824 LESS OR
3677 P 409 RD R/W FOR AIRPORT
BLVD

SECTION 35, TOWNSHIP 1 S,
RANGE 30 W

TAX ACCOUNT NUMBER 040281000
(15-567)

The assessment of the said property under the said certificate issued was in the name of JERRY L RODDEN-BERRY and DIANE B RODDEN-BERRY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Tuesday in the month of September, which is the 8th day of September 2015.

Dated this 6th day of August 2015.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk
oaw-4w-08-06-13-20-27-2015

