18-303

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800141

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**, holder of **Tax Sale Certificate Number 2016 / 4769**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **09-2303-000**

Cert Holder:
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154

Property Owner:
C S S LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534
LT 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017

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
2016/4769	09-2303-000	06/01/2016	805.61	40.28	845.89

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
/						

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	845.89
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	758.34
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)	1,979.23
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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 26th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

By Jennifer N. Cassidy

Date of Sale: August 6, 2018

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

09-2303-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800141

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
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
09-2303-000	2016/4769	06-01-2016	LT 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017

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
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,
LLC
PO BOX 54900
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	012S312000005010
Account:	092303000
Owners:	C S S LLC
Mail:	22 E JOHNSON AVE PENSACOLA, FL 32534
Situs:	5634 VENTURA LN 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	BELLVIEW/BELLVIEW/PINE FOREST
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	$9,500	$33,141	$42,641	$42,641
2016	$9,500	$33,596	$43,096	$43,096
2015	$9,500	$31,781	$41,281	$41,281

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/18/2013	7124	1017	$23,000	WD	View Instr
08/14/2013	7062	932	$100	CT	View Instr
10/05/2010	6643	114	$100	OT	View Instr
11/1983	1842	408	$32,400	WD	View Instr
01/1974	769	904	$13,500	WD	View Instr
01/1973	761	297	$13,500	SC	View Instr
01/1972	637	839	$8,300	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 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017

Extra Features

METAL BUILDING

Parcel Information

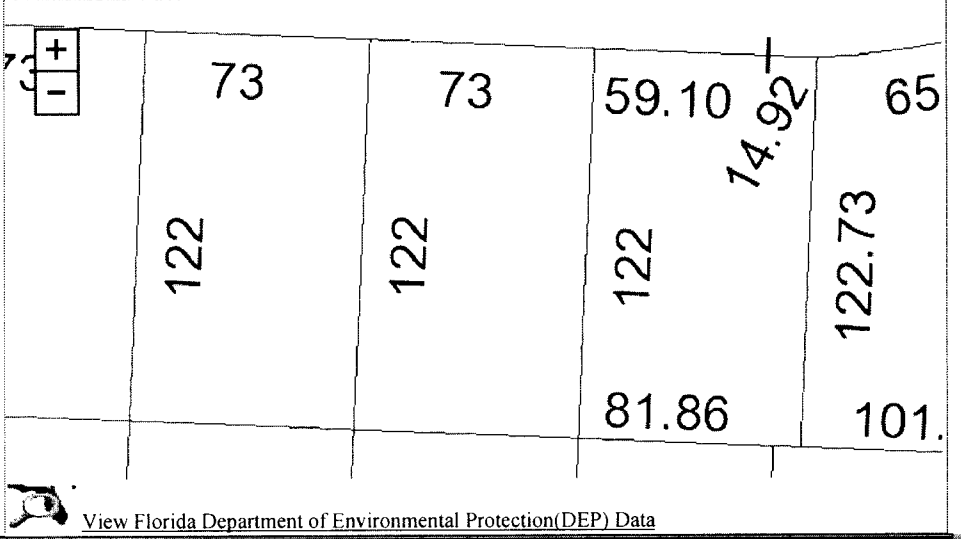
Launch Interactive Map

Section Map Id: 01-2S-31-2

Approx. Acreage: 0.2131

Zoned: MDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:5634 VENTURA LN, Year Built: 1960, Effective Year: 1960

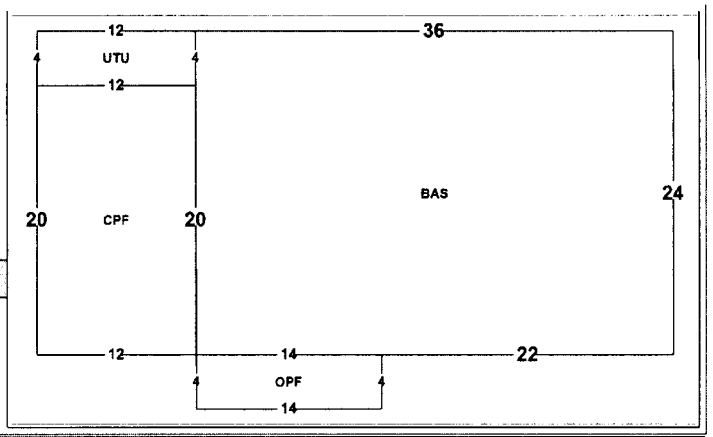
Structural Elements

DECOR/MILLWORK *AVERAGE*

DWELLING UNITS *1*

EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*WALL/FLOOR FURN*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 1208 Total SF
BASE AREA - *864*
CARPORT FIN - *240*
OPEN PORCH FIN - *56*
UTILITY UNF - *48*

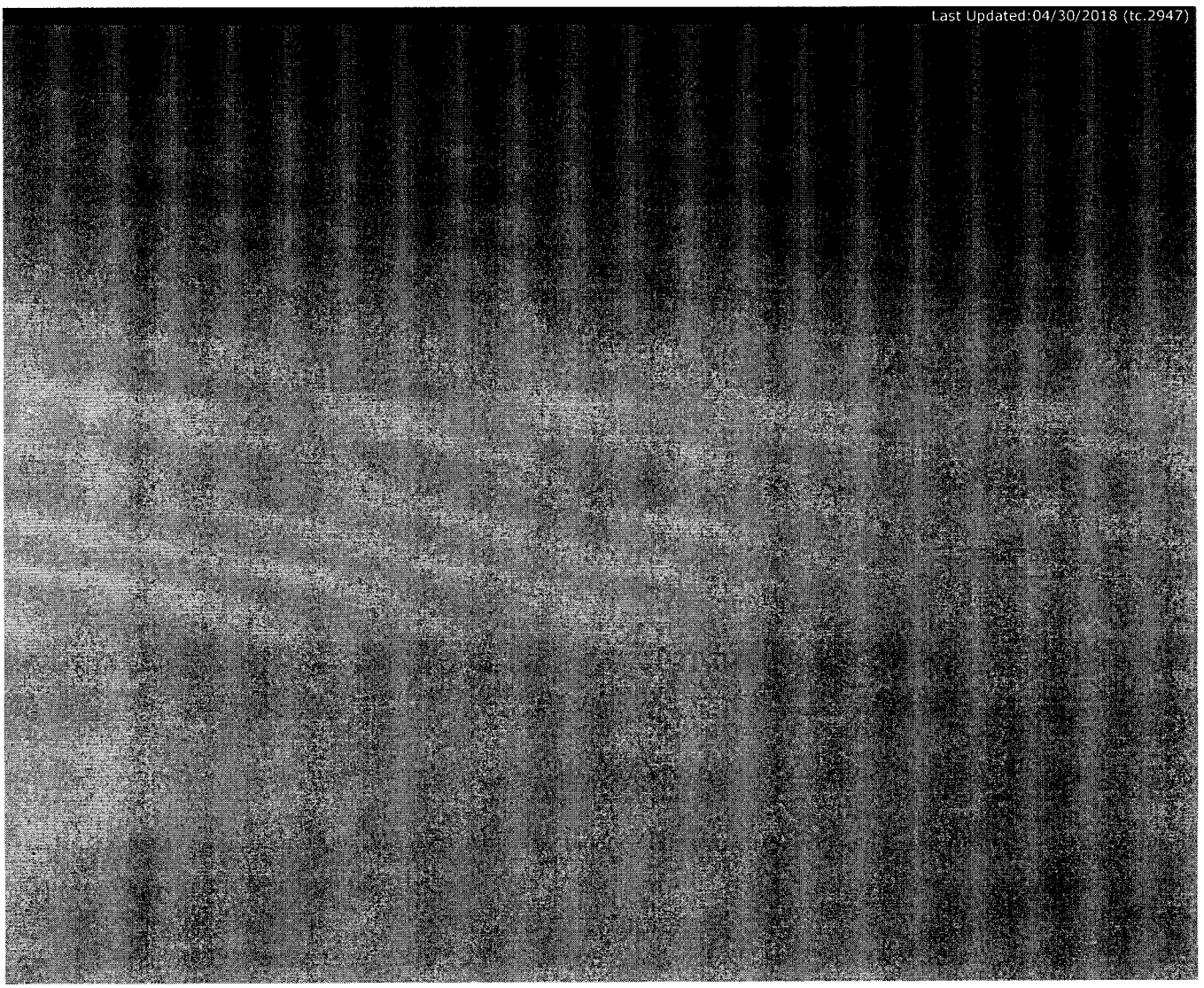


Images



7/7/11

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.



18-303

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

PROPERTY INFORMATION REPORT

File No.: 14302

May 4, 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 05-02-1998, through 05-02-2018, and said search reveals the following:

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

   C.S.S., LLC

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

May 4, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 14302

May 4, 2018

Lot 5, Block J, Avondale Subdivision, as per plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14302

May 4, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is $42,641.00. Tax ID 09-2303-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 09-2303-000

CERTIFICATE NO.: 2016-4769

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.

C.S.S., LLC
22 E. Johnson Ave.
Pensacola, FL 32534

Unknown Tenants
5634 Ventura Lane
Pensacoal, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 4th day of May, 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.

2

Recorded in Public Records 01/13/2014 at 03:49 PM OR Book 7124 Page 1017, Instrument #2014002313, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $161.00

This Document Prepared By and Return to:
CARL M SUGARMAN
17345 S DIXIE HWY
Miami, FL 33157

Parcel ID Number: 012S31-2000-005-010

Special Warranty Deed

This Indenture, Made this 18 day of December, 2013 A.D., **Between** HOUSEHOLD FINANCE CORPORATION III, a corporation existing under the laws of the State of Delaware of the County of Los Angeles, State of California, **grantor,** and C.S.S. LLC, a Florida limited liability company whose address is: 22 E JOHNSON AVE, Pensacola, FL 32534 of the County of Escambia, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Lot 5, in Block "J" according to the Plat of AVONDALE SUBDIVISION PART "A" as the same appears of record in the Public Records of Escambia county, florida, In Plat Book 5, Page 32.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to the year 2013.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

HOUSEHOLD FINANCE CORPORATION III

By: _____ (Seal)

Printed Name: Christina M. Pankonin
Witness

P.O. Address: 931 Corporate Center Dr., Pomona, CA 91768

Printed Name: Cecilia Friberg
Witness

(Corporate Seal)

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this day of December, 2013 by _____ as _____ of HOUSEHOLD FINANCE CORPORATION III, a Delaware corporation who is personally known to me or who has produced his U.S. driver's license as identification.

Printed Name: _____
Notary Public
My Commission Expires: See Attached

13-3163

Laser Generated by © Display Systems, Inc., 2013 (863) 763-5555 Form FLSWD-1

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On December 18, 2013 before me, Tami Flores Notary Public
(insert name and title of the officer)

Jeannie Gray

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAMI FLORES
Commission # 2002269
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2017

Signature _____ (Seal)

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: 092303000 Certificate Number: 004769 of 2016

Payor: CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534 **Date** 06/15/2018

Clerk's Check #	0	Clerk's Total	$477.00 2188.36
Tax Collector Check #	1	Tax Collector's Total	$2,104.23
		Postage	$10.84
		Researcher Copies	$2.00
		Total Received	~~$2,594.07~~

2190.36

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
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 # 2016 TD 004769
Redeemed Date 06/15/2018
Name CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$2,104.23 188.36
Postage = TD2	$10.84
ResearcherCopies = TD6	$2.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092303000 Certificate Number: 004769 of 2016

Redemption: Yes | Application Date: 04/25/2018 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/06/2018	Redemption Date 06/15/2018
Months	4	2
Tax Collector	$1,979.23	$1,979.23
Tax Collector Interest	$118.75	$59.38
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,104.23	$2,044.86 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	$13.50
Total Clerk	$477.00	$463.50 CH
Postage	$10.84	$0.00
Researcher Copies	$2.00	$2.00
Total Redemption Amount	$2,594.07	$2,510.36
	Repayment Overpayment Refund Amount	$83.71

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 25, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II
PO BOX 54900
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
2016 TD 001991	$450.00	$13.50	$463.50
2016 TD 004769	$450.00	$13.50	$463.50
2016 TD 004187	$450.00	$13.50	$463.50
2016 TD 008247	$450.00	$13.50	$463.50

TOTAL $1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com