FORM 513 (r.12/00)

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:

Property Owner:

AM CERT LLC AND ABRTL LLC PART CITIBANK, N.A., AS FRYER ALFRED G SR LIFE EST & FRYER DORIS M LIFE EST

C/O CRYSTAL FRYER

4747 EXECUTIVE DR., STE 510 SAN DIEGO, CALIFORNIA 92121

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:

| 2013 5382.0000 06/01/13 \$1,175.31 \$0.00 \$58.77 \$1,234.0 | L | Cert. Year | Certificate Number | Date of Sale | Face Amt | T/C Fee | Interest | Total |
|---|---|------------|--------------------|--------------|------------|---------|----------|------------|
| | L | 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 |

| 1. | Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed | |
|-----|---|------------------|
| | by Applicant or Included (County) | \$3,737.79 |
| 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 |
| | Total Certified by Tax Collector to Clerk of Court | \$4,062,79 |
| 7. | Clerk of Court Statutory Fee | , , , |
| | Clerk of Court Certified Mail Charge | |
| | Clerk of Court Advertising Charge | |
| | Sheriff's Fee | |
| 11. | | |
| 12. | Total of Lines 6 thru 11 | \$4,062,79 |
| 13. | Interest Computed by Clerk of Court Per Florida Statutes(%) | Ţ,,00 <u>2.</u> |
| 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 |
| | Total Amount to Redeem | +3.20 |
| | | |

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: /0/5//5

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

Application Number: 150234

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

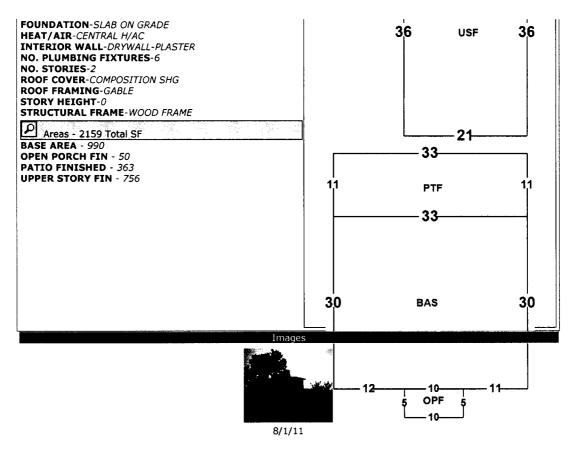
2014 TAX ROLL

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

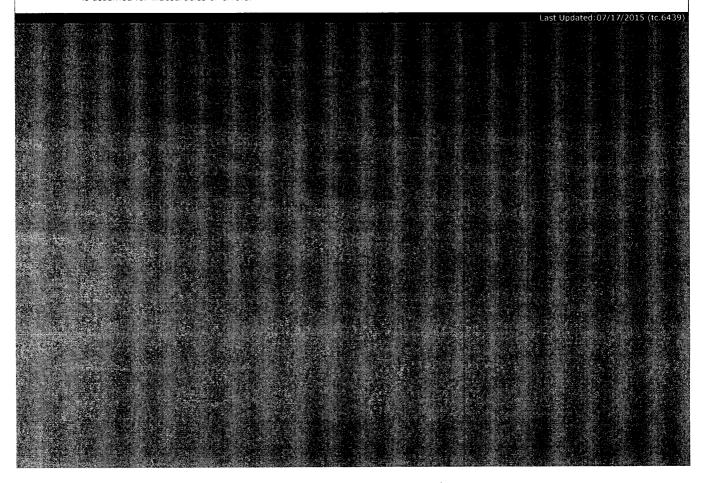
I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree 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.

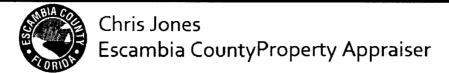
jsherpa (John Lemkey)

06/29/2015



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.





Real Estate Tangible Property Sale Amendment 1/Portability Search Search List Calculations

Back

2012

Navigate Mode

Account Reference

Printer Friendly Version

\$63,027

\$63,027

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

COUNTY MSTU

Authority: 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 \$67,719 \$56,319 \$67,719 2013 \$11,400 \$50,955 \$62,355 \$62,355

> \$51,627 Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date Book Page Value Type

Official Records (New Window)

07/29/2008 6358 1904 \$100 QC 01/1974 858 822 \$26,300 WD View Instr View Instr

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

2014 Certified Roll Exemptions

\$11,400

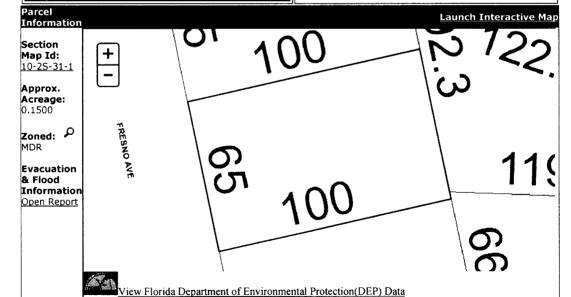
None

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



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

6358 PG: 1905 Last Page

lawful claims of all personals 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:

Witness: Wade

3216 Fresno Ave Pensacola, FL 32526

(850) 454-5050

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 29^{41} day of July, 2008, by ALFRED FRYER, who produced F660-164-42-673-6 as identification and DORIS FRYER, who produced F660-067-35-290-0 as identification.

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

STATE OF FLORIDA AT LARGE

Recorded in Public Records 07/29/2008 at 04:29 PM OR Book 6358 Page 1904, instrument #2008057414, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

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 29 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: 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.: 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 |
| SOUTHERN GUARANTY TITLE COMPANY |
| by: Richard S. Combs, President |
| with god upon current information |

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

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 No | ▼ Application Date | 06/29/2015 | Interest Rate | 18% |
|----------------------------|------------------------------|--|-----------------|--|
| | Final Redemption Pay | ment ESTIMATED | Redemption Over | payment ACTUAL |
| | Auction Date 10/05/2 | 2015 | Redemption Date | 08/24/2015 |
| Months | 4 | | 2 | |
| Tax Collector | \$4,062.79 | e constanting (III) | \$4,062.79 | |
| Tax Collector Interes | st \$243.77 | | \$121.88 | |
| Tax Collector Fee | \$6.25 | entered to the set of | \$6.25 | |
| Total Tax Collector | \$4,312.81 | (| \$4,190.92 | TC |
| | | | | - And - share 199 min. |
| Clerk Fee | \$130.00 | | \$130.00 | |
| Sheriff Fee | \$120.00 | | \$120.00 | |
| Legal Advertisement | \$221.00 | MACCONTOCOL MACCON | \$221.00 | AND CONTRACTOR OF THE PROPERTY |
| App. Fee Interest | \$28.26 | | \$14.13 | |
| Total Clerk | \$499.26 | (| \$485.13 | 4 |
| | | | | • • |
| Postage | \$33.65 | Add the falling and the | \$33.65 | • |
| Researcher Copies | \$2.00 | | \$2.00 | |
| Total Redemption Amount | \$4,847.72 | | \$4,711.70 | |
| | Repayment Overpayr Amount | nent Refund | \$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 |
|------|--------|------|-------------|------------|------------|
| | | | | | |

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 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: 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 | \$4,3(2.81 4755).0 |
| | Postage | \$37.65 |
| | 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