

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700666

Date of Tax Deed Application
Aug 04, 2017

This is to certify that **CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 6557**, 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: **10-3855-000**

Cert Holder:
CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
MITCHELL CONNIE L TRUSTEE FOR MITCHELL CONNIE L TRUST
5847 GARCON BLVD
PENSACOLA, FL 32507
LT 23 AND N1/2 OF LT 24 BLK 3 OR 4100 P 1515 SUN AND SAND S/D PB 4 P 35

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
2015/6557	10-3855-000	06/01/2015	1,504.54	75.23	1,579.77

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
2017/5930	10-3855-000	06/01/2017	1,634.52	6.25	81.73	1,722.50
2016/5964	10-3855-000	06/01/2016	1,564.55	6.25	78.23	1,649.03

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	4,951.30
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)	5,326.30

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 9th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 3/5/18

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3855-000 2015

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700666

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CBBTL LLC AND B LOW LLC PARTNE 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
10-3855-000	2015/6557	06-01-2015	LT 23 AND N1/2 OF LT 24 BLK 3 OR 4100 P 1515 SUN AND SAND S/D PB 4 P 35

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
CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

08-04-2017
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:	1435321900023003
Account:	103855000
Owners:	MITCHELL CONNIE L TRUSTEE FOR MITCHELL CONNIE L TRUST
Mail:	6979 PALM CT RIVERSIDE, CA 92506
Situs:	5847 GARCON BLVD 32507
Use Code:	SINGLE FAMILY RESID <input type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	HELLEN CARO/BAILEY/ESCAMBIA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$22,950	\$70,671	\$93,621	\$93,621
2016	\$22,500	\$69,243	\$91,743	\$91,743
2015	\$22,500	\$65,480	\$87,980	\$87,980

[Disclaimer](#)

Amendment 1/Portability Calculations

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/17/2016	7486	1739	\$100	QC	View Instr
02/1997	4100	1515	\$11,200	WD	View Instr

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

2017 Certified Roll Exemptions
None

Legal Description
LT 23 AND N1/2 OF LT 24 BLK 3 OR 4100 P 1515 OR 7486 P 1739 SUN AND SAND S/D PB 4 P 35

Extra Features
None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
14-3S-32-3

Approx. Acreage:
0.2064

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

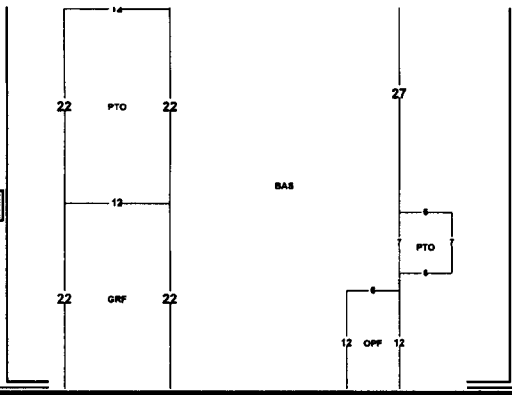
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 5847 GARCON BLVD, Year Built: 1997, Effective Year: 1997	
Structural Elements	
DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-CARPET 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-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1834 Total SF
BASE AREA - 1192
GARAGE FIN - 264
OPEN PORCH FIN - 72
PATIO - 306



Images



7/8/03

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:09/07/2017 (tc.16176)

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: 103855000 Certificate Number: 006557 of 2015

Payor: CONNIE L MITCHELL 6979 PALM CT APT 114 D RIVERSIDE CA 92506 Date
09/14/2017

Clerk's Check #	6000066307	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$5,891.81
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$6,489.06

\$5,549.19

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

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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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2015 TD 006557

Redeemed Date 09/14/2017

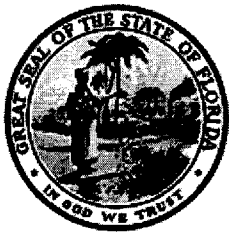
Name CONNIE L MITCHELL 6979 PALM CT APT 114 D RIVERSIDE CA 92506

Clerk's Total = TAXDEED	\$497.25	\$5,549.19
Due Tax Collector = TAXDEED	\$5,891.81	
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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No Information Available - See Dockets



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 103855000 Certificate Number: 006557 of 2015

Redemption Yes No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/05/2018"/>	Redemption Date <input type="text" value="09/14/2017"/>
Months	7	1
Tax Collector	<input type="text" value="\$5,326.30"/>	<input type="text" value="\$5,326.30"/>
Tax Collector Interest	\$559.26	\$79.89
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,891.81	\$5,412.44 TC
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	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 CH
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	\$6,489.06	\$5,869.19
	Repayment Overpayment Refund Amount	\$619.87



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 27, 2017

CBBTL LLC AND B LOW LLC PARTNE CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 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 006557	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

18-142

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14147

January 3, 2018

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 01-03-1998, through 01-03-2018, and said search reveals the following:

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

Connie L Mitchell, Trustee of the Connie Mitchell Trust dated 02/17/2016.

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

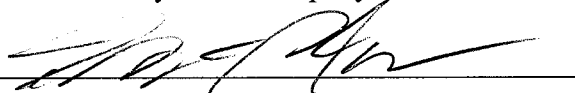
4. Taxes:

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: 

January 3, 2018

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14147

January 3, 2018

Lot 23 and North 1/2 of Lot 24, Block 3, Sun & Sand Subdivision, as per plat thereof, recorded in Plat Book 4, Page 35, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14147

January 3, 2018

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

1. All Taxes have been paid in full. The assessed value is \$93,621.00. Tax ID 10-3855-000.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-5-2018

TAX ACCOUNT NO.: 10-3855-000

CERTIFICATE NO.: 2015-6557

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

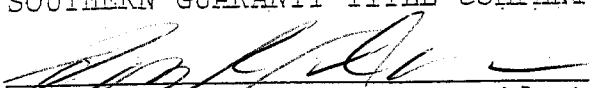
 X Homestead for tax year.

Connie L. Mitchell, Trustee of the
Connie L. Mitchell Trust dated 2-17-2016
6979 Palm Court # 114 D
Riverside, CA 92506

Unknown Tenants
5847 Garcon Blvd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 5th day of January, 2018.

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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 17
day of FEBRUARY, 2016, by CONNIE L. MITCHELL

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "B.P. Jackson", written over a horizontal line.

10.50
78.40
88.90

This Warranty Deed

OR BK 4100 PG1515
Escambia County, Florida
INSTRUMENT 97-363072

Made this 14th day of February
by

A.D. 19 97

Helen Simpson, a widow

DEED DOC STAMPS PD @ ESC CO \$ 78.40
02/17/97 ERNIE LEE WARD, CLERK
By: *Katherine A. [Signature]*

hereinafter called the grantor, to
Connie L. Mitchell, an unmarried woman

whose post office address is: 6361 Butternut Drive
Milton, FL 32583

Grantees' SSN:
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 23 & N 1/2 of Lot 24, Block 3, Sun & Sand, a subdivision of part of Section 14, Township 3 South, Range 32 West, Escambia County, Florida, according to plat thereof as recorded in Plat Book 4, at Page 35 of the Public Records of Escambia County, Florida.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property. This is not the homestead of the Grantor.

Parcel Identification Number: 14-3S-32-1900-023-003

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, 19 96

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:

John Andler
Name: _____

Helen S Simpson
Name & Address: Helen Simpson LS

JOHN ANDLER
Name: _____

Name & Address: _____ LS

Sandra Gedney
Name: _____

Name & Address: _____ LS

SAUNDRA GEDNEY
Name: _____

Name & Address: _____ LS

State of GEORGIA
County of _____

The foregoing instrument was acknowledged before me this 14th day of February, 19 97, by Helen Simpson, a widow

who is personally known to me or who has produced and who DID take an oath.

as identification

Katherine A. [Signature]
Print Name: Katherine A. [Name]
Notary Public
My Commission Expires 07/28, 1998

THIS INSTRUMENT PREPARED BY:
LYNNE C. RATZ/CHELSEA TITLE
14110 PERDIDO KEY DRIVE, UNIT T-2
PENSACOLA, FLORIDA 32507
File No: 97-93-L

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, or if not, what person or entity will be responsible for maintenance. 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 by filing 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: Garcon Blvd.
Legal Address of Property: Lot 23, N1/2 Lot 24
Sun & Sand Subdivision

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

This form completed by: Lynne C. Ratz
Chelsea Title
14110 Perdido Key Drive, Unit T-2
Pensacola, Florida 32507

AS TO THE SELLER(S):

John Andler
Witness: John Andler

Helen Simpson
Seller: Helen Simpson

SANDRA GEDNEY
Witness: Sandra Gedney

Seller:

AS TO BUYER(S):

Ernie Wilmoth
Witness: Ernie Wilmoth

Connie L. Mitchell
Buyer: Connie L. Mitchell

Lynne C. Ratz
Witness: Lynne C. Ratz

Buyer:

RCD Feb 17, 1997 02:03 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-363072

