

19-557

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900283

**Date of Tax Deed Application**  
Apr 22, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 5052**, 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: **09-4528-536**

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

Property Owner:  
**HUGHES EDDIE TILLMAN JR**  
**HUGHES NICOLE ROSWITHA REISCHL**  
**5491 COVERED BRIDGE RD**  
**PACE, FL 32571**  
LT 9 BLK C CORRYDALE S/D PB 7 P 61 OR 7527 P 141

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
2017/5052	09-4528-536	06/01/2017	1,261.08	63.05	1,324.13

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	1,324.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,222.67
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)	2,921.80

**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 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 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.  
09-4528-536 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900283

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
09-4528-536	2017/5052	06-01-2017	LT 9 BLK C CORRYDALE S/D PB 7 P 61 OR 7527 P 141

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

04-22-2019  
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

**Reference:** 212S311100090003  
**Account:** 094528536  
**Owners:** HUGHES EDDIE TILLMAN JR  
 HUGHES NICOLE ROSWITHA REISCHL  
**Mail:** 5491 COVERED BRIDGE RD  
 PACE, FL 32571  
**Situs:** 280 CORRYDALE DR 32506  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**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	\$14,150	\$61,583	\$75,733	\$75,733
2017	\$14,150	\$57,036	\$71,186	\$71,186
2016	\$14,150	\$54,239	\$68,389	\$68,389

[Disclaimer](#)

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/25/2016	7620	384	\$50,000	WD	<a href="#">View Instr</a>
05/18/2016	7527	141	\$35,700	CT	<a href="#">View Instr</a>
05/2001	4718	83	\$65,000	WD	<a href="#">View Instr</a>
07/1979	1355	802	\$30,900	WD	<a href="#">View Instr</a>
01/1975	943	992	\$26,200	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

LT 9 BLK C CORRYDALE S/D PB 7 P 61 OR 7620 P 384

### Extra Features

METAL BUILDING

### Parcel Information

[Launch Interactive Map](#)

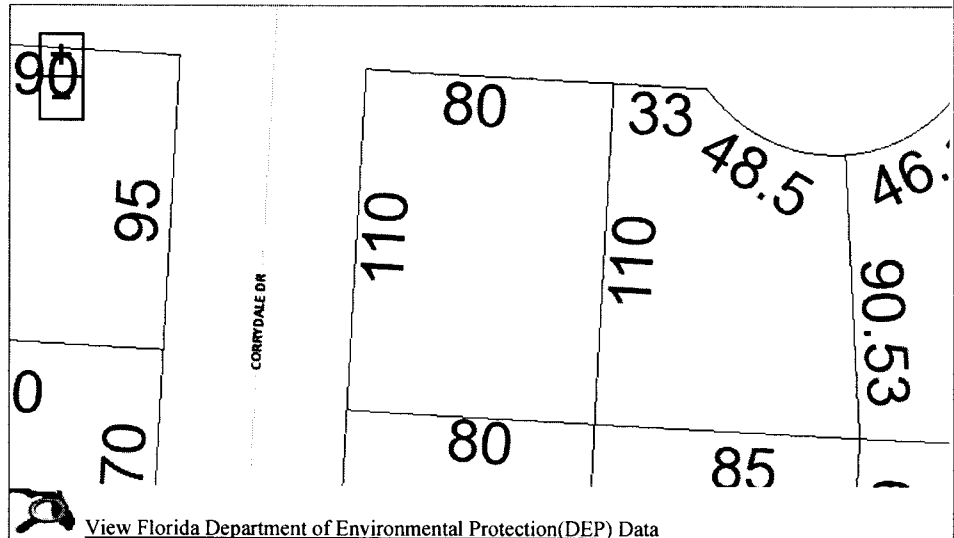
### Section Map

Id: 21-2S-31-1

Approx. Acreage: 0.2021

Zoned:   
MDR

Evacuation & Flood Information  
[Open Report](#)



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

### Buildings

Address: 280 CORRYDALE DR, Year Built: 1975, Effective Year: 1975

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-CARPET

**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

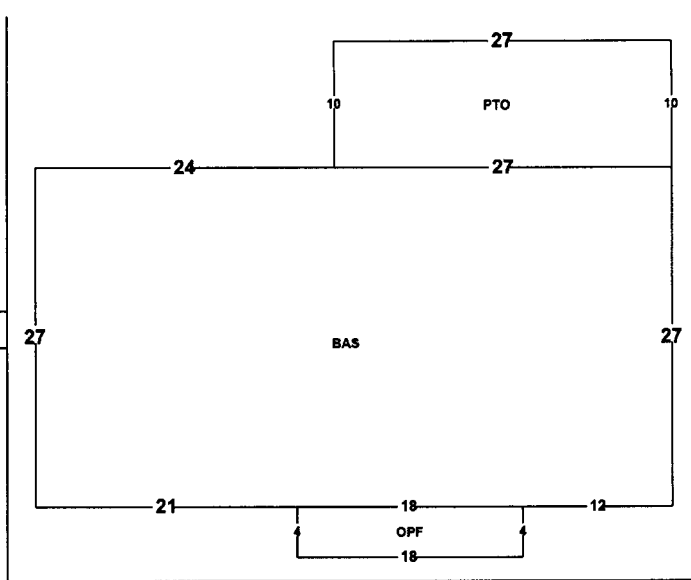


Areas - 1719 Total SF

**BASE AREA - 1377**

**OPEN PORCH FIN - 72**

**PATIO - 270**



Images



9/22/16

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:05/09/2019 (tc.2518)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 05052**, 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 9 BLK C CORRYDALE S/D PB 7 P 61 OR 7527 P 141**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094528536 (19-557)**

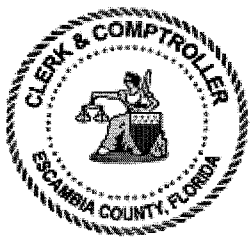
The assessment of the said property under the said certificate issued was in the name of

**EDDIE TILLMAN HUGHES JR and NICOLE ROSWITHA REISCHL HUGHES**

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 December, which is the **2nd day of December 2019**.

Dated this 13th 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  
ESCAMBIA COUNTY FLORIDA  
INST# 2019041595 5/13/2019 1:13 PM  
OFF REC BK: 8093 PG: 1862 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 1858, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05052, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 094528536 (19-557)

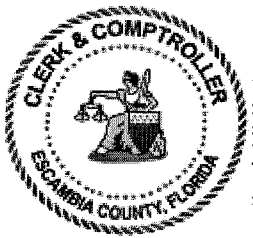
DESCRIPTION OF PROPERTY:

LT 9 BLK C CORRYDALE S/D PB 7 P 61 OR 7527 P 141

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: EDDIE TILLMAN HUGHES JR and NICOLE ROSWITHA REISCHL  
HUGHES

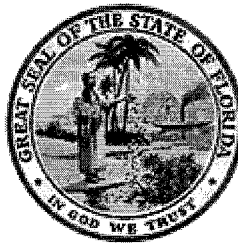
Dated this 13th day of May 2019.



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: 094528536 Certificate Number: 005052 of 2017**

**Payor: NICOLE REISCHL 5491 COVERED BRIDGE RD PACE, FL 32571      Date 05/13/2019**

Clerk's Check #	1	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$3,278.67
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,878.71

*REDUCED / PAID EARLY*  
*\$ 3,142.89*

**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>**

19-557



OTC - Receipt

**Your payment has been successfully processed**

**OTC Receipt Number: 24713749**

**05/13/2019 01:55 PM**

**Service Information**

**Payment Amount**

Amount: \$3142.89

Service Fee: \$110.00

Total: \$3252.89

**Credit Card Info**

Name on Card: nicole r hughes

Card Number: \*\*\*\*\*3004

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For Information on refunds or for general inquiries, please call customer support on (877) 326 8689.

19-557

- reischLNicole@yahoo.com



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-557  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15321

September 3, 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 09-03-1999, through 09-03-2019, and said search reveals the following:

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

Eddie Tillman Hughes, Jr. and Nicole Roswith Reischl Hughes

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: 

September 3, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15321

September 3, 2019

**Lot 9, Block C, Corrydale, as per plat thereof, recorded in Plat Book 7, Page 61, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15321

September 3, 2019

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

1. All Taxes Paid. The assessed value is \$81,322.00. Tax ID 09-4528-536.

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

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 09-4528-536

CERTIFICATE NO.: 2017-5052

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

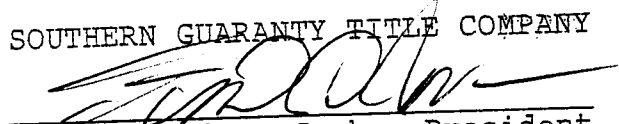
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

Eddie Tillman Hughes, Jr.  
Nicole Roswita Reischl HUGHES  
5491 Covered Bridge Rd.  
Pace, FL 32571  
and  
280 Corrydale Dr.  
Pensacola, FL 32506

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

18.50  
350  
368.50

Prepared by and return to:

**FREDDIE MAC ASSET ID #1187145**

Name: David Morales, Esq.

Serenity Title Group, Inc.

21500 Biscayne Blvd Suite 600

Aventura, FL 33180

305-698-5839

File Number: 16-000764

[Space Above This Line For Recording Data]

## Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made this 25 day of October, 2016 by **Federal Home Loan Mortgage Corporation, hereinafter called the Grantor**, whose address is **5000 Plano Parkway, Carrollton, TX 75010**, to **Eddie Tillman Hughes, Jr. and Nicole Roswitha Reischl Hughes, husband and wife hereinafter called the Grantee**, whose address is **5491 Covered Bridge Road Pace, Florida 32571**

(Whenever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH:** the Grantor, for and in consideration of the sum TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged by these presents does grant, bargain, and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in **Escambia County, Florida**, viz:

**Lot 9, Block C, Corrydale, Escambia County, Florida according to the Plat of said subdivision recorded in Plat Book 7, Page 61, of the Public Records of Said County.**

**Parcel Identification Number: 21-2S-31-1100-090-003**

**A/K/A 280 Corrydale Dr, Pensacola, FL 32506**

**Subject to: Restrictions, limitations, conditions, reservations, covenants, and easements of Record, if any, all applicable zoning ordinances, and Taxes for the year 2016 and all subsequent years.**

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee 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 said Grantor.

The undersigned Agent further states that the below-described Limited Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

DoubleTime

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers hereunto duly authorized, the day and year first above written.

Wherever the context in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation

BY: MORALES LAW GROUP, PA

It's Attorney in Fact, pursuant to Limited Power of Attorney

BY:

Iris Hernandez Esq., as Authorized signatory.

POA filed on 05/04/2011 in ORB 6716 Pg. 1554  
Escambia County, Florida

WITNESS

ANA M. VALDES

(Printed Signature)

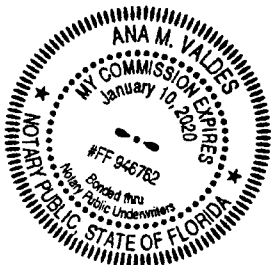
WITNESS

April McClain

(Printed Signature)

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25 day of October, 2016 by **Iris Hernandez** as Authorized Signatory, for the **MORALES LAW GROUP, PA, AS ATTORNEY IN FACT FOR Federal Home Loan Mortgage Corporation**, who executed same on behalf of the last said corporation and who is personally known to me and who did / not take not an oath.



  
NOTARY PUBLIC STATE OF FLORIDA