19-512

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900259

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 211**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit:
01-2322-280

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
GUIDO EDUARDO C TRUST AGREEMENT 9-14-2007
5197 E LAKE RD
MILTON, FL 32583
LT 10 BLK B KENSINGTON 5TH ADDN PB 10 P 59 OR 6103 P 1761

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
2017/211	01-2322-280	06/01/2017	976.19	48.81	1,025.00
2018/167	01-2322-280	06/01/2018	2,777.77	138.89	2,916.66

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	3,941.66
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,722.44
4. Property Information 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)	7,039.10
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	12.50
19. Total Amount to Redeem	

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By Candice Lewis

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900259

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
01-2322-280	2017/211	06-01-2017	LT 10 BLK B KENSINGTON 5TH ADDN PB 10 P 59 OR 6103 P 1761

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, property information 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 II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	131S291200100002
Account:	012322280
Owners:	GUIDO EDUARDO C TRUST AGREEMENT 9-14-2007
Mail:	5197 E LAKE RD MILTON, FL 32583
Situs:	5510 TRAFALGAR DR 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	$28,500	$118,689	$147,189	$147,189
2017	$28,500	$108,418	$136,918	$136,918
2016	$28,500	$106,341	$134,841	$117,266

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/03/2017	7806	1277	$100	CJ	View Instr
10/16/2017	7793	1196	$100	CJ	View Instr
03/2007	6103	1761	$210,000	WD	View Instr
05/1993	3378	600	$95,000	WD	View Instr
10/1985	2132	687	$16,500	WD	View Instr
11/1982	1700	238	$155,200	WD	View Instr

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

2018 Certified Roll Exemptions
None

Legal Description
LT 10 BLK B KENSINGTON 5TH ADDN PB 10 P 59 OR 7793 P 1196 OR 7806 P 1277

Extra Features
None

Parcel Information

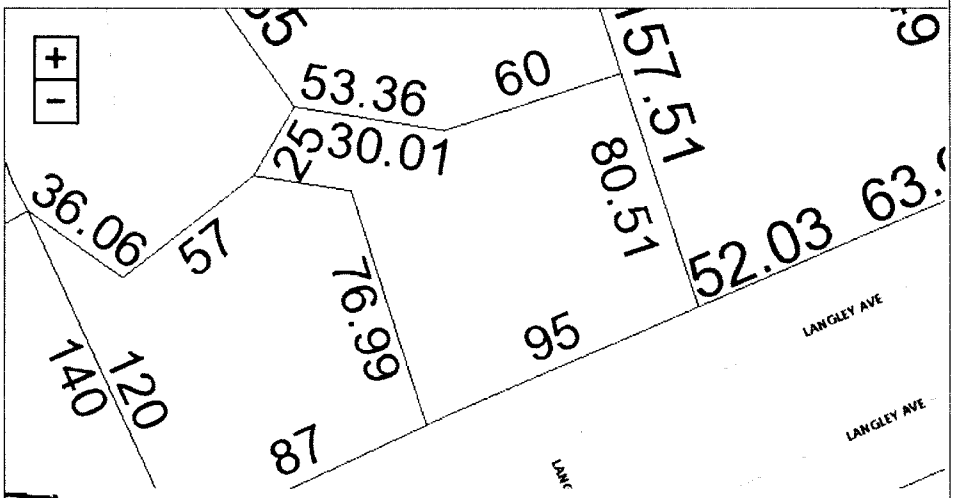
Section Map Id:
11-1S-29-2

Approx. Acreage:
0.2008

Zoned:
R-1AAA

Evacuation & Flood Information
Open Report

Launch Interactive Map



View Florida Department of Environmental Protection(DEP) Data

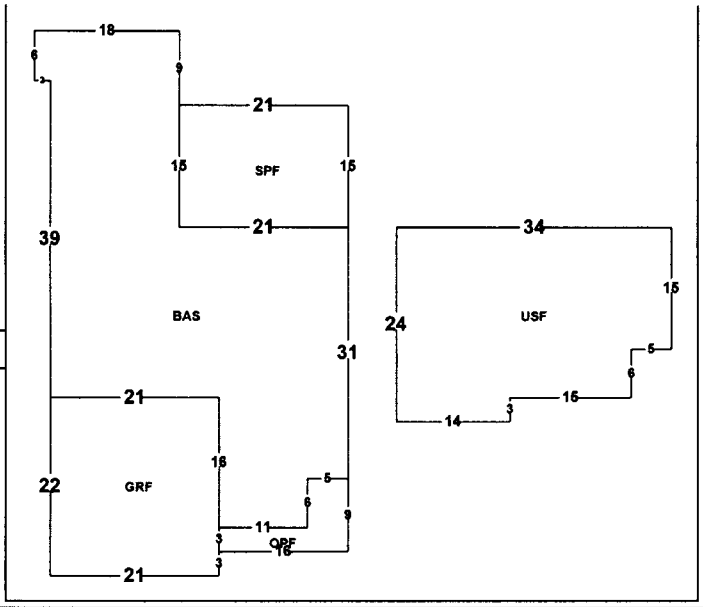
Buildings

Address:5510 TRAFALGAR DR, Year Built: 1986, Effective Year: 1986

Structural Elements
DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*

EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*8*
NO. STORIES-*2*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*IRR. ROOF DESGN*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2980 Total SF
BASE AREA - *1399*
GARAGE FIN - *462*
OPEN PORCH FIN - *78*
SCRN PORCH FIN - *315*
UPPER STORY FIN - *726*



Images



2/18/02

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:05/06/2019 (tc.2086)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019041141 5/10/2019 2:33 PM
OFF REC BK: 8093 PG: 514 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 00211**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 10 BLK B KENSINGTON 5TH ADDN PB 10 P 59 OR 6103 P 1761

SECTION 13, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012322280 (19-512)

The assessment of the said property under the said certificate issued was in the name of

EDUARDO C GUIDO TRUST AGREEMENT 9-14-2007

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of November, which is the **4th day of November 2019.**

Dated this 9th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 012322280 Certificate Number: 000211 of 2017

Payor: MELISSA A TREMMEL 5197 E LAKE RD MILTON, FL 32583 **Date** 08/19/2019

Clerk's Check #	5505256601	Clerk's Total	$516.04
Tax Collector Check #	1	Tax Collector's Total	$7,790.71
		Postage	$16.80
		Researcher Copies	$1.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	$8,341.55

$8323.55

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
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 # 2017 TD 000211
Redeemed Date 08/19/2019
Name MELISSA A TREMMEL 5197 E LAKE RD MILTON, FL 32583

Clerk's Total = TAXDEED	$516.04 $8823.55
Due Tax Collector = TAXDEED	$7,790.71
Postage = TD2	$16.80
ResearcherCopies = TD6	$1.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• 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 | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012322280 Certificate Number: 000211 of 2017

Redemption: No | Application Date: 04/19/2019 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/04/2019	Redemption Date 08/19/2019
Months	7	4
Tax Collector	$7,039.10	$7,039.10
Tax Collector Interest	$739.11	$422.35
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$7,790.71	$7,473.95 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$49.04	$28.02
Total Clerk	$516.04	$495.02 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$16.80	$0.00
Researcher Copies	$1.00	$1.00
Total Redemption Amount	$8,341.55	$7,986.97
	Repayment Overpayment Refund Amount	$354.58 +120 +200 = $674.58
Book/Page	8093	514

Redeemer

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019071822 8/19/2019 4:47 PM
OFF REC BK: 8148 PG: 856 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 514, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00211, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **012322280 (19-512)**

DESCRIPTION OF PROPERTY:

LT 10 BLK B KENSINGTON 5TH ADDN PB 10 P 59 OR 6103 P 1761

SECTION 13, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: EDUARDO C GUIDO TRUST AGREEMENT 9-14-2007

Dated this 19th day of August 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

19-512

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.: 15273

August 7, 2019

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 08-07-1999, through 08-07-2019, and said search reveals the following:

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

   Edwardo C. Guido Trust Agreement dated 09/14/2007

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 7, 2019

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15273

August 7, 2019

Lot 10, Block B, 5th Addition to Kensington, as per plat thereof, recorded in Plat Book 10, Page 59, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15273 August 7, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is $147,189.00. Tax ID 01-2322-280.

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: 11-4-2019

TAX ACCOUNT NO.: 01-2322-280

CERTIFICATE NO.: 2017-211

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.

Eduardo C. Guido Trust
Agreement dated 9-14-2007
Attn: Melissa Tremmel, Trustee
5197 E. Lake Rd.
Milton, FL 32583
and
5510 Trafalgar Dr.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 2019.

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.

Recorded in Public Records 03/12/2007 at 09:15 AM OR Book 6103 Page 1761, Instrument #2007023294, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $1470.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Numbers: **131S29-1200-100-002**

WARRANTY DEED

Space A bove This Line For Recording Data

THIS WARRANTY DEED, made the **6th** day of **March, 2007** by **Charlene E. Busbee, a single woman** , whose post office address is 222 Bayou Boulevard, Pensacola, FL 32503 herein called the grantor, to **E. C. Guido, a single man** , whose post office address is **5510 Trafalgar Drive, Pensacola, Florida 32504,** 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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.:

Lot 10, Block B, 5th Addition to Kensington, a subdivision of a portion of Section 13, Township 1 South, Range 29 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 10, Page 59, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

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, 2006

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:

Witness #1 Signature

LINDA SALTER
Witness #1 Printed Name

Witness #2 Signature

MILLER McCOMBS
Witness #2 Printed Name

Charlene E. Busbee

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by Charlene E. Busbee who is personally known to me or has produced a drivers license as identification.

SEAL

Notary Public

LINDA G. SALTER
Notary Public-State of FL
Comm. Exp. June 17, 2007
Comm. No. DD 204024

Printed Notary Name

My Commission Expires:

File No: **0705-051**