

17-279

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700147

Date of Tax Deed Application
Apr 19, 2017

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2015 / 8141**, 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:
12-0680-510

Cert Holder:
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897 NEW ORLEANS, LA 70154

Property Owner:
CHASTANG THOMAS W &
CHASTANG DENNIS C
1980 HANDY RD
CANTONMENT, FL 32533
S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS RD R/W OR 249 P
124 OR 953 P 897 OR 421 P 875 OR 4351 P 182 Full legal
attached.

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
2015/8141	12-0680-510	06/01/2015	1,258.84	62.94	1,321.78

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
2016/7457	12-0680-510	06/01/2016	963.62	6.25	48.18	1,018.05

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

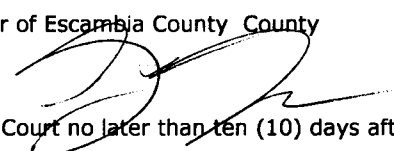
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,339.83
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	927.71
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,642.54

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.	34803.00
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 21st day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: 7/3/17

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0680-510 2015

S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS RD R/W OR 249 P 124 OR 953 P 897 OR 421 P 875 OR 4351 P 1824 OR 7143 P 440

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700147

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154,

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
12-0680-510	2015/8141	06-01-2015	S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS RD R/W OR 249 P 124 OR 953 P 897 OR 421 P 875 OR 4351 P 1824 OR 7143 P 440

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
CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154

04-19-2017
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		Assessments				
Reference:	362N314101000001	Year	Land	Imprv	Total	Cap Val
Account:	120680510	2016	\$43,700	\$25,905	\$69,605	\$69,605
Owners:	CHASTANG THOMAS W & CHASTANG DENNIS C	2015	\$43,700	\$25,552	\$69,252	\$69,252
Mail:	1980 HANDY RD CANTONMENT, FL 32533	2014	\$43,700	\$45,569	\$89,269	\$89,269
Situs:	1980 HANDY RD 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	★ File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2016 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
03/07/2014	7143 440	\$100	OT	View Instr	Legal Description	
12/1998	4351 1824	\$1,800	WD	View Instr	S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS RD R/W OR 249 P 124 OR 953 P 897 OR 421 P 875 OR 4351 P 1824 OR 7143 P 440	
01/1975	953 897	\$2,000	WD	View Instr	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					METAL SHED	

Parcel Information		Launch Interactive Map				
Section Map Id: 36-2N-31						
Approx. Acreage: 5.0000						
Zoned: LDR						
Evacuation & Flood Information Open Report						

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

Buildings

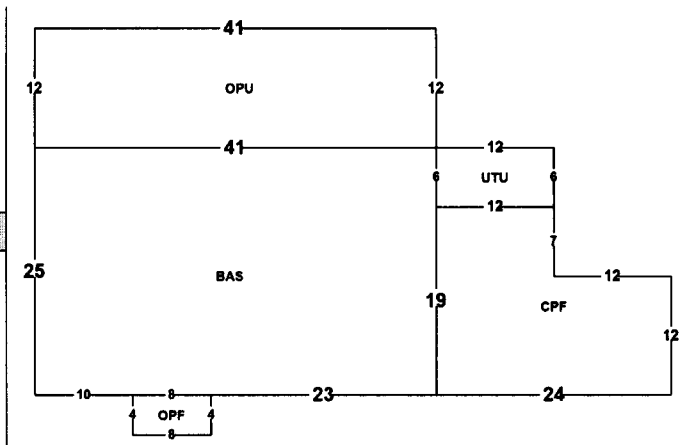
Address: 1980 HANDY RD, Year Built: 1965, Effective Year: 1965

Structural Elements

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
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 - 1993 Total SF

BASE AREA - 1025
CARPORT FIN - 372
OPEN PORCH FIN - 32
OPEN PORCH UNF - 492
UTILITY UNF - 72



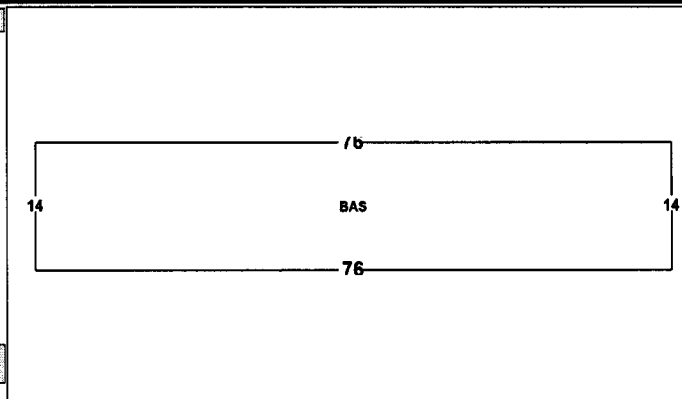
Year Built: 1991, Effective Year: 1991

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1064 Total SF

BASE AREA - 1064



Images



4/10/15

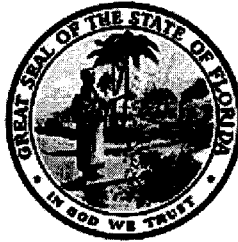


4/10/15

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: 04/25/2017 (tc.1843)

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**

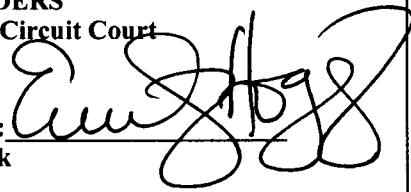
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120680510 Certificate Number: 008141 of 2015**

**Payor: DENNIS C CHASTANG JR 3357 LAKE OAK RIDGE DR ENTERPRISE AL 36330 Date
04/27/2017**

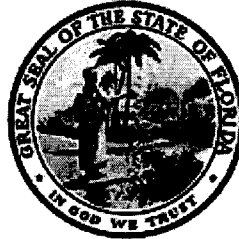
Clerk's Check #	1	Clerk's Total	\$420.00 3778.79
Tax Collector Check #	1	Tax Collector's Total	\$3712.70
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,382.95 3778.79

**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>**

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
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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 008141
Redeemed Date 04/27/2017

Name DENNIS C CHASTANG JR 3357 LAKE OAK RIDGE DR ENTERPRISE AL 36330

Clerk's Total = TAXDEED	\$470.25	3178.79
Due Tax Collector = TAXDEED	\$3,812.70	
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: 120680510 Certificate Number: 008141 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/03/2017	Redemption Date 04/27/2017
Months	3	0
Tax Collector	\$3,642.54	\$3,642.54
Tax Collector Interest	\$163.91	\$0.00
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,812.70	\$3,648.79 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$0.00
Total Clerk	\$470.25	\$450.00 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,382.95	\$4,098.79
	Repayment Overpayment Refund Amount	\$284.16

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-279

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13503

April 21, 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 04-21-1997, through 04-21-2017, and said search reveals the following:

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

Thomas Wayne Chastang and Dennis Carl Chastang

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:  _____

April 21, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13503

April 21, 2017

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 2 North, Range 3 West, Escambia County, Florida, containing 5 acres more or less, that is less the road rights of way.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13503

April 21, 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 \$69,605.00. Tax ID 12-0680-510.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-3-2017

TAX ACCOUNT NO.: 12-0680-510

CERTIFICATE NO.: 2015-8141

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

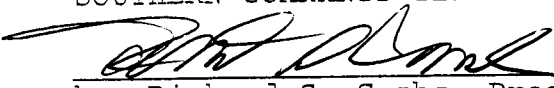
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2016 tax year.

Thomas Wayne Chastang
Dennis Carl Chastang
1980 Handy Rd.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 21st day of April, 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.

Return to: enclose self-addressed stamped envelope

OR BK 4351 PG1824
Escambia County, Florida
INSTRUMENT 98-564294

DEED DOC STAMPS PD # ESC CO \$ 12.60

12/22/98 ERNIE LEE MAGAHA, CLERK

By: Sally ArnoldRCD Dec 22, 1998 02:54 pm
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-564294

This Instrument Prepared by:

Name: Mary Louise ChastangAddress: 1980 Handy Road, Cantonment, FL 32533

Property Appraiser's Parcel Identification

Parcel Number(s):

Grantor(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 22nd day of December, 19 98, by
Mary Louise Chastang, an unmarried widow,hereinafter called the Grantor, to my son, Thomas Wayne Chastang, and Dennis Carl Chastang,
whose post office address is 1980 Handy Road, Cantonment, Florida 32533
hereinafter called the Grantee.(Wherever used herein the terms "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, wherever the context so admits or requires.)**Witnesseth**, That the Grantor, for and in consideration of the sum of \$ 10.00 and love 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, State of Florida, viz:

- (1) The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 2 North, Range 31 West, Escambia County, Florida; containing Five (5) acres more or less that is less the road Rights-of-way, Utility trailers and House Trailers.
- (2) Grantor retains and reserves to Herself a Life Estate in and unto said property for the entire duration of Her life span or Her demise.
- (3) No dwelling shall be erected on any lot in the tract in which the ground floor area of the main structure, exclusive of one story, open porches or garages shall not be less than 1000 square feet of area.

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, and hereby 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 98.**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

William F. Foust
Witness Signature (as to first Grantor)Printed Name
William F. FoustBetty Collins
Witness Signature (as to first Grantor)Printed Name
Betty Collins

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FloridaCOUNTY OF EscambiaMary Louise Chastangknown to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she
executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the
following type of identification: Florida Drivers License

NOTARY RUBBER STAMP SEAL

WESLEY THOMPSON
Notary Public-State of FL
Comm. Exp: Dec. 21, 1999
Comm. No: CC 510472☒ PERSONALLY KNOWN☐ DRIVERS LICENSE # FL C235-597-29-513 0Mary Louise Chastang
Grantor SignaturePrinted Name
Mary Louise Chastang

Post Office Address

Co-Grantor Signature (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appearedWitness my hand and official seal in the County and State last aforesaid
this 22nd day of December, A.D. 19 98Wesley Thompson
Notary SignaturePrinted Name
Wesley Thompson



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 10, 2017

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS LA 70154

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.

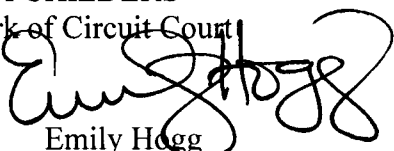
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 008141	\$450.00	\$0.00	\$450.0

TOTAL \$450.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Emily Hogg (COC)

From: Laurin Gray (COC)
Sent: Thursday, April 27, 2017 3:24 PM
To: Emily Hogg (COC); Heather Mahoney (COC); Mylinda Johnson (COC)
Cc: Daniel Moderie (COC); Hillary Kuchera (COC)
Subject: WIRE

 Incoming Money Transfer Credit (195)		3,778.79	3,778.79	0.00	0.00	17042731!
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Text

 **Cre**

WIRE TYPE:WIRE IN DATE:042717 TIME:1307 ET
TRN:2017042700315636 SNDR REF:2017042700006341
SERVICE REF:20170427F2QCZ00C001834
RELATED REF:
ORIG:DENNIS C CHASTANG JR 3357 LAKE OAK RIDGE DR
ENTERPRISE AL 36330-6443 ID:5106056792
ORG BK: ID:
INS BK: ID:
SND BK:REGIONS BANK ID:062005690
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT 190 WEST GOVERNMENT
ST PENSACOLA FL 32502 ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
PAYMENT FOR ACCT # 120680510
ATTN: EMILY IN TAX DEEDS
DENNIS CHASTANG

Laurin Gray, Accounting Division
PAM CHILDERS, Clerk of the Circuit Court & Comptroller
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola, FL 32502
850-595-4126
lgray@escambiaclerk.com

