

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900256

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 / 1414**, 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: **03-3376-205**

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 21 BLK B GASLIGHT SQUARE PB 8 P 61 OR 5958 P 145

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
2017/1414	03-3376-205	06/01/2017	620.98	31.05	652.03
2018/1454	03-3376-205	06/01/2018	646.60	32.33	678.93

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	1,330.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	598.71
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)	2,304.67

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.

03-3376-205 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900256

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
03-3376-205	2017/1414	06-01-2017	LT 21 BLK B GASLIGHT SQUARE PB 8 P 61 OR 5958 P 145

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

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

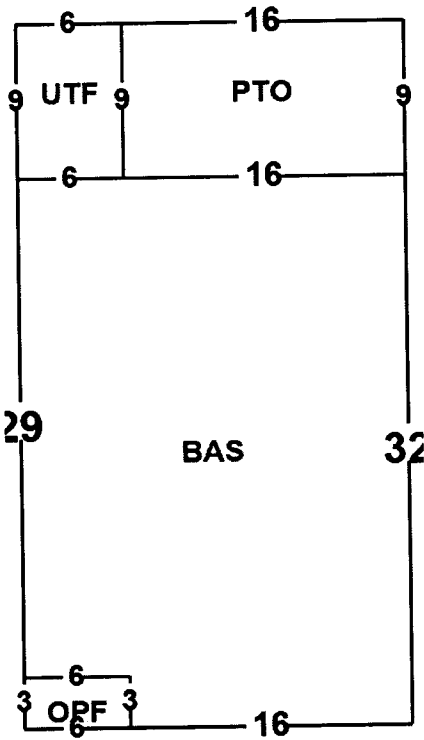
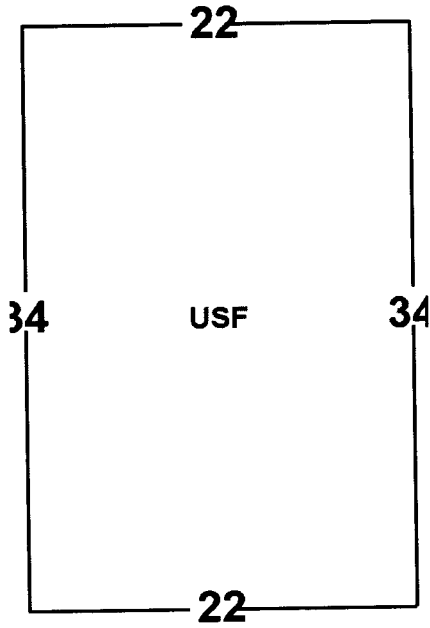
General Information		Assessments				
Reference:	321S302500210002	Year	Land	Imprv	Total	Cap Val
Account:	033376205	2018	\$8,000	\$24,521	\$32,521	\$32,521
Owners:	GUIDO EDUARDO C TRUST AGREEMENT 9-14-2007	2017	\$6,650	\$25,000	\$31,650	\$29,464
Mail:	5197 E LAKE RD MILTON, FL 32583	2016	\$6,650	\$23,468	\$30,118	\$26,786
Situs:	2141 SCHWAB CT 32504	Disclaimer				
Use Code:	SINGLE FAMILY - TOWNHOME	Tax Estimator				
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					2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	None	
10/16/2017	7793	1196	\$100	CJ	View Instr	
07/2006	5958	145	\$40,000	WD	View Instr	
10/1994	3662	295	\$26,000	WD	View Instr	
01/1977	1068	244	\$27,000	WD	View Instr	
01/1976	1066	715	\$27,000	SC	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description	
					LT 21 BLK B GASLIGHT SQUARE PB 8 P 61 OR 7793 P 1196	
					Extra Features	
					None	

Parcel Information	Launch Interactive Map
Section Map Id: 32-1S-30 Approx. Acreage: 0.0354 Zoned: Com Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection(DEP) Data	

Buildings	
Address:2141 SCHWAB CT, Year Built: 1974, Effective Year: 1974	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-SIDING-SHT.AVG.	

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-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1650 Total SF

BASE AREA - 686
OPEN PORCH FIN - 18
PATIO - 144
UPPER STORY FIN - 748
UTILITY FIN - 54

Images



7/11/16

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:05/02/2019 (tc.5842)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 01414**, 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 21 BLK B GASLIGHT SQUARE PB 8 P 61 OR 5958 P 145

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033376205 (19-525)

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

19-525

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.: 15286

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:

Eduardo 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.: 15286

August 7, 2019

Lot 21, Block B, Gaslight Square, as per plat thereof, recorded in Plat Book 8, Page 61, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15286

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 \$32,521.00. Tax ID 03-3376-205.

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: 11-4-2019

TAX ACCOUNT NO.: 03-3376-205

CERTIFICATE NO.: 2017-1414

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

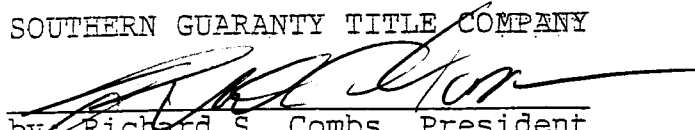
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Eduarado C. Guido Trust
Agreement dated 9-14-2007
Attn: Melissa Tremmel, Trustee
5197 E. Lake Rd.
Milton, FL 32583

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.

This instrument prepared by:
JENNIFER BYROM, ESQ.
5177 ELMIRA STREET
MILTON, FL 32570
WITHOUT BENEFIT OF TITLE SEARCH
AND AT THE REQUEST OF AND INFORMATION
PROVIDED BY THE PARTIES HERETO

**PERSONAL REPRESENTATIVE'S RELEASE AND
CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY**

The undersigned, Melissa Tremmel, whose address is 5197 East Lake Rd., Milton, FL, 32583, as the personal representative of the estate of EDUARDO C. GUIDO A/K/A EDUARDO CARLOS GUIDO, A/K/A EDUARDO CARL GUIDO, A/K/A EDWARD CARL GUIDO, A/K/A E. C. GUIDO, A/K/A EDUARDO CARL GUIDO, deceased, hereby acknowledges that title to the real property located in Escambia County, Florida, owned by the decedent at the time of death described as follows:

Physical Address: 5510 Trafalgar Drive, Pensacola, Florida, 32504
Parcel ID No.: 131S291200100002
Described as follows:

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.

Physical Address: 609 Edgewater Drive, Pensacola, Florida, 32507
Parcel ID No.: 372S301001014001
Described as follows:

Lot 14, Block 1, First Addition to Edgewater Subdivision, a subdivision in Escambia County, Florida, according to Plat thereof recorded in Plat Book 3 at Page 6 of the Public Records of said county.

Physical Address: 2141 Schwab Ct., Pensacola, Florida, 32504
Parcel ID No.: 321S302500210002
Described as follows:

✓ Lot 21, Block B, of Gaslight Square, according to Plat of said subdivision recorded in Plat Book 8 at Page 61 of the Public Records of Escambia County, Florida.

Physical Address: 780 Navy Blvd., Pensacola, Florida, 32507
Parcel ID No.: 522S302501000006
Described as follows:

A tract of land in Section 52, Township 2 South, Range 30 West, Escambia County, Florida, more particularly described as follows: Commencing at a point on the North line of said Section 52 where said North line intersects the easterly right-of-way line of Admiral Murray Boulevard; thence southerly along the easterly right-of-way line of Admiral Murray Boulevard a distance of 575.7 feet to the point of beginning of the tract hereinafter described; thence East at an angle of 90° a distance of 200.0 feet; thence South at an angle of 90° a distance of 100 feet; thence West at an angle of 90° a distance of 200.0 feet to the easterly right-of-way of Admiral Murray Boulevard; thence northerly along the easterly right-of-way line of Admiral Murray Boulevard a distance of 100 feet to the POINT OF BEGINNING.

Physical Address: 794 N. Navy Blvd., Pensacola, Florida, 32507

Parcel ID No.: 522S302501000005

Described as follows:

A tract of land in section 52, Township 2 South, Range 30 West, more particularly described as follows: Commencing at a point on the North line of the said Section 52, where said North line intersects the Easterly right-of-way line of Admiral Murray Blvd.; thence Southerly with the said Easterly right-of-way line of Admiral Murray Blvd. a distance of 525.7 feet to the point of beginning of the tract hereinafter described; thence continuing Southerly with the said Easterly right-of-way line of Admiral Murray Blvd., a distance of 50.0 feet; thence Easterly at an angle of 90 degrees a distance of 200.00 feet; thence Northerly at an angle of 90 degrees a distance of 50.0 feet; thence Westerly a distance of 200.00 feet to a point on the Easterly right-of-way line of Admiral Murray Blvd., and the point of beginning of this description.

vested in the following: 100% to THE TRUST AGREEMENT OF EDUARDO C. GUIDO DATED SEPTEMBER 14, 2007, is 5197 East Lake Rd., Milton, FL, 32583, by operation of law as of the date of the Decedent's death pursuant to Florida law as will more fully appear from those certain proceedings in the Circuit Court for Escambia County, Florida, Probate Division, in File No.: 2016-CP-1646, subject only to the right of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. Take possession or control of the Property;
2. To use, sell, encumber or otherwise exercise control over the Property:
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges and expenses of the administration and obligations of the decedent's estate;
 - b. to enforce contribution and equalize advancement;

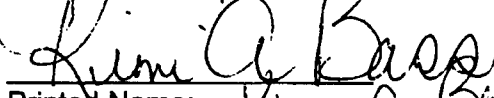
c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Heirs, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested to THE TRUST AGREEMENT OF EDUARDO C. GUIDO DATED SEPTEMBER 14, 2007, free of all rights of the personal representative.

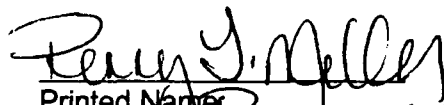
Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the Decedent, has executed this instrument on the date indicated below.

Executed in the presence of:


Printed Name: Kimi A. Biss


MELISSA TREMMEL
Personal Representative of the Estate of
EDUARDO C. GUIDO


Printed Name: Penny T. Miller

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on the 16th day of October, 2017, by MELISSA TREMMEL, personal representative of the estate of EDUARDO C. GUIDO, deceased, who is personally known to me.




NOTARY PUBLIC

19-525

☐ 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: 033376205 Certificate Number: 001414 of 2017

Redemption

Application Date

Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months

7

4

Tax Collector

Tax Collector Interest \$241.99

\$138.28

Tax Collector Fee

Total Tax Collector \$2,559.16

\$2,455.45 T.C.

Record TDA Notice

Clerk Fee

Sheriff Fee

Legal Advertisement

App. Fee Interest \$49.04

\$28.02

Total Clerk \$516.04

\$495.02 C.H.

Release TDA Notice (Recording)

Release TDA Notice (Prep Fee)

Postage

Researcher Copies

Total Redemption Amount \$3,106.40

\$2,967.47

Repayment Overpayment Refund Amount

\$138.93

Book/Page

~~120-200~~
 \$2,647.47

Notes

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: 033376205 Certificate Number: 001414 of 2017**

**Payor: SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD SUITE C
 PENSACOLA, FL 32534 Date 08/21/2019**

Clerk's Check #	1000079995	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$2,559.16
		Postage	\$11.20
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,106.40
			\$2,647.47

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: H Whitney Cabbage
 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
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 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 001414

Redeemed Date 08/21/2019

Name SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD SUITE C PENSACOLA, FL 32534

Clerk's Total = TAXDEED

~~\$516.04~~

Due Tax Collector = TAXDEED

~~\$2,559.16~~

Postage = TD2

~~\$11.20~~

ResearcherCopies = TD6

~~\$3.00~~

Release TDA Notice (Recording) = RECORD2

\$10.00

Release TDA Notice (Prep Fee) = TD4

\$7.00

\$2630.47

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

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 584, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01414, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 033376205 (19-525)

DESCRIPTION OF PROPERTY:

LT 21 BLK B GASLIGHT SQUARE PB 8 P 61 OR 5958 P 145

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

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

Dated this 21st day of August 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk