

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**AM CERT LLC AND ABRTL LLC PART 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
5382.0000	09-3231-525	06/01/2013	LT 9 BLK 5 SANTA MONICA PB 8 P 40 OR 858 P 822 OR 6358 P 1904

2014 TAX ROLL

FRYER ALFRED G SR LIFE EST & FRYER DORIS M LIFE EST
C/O CRYSTAL FRYER
9844 CYPRESSWOOD DR APT 1310
HOUSTON , Texas 77070-3855

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

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 29, 2015 / 150234

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5382.0000**, 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: 09-3231-525**

Certificate Holder:

AM CERT LLC AND ABRTL LLC PART CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

FRYER ALFRED G SR LIFE EST & FRYER DORIS M LIFE EST
C/O CRYSTAL FRYER
9844 CYPRESSWOOD DR APT 1310
HOUSTON, TEXAS 77070-3855

Legal Description:

LT 9 BLK 5 SANTA MONICA PB 8 P 40 OR 858 P 822 OR 6358 P 1904

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	5382.0000	06/01/13	\$1,175.31	\$0.00	\$58.77	\$1,234.08

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	5402.0000	06/01/15	\$1,222.42	\$6.25	\$61.12	\$1,289.79
2014	4984.0000	06/01/14	\$1,150.16	\$6.25	\$57.51	\$1,213.92

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$3,737.79
\$0.00
\$200.00
\$125.00
\$4,062.79
\$4,062.79
\$6.25

*Done this 29th day of June, 2015


TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

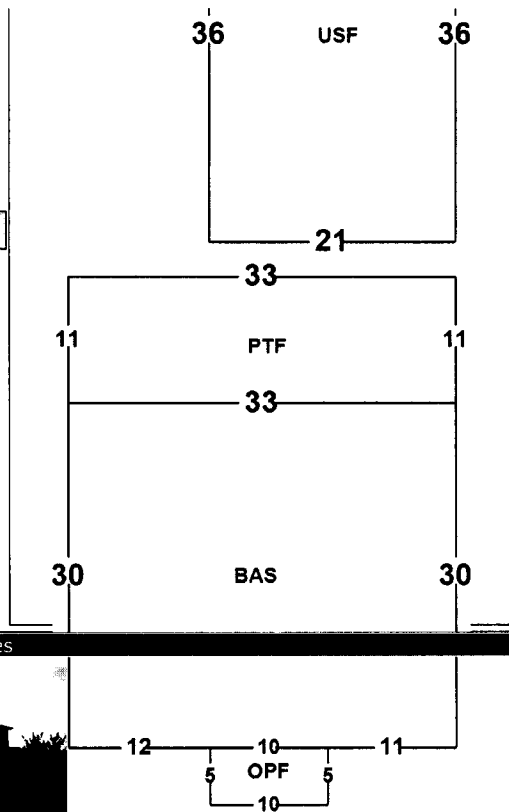
By B. As

Date of Sale: 10/5/15

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

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2159 Total SF
BASE AREA - 990
OPEN PORCH FIN - 50
PATIO FINISHED - 363
UPPER STORY FIN - 756



Images



8/1/11

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: 07/17/2015 (tc.6439)



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: 102S313100009005
Account: 093231525
Owners: FRYER ALFRED G SR LIFE EST &
 FRYER DORIS M LIFE EST
 FRYER CRYSTAL
Mail: C/O CRYSTAL FRYER
 9844 CYPRESSWOOD DR APT 1310
 HOUSTON, TX 77070-3855
Situs: 3216 FRESNO AVE 32526
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	\$11,400	\$56,319	\$67,719	\$67,719
2013	\$11,400	\$50,955	\$62,355	\$62,355
2012	\$11,400	\$51,627	\$63,027	\$63,027

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/29/2008	6358	1904	\$100	QC	View Instr
01/1974	858	822	\$26,300	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 9 BLK 5 SANTA MONICA PB 8 P 40 OR 858 P 822 OR
 6358 P 190 4

Extra Features

METAL GARAGE

Parcel Information

Section Map Id:
 10-2S-31-1

Approx. Acreage:
 0.1500

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



FRESNO AVE



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

[Launch Interactive Map](#)

Buildings

Address: 3216 FRESNO AVE, Year Built: 1974, Effective Year: 1974

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-COMMON
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-CARPET

lawful claims of all persons whomsoever; and that said land is free of encumbrances, except

None

In Witness Whereof, the said grantor has signed and seal these presents the day and year first above written. Signed in the presence of:

Marie Beck Abel
Witness:

Christina Wade
Witness:

Alfred H. Fryer 2.
ALFRED FRYER, Grantor
3216 Fresno Ave
Pensacola, FL 32526
(850) 454-5050

Doris H. Fryer
DORIS FRYER, Grantor
3216 Fresno Ave
Pensacola, FL 32526
(850) 454-5050

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was signed and acknowledged before me this 29th day of July, 2008, by ALFRED FRYER, who produced F660-164-42-673-0 as identification and DORIS FRYER, who produced F660-007-35-290-0 as identification.

MARK LEE SMITH
Notary Public-State of FL
Comm. Exp. July 13, 2009
Comm. No. DD 450292

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

This instrument was prepared by:
The Law Office of
Mark Lee Smith, P. A.
224 East Garden St.
Pensacola, FL 32502

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 29th day of July, 2008, between ALFRED & DORIS FRYER, of 3216 Fresno Avenue, Escambia County, State of Florida, a married couple (Grantors) and CRYSTAL FRYER, an unmarried woman, of 3216 Fresno Avenue, Pensacola, Escambia County, State of Florida, (Grantee),

WITNESSETH, that Grantor, for and in consideration, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in Escambia County, Florida, to-wit:

Physical Address: 3216 Fresno Avenue, Pensacola, Escambia County, State of Florida

Legal Description: LT 9 BLK 5 SANTA MONICA PB 8 P 40 OR 858 R 822

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining.

To Have and to Hold, the same in fee simple forever; subject to a life estate in favor of the Grantors. Each Grantor is the measuring life, whether living together, or separately.

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@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.: 09-3231-525

CERTIFICATE NO.: 2013-5382

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

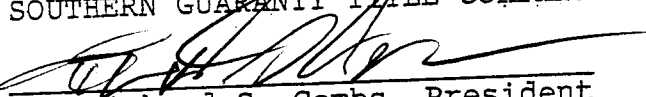
 X Homestead for tax year.

Alfred G. Fryer
Doris M. Fryer
Crystal Fryer
c/o Crystal Fryer
9844 Cypresswood Dr. Apt. 1310
Houston, TX 77070

Unknown Tenants
3216 Fresno Ave.
Pensacola, FL 32526

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12245

July 15, 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 \$67,719.00. Tax ID 09-3231-525.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12245

July 15, 2015

Lot 9, Block 5, Santa Monica, as per plat thereof, recorded in Plat Book 8, Page 40, of the Public Records of Escambia County, Florida

15-649

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.: 12245

July 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 07-15-1995, through 07-15-2015, and said search reveals the following:

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

Alfred G. Fryer and Doris M. Fryer, husband and wife, life estate, and Crystal Fryer

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

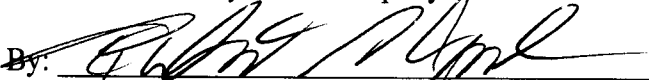
4. Taxes:

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 15, 2015



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 27, 2015

AM CERT LLC AND ABRTL LLC PART 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.

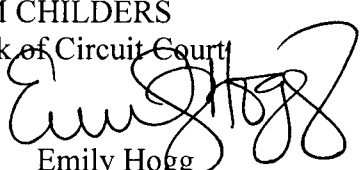
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 005382	\$471.00	\$14.13	\$485.13
2013 TD 000216	\$471.00	\$14.13	\$485.13

TOTAL \$970.26

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093231525 Certificate Number: 005382 of 2013

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/05/2015	Redemption Date 08/24/2015 
Months	4	2
Tax Collector	\$4,062.79	\$4,062.79
Tax Collector Interest	\$243.77	\$121.88
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,312.81	\$4,190.92 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$14.13
Total Clerk	\$499.26	\$485.13 CH
Postage	\$33.65	\$33.65
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$4,847.72	\$4,711.70
	Repayment Overpayment Refund Amount	\$136.02

ACTUAL SHERIFF \$40.00

8-24-2015 Son called for quote. Living in home. Was unaware
 Notes of taxes being behind. mkj



Submit

Reset

Print Preview

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 005382
 Redeemed Date 08/24/2015**

Name CRYSTAL FRYER 9844 CYPRESSWOOD DR APT 2206 HOUSTON TX 77070

Clerk's Total = TAXDEED	\$499.26
Due Tax Collector = TAXDEED	\$4,312.81
Postage = TD2	\$33.65
ResearcherCopies = TD6	\$2.00

• 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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
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MIS
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PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

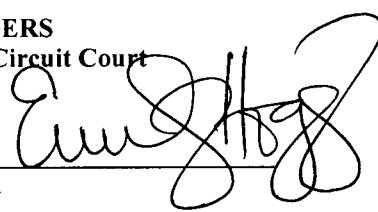
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093231525 Certificate Number: 005382 of 2013**

**Payor: CRYSTAL FRYER 9844 CYPRESSWOOD DR APT 2206 HOUSTON TX 77070 Date
08/24/2015**

Clerk's Check #	1	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$4,312.81 435.05
		Postage	\$3.65
		Researcher Copies	\$2.00
		Total Received	\$4,847.72 4337.05

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>**