

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700603

Date of Tax Deed Application
Jul 28, 2017

This is to certify that **CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 9137**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **14-2760-100**

Cert Holder:
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
SPENCER BERENICE
648 SABLE LAKE DR APT 212
LONGWOOD, FL 32779
LTS 17 18 19 & 20 BLK 321 NEW CITY TRACT DB 499 P 123 DB
503 P 166 CA 36

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/9137	14-2760-100	06/01/2015	4,648.03	232.40	4,880.43

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/8223	14-2760-100	06/01/2017	4,565.20	6.25	228.26	4,799.71

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	9,680.14
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	10,055.14

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 2/5/18

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
14-2760-100 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700603

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
14-2760-100	2015/9137	06-01-2015	LTS 17 18 19 & 20 BLK 321 NEW CITY TRACT DB 499 P 123 DB 503 P 166 CA 36

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
Application Date

Applicant's signature



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:	000S009025017321
Account:	142760100
Owners:	SPENCER BERENICE
Mail:	648 SABLE LAKE DR APT 212 LONGWOOD, FL 32779
Situs:	1600 E HATTON ST 32503
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	OJ SEMME/WORKMAN/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$162,180	\$111,172	\$273,352	\$243,430
2016	\$111,936	\$109,364	\$221,300	\$221,300
2015	\$109,710	\$103,857	\$213,567	\$213,567

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data	
Sale Date	Book Page Value Type Official Records (New Window)
None	

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

2017 Certified Roll Exemptions
None

Legal Description
LTS 17 18 19 & 20 BLK 321 NEW CITY TRACT DB 499 P 123 DB 503 P 166 CA 36

Extra Features
METAL BUILDING POOL

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA036

Approx. Acreage:
0.4867

Zoned:
R-1AA

Evacuation & Flood Information
[Open Report](#)

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

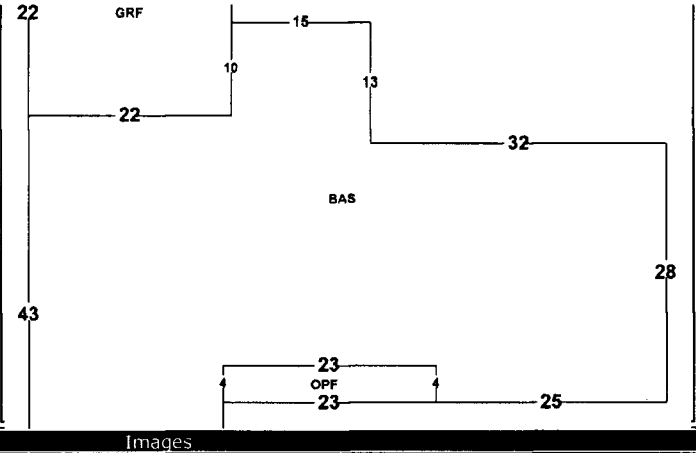
Buildings

Address: 1600 E HATTON ST, Year Built: 1968, Effective Year: 1968

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STONE
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

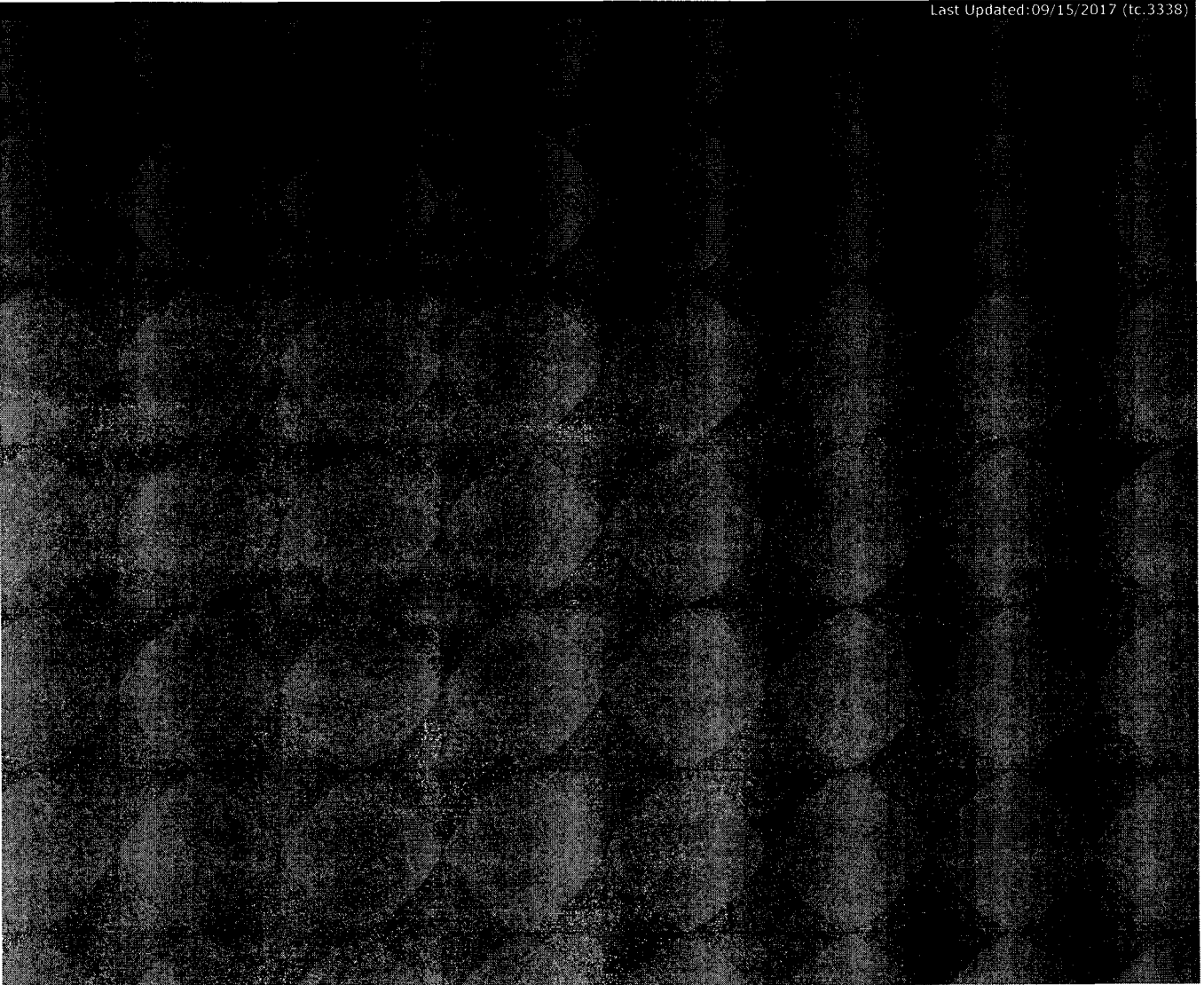
Areas - 2929 Total SF
BASE AREA - 2353
GARAGE FIN - 484
OPEN PORCH FIN - 92



8/24/15

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:09/15/2017 (tc.3338)



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: 142760100 Certificate Number: 009137 of 2015**

**Payor: JAMIL SPENCER 648 SABAL LAKE DR APT 212 LONGWOOD FL 32779 Date
 10/05/2017**

Clerk's Check #	5531003372	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$11,117.18
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$11,714.43

\$10,664.12

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 # 2015 TD 009137
 Redeemed Date 10/05/2017**

Name JAMIL SPENCER 648 SABAL LAKE DR APT 212 LONGWOOD FL 32779

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$11,117.18 \$ 10,664.12
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 142760100 Certificate Number: 009137 of 2015

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/05/2018"/>	Redemption Date <input type="text" value="10/03/2017"/>
Months	<input type="text" value="7"/>	<input type="text" value="3"/>
Tax Collector	<input type="text" value="\$10,055.14"/>	<input type="text" value="\$10,055.14"/>
Tax Collector Interest	<input type="text" value="\$1,055.79"/>	<input type="text" value="\$452.48"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$11,117.18"/>	<input type="text" value="\$10,513.87"/> <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$47.25"/>	<input type="text" value="\$20.25"/>
Total Clerk	<input type="text" value="\$497.25"/>	<input type="text" value="\$470.25"/> <i>CH</i>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$11,714.43"/>	<input type="text" value="\$10,984.12"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$730.31"/>



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 13, 2017

CMON LLC AND GEEZ LLC PARTNERS CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DR SUTIE 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
2015 TD 009137	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

18-134

Redeemed

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.: 14106

November 16, 2017

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 11-16-1997, through 11-16-2017, and said search reveals the following:

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

Berenice Spencer

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: 

November 16, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14106

November 16, 2017

**Lots 17, 18, 19 and 20, Block 321, New City Tract, Deed Book 499, page 123, Deed Book 503, page 166,
CA 36, City of Pensacola, Escambia County, Florida.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14106

November 16, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$273,352.00. Tax ID 14-2760-100.

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: rcsqt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 14-2760-100

CERTIFICATE NO.: 2015-9137

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

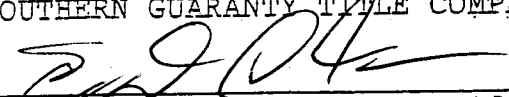
Homestead for _____ tax year.

Berenice Spencer
648 Sabal Lake Dr. Apt 212
and
617 Sabal Lake Dr. Apt 212
Longwood, FL 32779

Unknown Tenants
1600 E. Hatton St.
Pensacola, FL 32779

Certified and delivered to Escambia County Tax Collector,
this 16th day of November, 2017.

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.

1.75
4.00
2.10
7.85

State of Florida
Escambia County

WARRANTY DEED

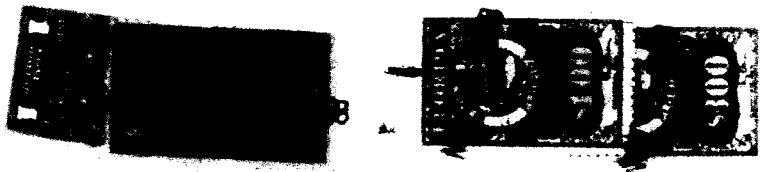
518-20 N. Seaboard St

Know All Men by These Presents: that we, Joseph Burnette and Celia Burnette, husband and wife,

for and in consideration of One Dollar and other good and valuable consideration DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto James M. Spencer and Berenice Spencer, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola, County of Escambia, State of Florida,

lots Nineteen (19) and Twenty (20) in Block Three Hundred Twenty-one (321), New City Tract, according to map of said City copyrighted Thomas G. Watson in the year 1906, said parcel of land fronting eighty (80) feet on East Hatton Street, and having a depth extending along the Eastern line of North Sixteenth Avenue of one hundred thirty-two (132) feet, six (6) inches.



with all and singular the incidents, hereto, taxes and charges thereon, and all other things appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of said parcel of land, free from all encumbrances, and have a good right to convey the same, that it is free from all claims, and that our heirs, executors and administrators, the said grantees, their heirs, executors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 10th day of November, 1928.

Witness my hand and seal in the presence of _____ SEAL
_____ SEAL
_____ SEAL
_____ SEAL
_____ SEAL

State of Florida
Escambia County



and the subscriber personally appeared Joseph Burnette and Celia Burnette,

known to me, and known to me to be the individual described by said names, in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

and they hand and official seal this 10th day of November, 1928.
Notary Public

My commission expires _____

State of Florida,

ESCAMBIA County

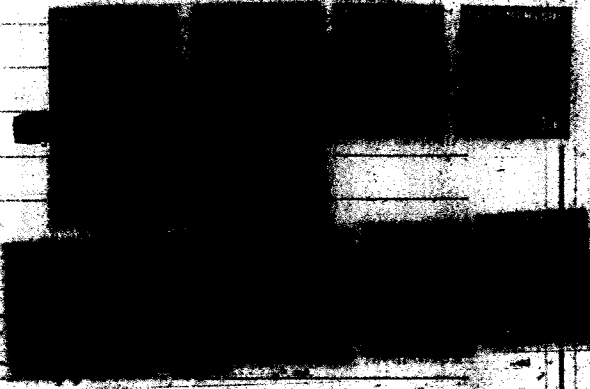
Know All Men By These Presents, That I, Catherine Largas, a widow

for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations

do hereby grant, bargain, sell and convey unto James M. Spencer and Berenice C. Spencer, husband and wife

the receipt whereof is hereby acknowledged, granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the said James M. Spencer and Berenice C. Spencer

their heirs and assigns forever, the following described real estate situate lying and being in Escambia County, State of Florida to-wit: Lots Seventeen and Eighteen (17 & 18), Block Three Hundred Twenty-one (321) New City Tract, City of Pensacola, recorded in the public records of Escambia County, State of Florida.



Together with the improvements thereon, and the hereditaments and appurtenances thereto belonging or in anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said

James M. Spencer and Berenice C. Spencer, their

heirs and assigns, forever, free from all exemption of homestead right or claim of myself the said grantor. If any such right or claim shall hereafter be asserted against the said grantor or for myself and my heirs, do covenant with the said grantees, their heirs and assigns, that I am well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantees, their heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

In TESTIMONY Whereof, I have hereunto set my hand and seal this 6th day of January, 1959

Signed, sealed and delivered in the presence of
[Handwritten signatures]

[Handwritten signature] (Seal)

State of FLORIDA

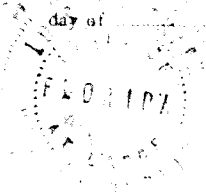
County of DADE

This day, before the undersigned personally appeared William Westmark

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal, this 6th

day of JANUARY A. D., 1959



William Westmark
My Commission Expires Oct. 15, 1961

NOV 11 1959
65 11 11 8 AM
035364

State of Florida
COUNTY

TO

Warranty Deed

Recorded 6th day
of JANUARY, A. D., 1959
at 11 o'clock AM
and Recorded in Volume 65 Page 11
the 11th day of JANUARY, 1959

By William Westmark, Notary Public, Florida
Clerk Circuit Court, D.C.

W. Realty