

18-554

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800339

Date of Tax Deed Application

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 5541**, 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: **10-1669-000**

Cert Holder:

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:

VILLEGAS ANTONIO**112 CARRIER DR****PENSACOLA, FL 32506**

BEG AT SE COR OF SEC S 76 DEG 0 MIN W 1869 7/10 FT TO W LI OF 77TH AVE N 0 DEG 21 MIN W ON W LI OF 7 (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
2016/5541	10-1669-000	06/01/2016	922.47	46.12	968.59

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	968.59
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)	1,343.59

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 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County
 Date of Sale: November 5, 2018

By

Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 10-1669-000 2016

BEG AT SE COR OF SEC S 76 DEG 0 MIN W 1869 7/10 FT TO W LI OF 77TH AVE N 0 DEG 21 MIN W ON W LI OF 7 7TH AVE 923 48/100 FT TO N LI OF CREEL LANE W 488 88/100 FT FOR POB N 150 FT W 70 FT S 150 FT TO N LI OF CREEL LANE ELY ALG N LI OF CREEL LANE 70 FT T O POB OR LT 8 BLK B 1ST ADDN TO GROVE HILL PB 4 P 24 OR 7347 P 1089

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800339

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
10-1669-000	2016/5541	06-01-2016	BEG AT SE COR OF SEC S 76 DEG 0 MIN W 1869 7/10 FT TO W LI OF 77TH AVE N 0 DEG 21 MIN W ON W LI OF 7 7TH AVE 923 48/100 FT TO N LI OF CREEL LANE W 488 88/100 FT FOR POB N 150 FT W 70 FT S 150 FT TO N L I OF CREEL LANE ELY ALG N LI OF CREEL LANE 70 FT T O POB OR LT 8 BLK B 1ST ADDN TO GROVE HILL PB 4 P 24 OR 7347 P 1089

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Applicant's signature

04-27-2018
Application Date



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: 372S314101080002
Account: 101669000
Owners: VILLEGAS ANTONIO
Mail: 112 CARRIER DR
 PENSACOLA, FL 32506
Situs: 7710 WALKER ST 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): SHERWOOD/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	\$6,056	\$45,607	\$51,663	\$51,663
2016	\$6,056	\$44,184	\$50,240	\$50,240
2015	\$6,056	\$42,416	\$48,472	\$48,472

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/15/2015	7347	1089	\$25,000	WD	View Instr
07/31/2014	7304	1716	\$100	WD	View Instr
06/20/2014	7188	522	\$2,700	CT	View Instr
05/1999	4416	200	\$44,900	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

BEG AT SE COR OF SEC S 76 DEG 0 MIN W 1869 7/10
 FT TO W LI OF 77TH AVE N 0 DEG 21 MIN W ON W LI OF
 77TH AVE 923...

Extra Features

METAL BUILDING
 METAL GARAGE

Parcel Information

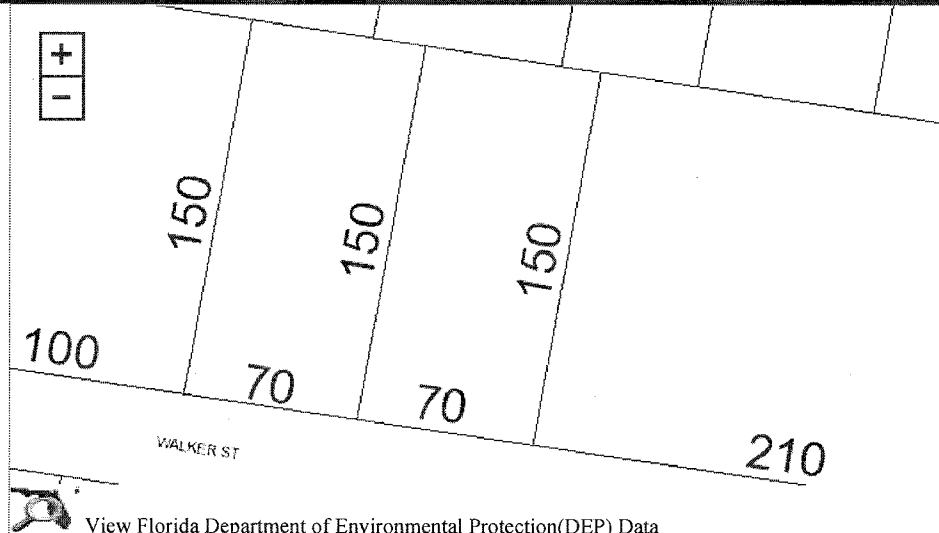
[Launch Interactive Map](#)

Section Map Id:
 37-2S-31-2

Approx. Acreage:
 0.2500

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

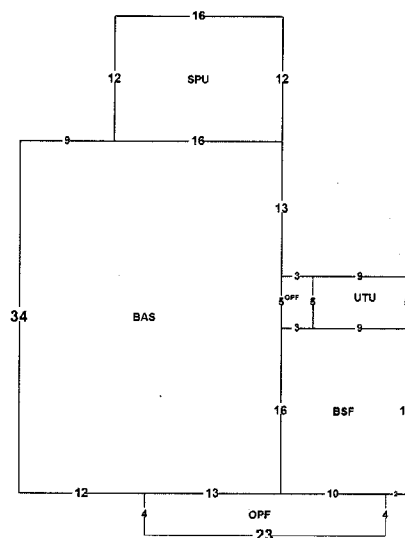
Address: 7710 WALKER ST, Year Built: 1965, Effective Year: 1965

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
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 - 1386 Total SF
BASE AREA - 850
BASE SEMI FIN - 192
OPEN PORCH FIN - 107
SCRN PORCH UNF - 192
UTILITY UNF - 45



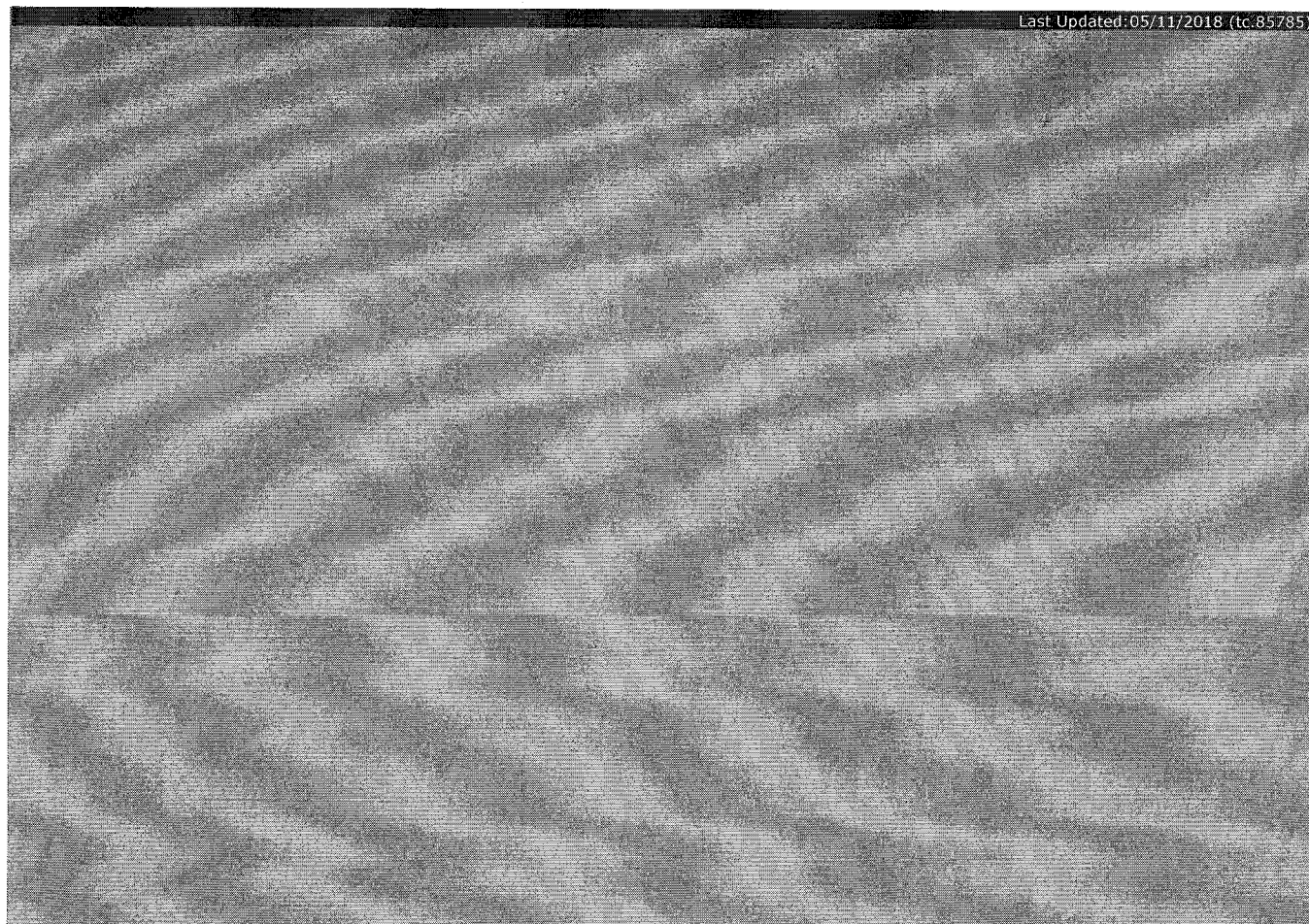
Images



12/4/15

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: 05/11/2018 (tc:85785)



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

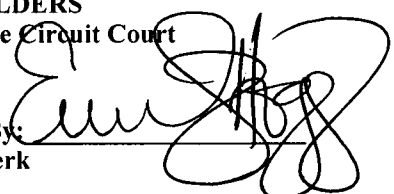
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101669000 Certificate Number: 005541 of 2016**

Payor: ANTONIO VILLEGAS 112 CARRIER DR PENSACOLA, FL 32506 Date 06/29/2018

Clerk's Check #	444092666	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$1,490.92
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,088.17

\$1533.65

**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
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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 # 2016 TD 005541

Redeemed Date 06/29/2018

Name ANTONIO VILLEGAS 112 CARRIER DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$1,490.92 1533.65
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 101669000 Certificate Number: 005541 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 06/29/2018 
Months	7	2
Tax Collector	\$1,343.59	\$1,343.59
Tax Collector Interest	\$141.08	\$40.31
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,490.92	\$1,390.15
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$13.50
Total Clerk	\$497.25	\$463.50
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,088.17	\$1,853.65
	Repayment Overpayment Refund Amount	\$234.52

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 •

July 2, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

Dear Certificate Holder:

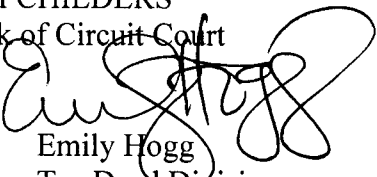
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 002012	\$450.00	\$13.50	\$463.50
2016 TD 005541	\$450.00	\$13.50	\$463.50

TOTAL \$927.00

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

18-554

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14580

August 10, 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 08-09-1998, through 08-09-2018, and said search reveals the following:

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

Antonio Villegas

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: 

August 10, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14580

August 10, 2018

372S314101080002 - Full Legal Description

BEG AT SE COR OF SEC S 76 DEG 0 MIN W 1869 7/10 FT TO W LI OF 77TH AVE N 0 DEG 21 MIN W ON W LI OF 77TH AVE 923 48/100 FT TO N LI OF CREEL LANE W 488 88/100 FT FOR POB N 150 FT W 70 FT S 150 FT TO N LI OF CREEL LANE ELY ALG N LI OF CREEL LANE 70 FT TO POB OR LT 8 BLK B 1ST ADDN TO GROVE HILL PB 4 P 24 OR 7347 P 1089

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14580

August 10, 2018

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

1. Utility Lien filed by ECUA recorded in O.R. Book 7728, page 1525.
2. All Taxes Paid.. The assessed value is \$51,663.00. Tax ID 10-1669-000.

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: 11-5-2018

TAX ACCOUNT NO.: 10-1669-000

CERTIFICATE NO.: 2016-5541

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.

Antonio Villegas
112 Carrier Dr.
Pensacola, FL 32506
and
7710 Walker St.
Pensacola, FL 32506

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 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.

Prepared by and Return to:
Ashley Lentini an employee of
Clear Title of Northwest Florida, LLC
2115 W. Nine Mile Road, Suite 15
Pensacola, Florida 32534
(850) 202-8518

File Number: PEN-15-9632

091-432352

For official use by Clerk's office only

State of Florida)

County of Escambia)

SPECIAL WARRANTY DEED

THIS INDENTURE, made on May 19th 2015, between **Secretary of Housing and Urban Development**, whose mailing address is: 40 Marietta Street, Five Points Plaza, Atlanta, Georgia 30303, party of the first part, and **Antonio Villegas, a single person**, whose mailing address is: 112 Carrier Dr., Pensacola, Florida 32506, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 8, Block B, First Addition to Grove Hill, a subdivision of a portion of Section 37, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 4, Page 24, of the Public Records of said County.

Parcel Identification Number: 372S314101080002

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

091-432352

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 15, 2015.

Signed, sealed and delivered in the presence of these witnesses:

Cecilia Evans
Witness #1 signature
Print Name: Cecilia Evans

Zoila K. Kestes
Witness #2 signature
Print Name: ZOILA KESTES

Secretary of Housing and Urban Development

HomeTelos, LP as Asset Manager
Contractor for C-OPC 23637

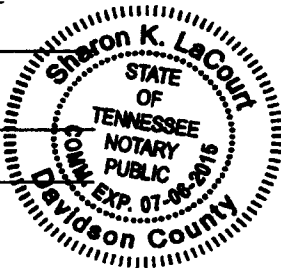
For HUD by: [Signature]
Darice Green, Assistant Project Manager

State of TN
County of DAVIDSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on May 15, 2015 by DARICE GREEN as CONTRACTOR of and on behalf of Secretary of Housing and Urban Development who is personally known to me or who has produced a valid driver's license as identification.

Sharon K. LaCout
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____



RWJ:ls
Revised 05/31/11