

19-603

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900129

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 5084**, 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: **09-4548-300**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
RH FUND XI LLC
STE 02
2250 NORTHWEST FLANDERS ST
PORTLAND, OR 97210
BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367
56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/1 (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
2017/5084	09-4548-300	06/01/2017	885.84	44.29	930.13

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
2018/5102	09-4548-300	06/01/2018	871.65	6.25	43.58	921.48

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	1,851.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	773.45
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)	3,000.06

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

Date of Sale: **2ND December 2019**

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

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

09-4548-300 2017

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7553 P 1979

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900129

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
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
09-4548-300	2017/5084	06-01-2017	BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7553 P 1979

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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-17-2019
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:	222S311401000002
Account:	094548300
Owners:	ROUX VENTURES LLC
Mail:	2015 S TUTTLE AVE SARASOTA, FL 34230
Situs:	900 BLK FAIRFIELD DR 32506
Use Code:	VACANT RESIDENTIAL
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	\$52,483	\$0	\$52,483	\$52,483
2017	\$52,483	\$0	\$52,483	\$52,483
2016	\$52,483	\$0	\$52,483	\$52,483

[Disclaimer](#)

Tax Estimator

[File for New Homestead Exemption Online](#)

Sales Data						
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
09/28/2018	7979	89	\$2,000	WD	View Instr	
06/13/2016	7553	1979	\$100	WD	View Instr	
05/09/2013	7024	537	\$17,100	QC	View Instr	
10/27/2009	6531	1789	\$100	CT	View Instr	
02/1982	1620	454	\$22,000	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

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG...

Extra Features

None

Parcel Information

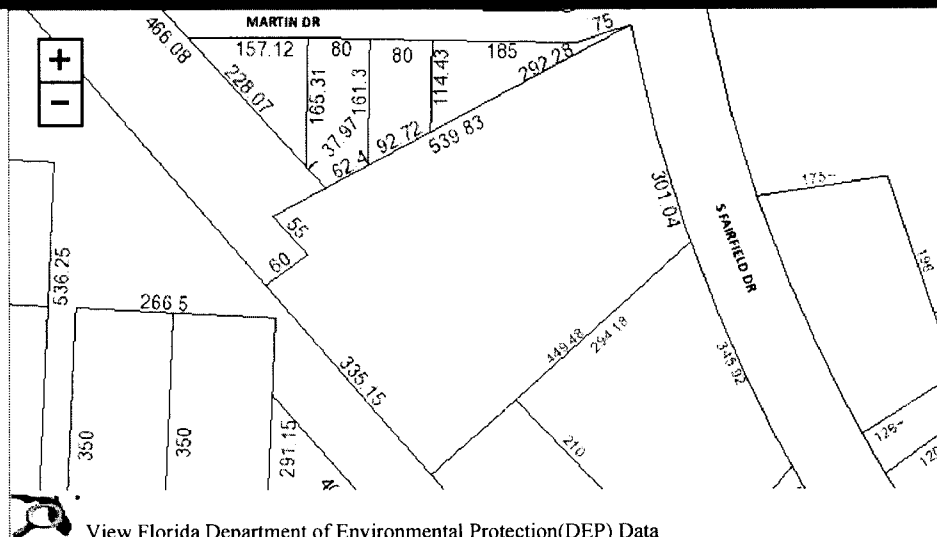
[Launch Interactive Map](#)

Section Map Id:
22-2S-31

Approx. Acreage:
4.0200

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 05084**, 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:

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7553 P 1979

SECTION 22, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094548300 (19-603)

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

ROUX VENTURES LLC

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

19-603

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.: 15373

September 19, 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 09-19-1999, through 09-19-2019, and said search reveals the following:

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

Roux Ventures, 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: 

September 19, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15373

September 19, 2019

222S311401000002 - Full Legal Description

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7979 P 89

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15373

September 19, 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 \$64,125.00. Tax ID 09-4548-300.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 09-4548-300

CERTIFICATE NO.: 2017-5084

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.

ROUX VENTURES, LLC
Attn: Serge Lalonde, Mgr.
2015 S. Tuttle Ave.
Sarasota, FL 34230
and
NATO Mail, LLC, Reg. Agent
2015 S. Tuttle Ave.
Sarasota, FL 34230

Certified and delivered to Escambia County Tax Collector,
this 19th 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.

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Serge Lalonde
2015 S Tuttle Ave
Sarasota, Florida, 34230-1418

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- RH FUND XI, LLC, Robert Barnett, Vice President of Manager, Red Hills Holdings, LLC,
Manager of RH Fund XI, LLC,

for and in consideration of: \$2,000.00 grants, bargains, sells, conveys and specially warrants to
the GRANTEE(S):

- ROUX VENTURES, LLC, Serge Lalonde, Manager, 2015 S Tuttle Ave, Sarasota, Sarasota
County, Florida, 34230-1418,

the following described real estate, situated in 900 BLK FAIRFIELD DR, PENSACOLA, in the
County of ESCAMBIA, State of Florida, 32506:

Legal Description: See attached *Schedule A*

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,
rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the
following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances
upon the property other than those that have been already disclosed to the Grantee.
4. Covenant of Warranty: The Grantor guarantees to the Grantee and the Grantee's heirs,
executors and administrators that they shall have full possession of the property and not
be ejected from the premises.

5. Covenant of Quiet Enjoyment: The Grantor pledges to defend or pay the costs of defending the Grantee and the Grantees heirs or assigns in any legal matter contesting Grantee's right to the property.

Tax Parcel Number: 222S311401000002

Deed Drafted By: Serge Lalonde
PO Box 1418
Sarasota, Florida, 34230-1418

Grantor Signatures:

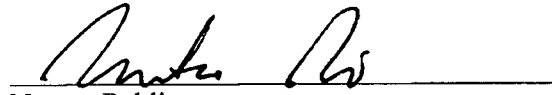
DATED: 9/28/2018



Robert Barnett, Vice President of Manager, Red Hills Holdings, LLC, Manager of RH Fund XI, LLC, on behalf of
RH FUND XI, LLC
2250 Northwest Flanders Street, Suite Garden 02
Portland, Oregon, 97210

STATE OF OREGON, COUNTY OF MULTNOMAH, ss:

This instrument was acknowledged before me on this 28 day of September, 2018 by Robert Barnett, Vice President of Manager, Red Hills Holdings, LLC, Manager of RH Fund XI, LLC, on behalf of RH FUND XI, LLC.



Notary Public

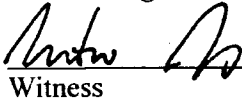
Signature of person taking acknowledgment

Mateo Diz

Title (and Rank)

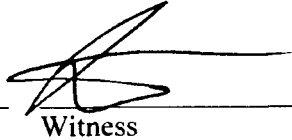
My commission expires April 29, 2022

Witness Signatures:



Witness

MATEO DIZ



Witness

TIM VIDITO

**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 01 DEGREE 37 MINUTES 45 SECONDS EAST FOR 367.56 FEET; THENCE RUN SOUTH 46 DEGREES 38 MINUTES 45 SECONDS WEST FOR 19.58 FEET; THENCE RUN NORTH 43 DEGREES 29 MINUTES 46 SECONDS WEST FOR 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 43 DEGREES 29 MINUTES 46 SECONDS WEST FOR 335.15 FEET; THENCE RUN NORTH 46 DEGREES 30 MINUTES 14 SECONDS EAST FOR 60.00 FEET; THENCE RUN NORTH 43 DEGREES 29 MINUTES 46 SECONDS WEST FOR 55.00 FEET; THENCE RUN NORTH 59 DEGREES 41 MINUTES 09 SECONDS EAST FOR 539.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FAIRFIELD DRIVE (100' R/W); THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE NORTHEAST (R=1960.09; DELTA=08 DEGREES 47 MINUTES 59 SECONDS) FOR AN ARC DISTANCE OF 301.04 FEET; THENCE RUN SOUTH 46 DEGREES 38 MINUTES 45 SECONDS WEST FOR 449.48 FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05084 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROUX VENTURES LLC 2015 S TUTTLE AVE SARASOTA, FL 34230	ROUX VENTURES LLC ATTN SERGE LALONDE, MGR 2015 S TUTTLE AVE SARASOTA FL 34230
NATO MAIL LLC, REG AGENT 2015 S TUTTLE AVE SARASOTA FL 34230	SERGE LALONDE PO BOX 1418 SARASOTA FL 34230

WITNESS my official seal this 17th day of October 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 2, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 05084, 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:

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SECTION 22, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094548300 (19-603)

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

ROUX VENTURES LLC

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 11th day of October 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

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Dated this 10th day of October 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.

Post Property:

900 BLK FAIRFIELD DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA, FL 34230

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RETURN OF SERVICE

PERSON TO BE SERVED:

RECEIPT NUMBER: 0002146-19

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA FL 34230

PLAINTIFF: ESCAMBIA COUNTY
DEFENDANT: ROUX VENTURES LLC
TYPE WRIT: TAX DEED WARNING

COURT: ESCAMBIA COUNTY
CASE #: 19-603

COURT DATE: 12/02/2019
COURT TIME: 9:00 AM

Received the above-named writ on October 21, 2019, at 8:21 AM, and
SERVED ~~NONSERVED~~ the same on the 21 day of OCT,
2019, at 1210 AM / PM, in SARASOTA County, Florida, as follows:

INDIVIDUAL

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to the above named person.

SUBSTITUTE

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me,

to the person's spouse, to-wit: _____

at the person's usual place of abode with a person residing therein who is (15) years of age, or older, to-wit: _____
and informing said person of their contents.

POSTED

By posting a notice of tax deed in a conspicuous place at least 20 days prior to the date of sale, pursuant to Chapter 197.522(2)(a) of the Florida Statutes, being that the Sheriff was unable to make service as set forth under Chapter 48 of the Florida Statutes.

NOT FOUND

By returning said writ unserved for the reason that after due diligence to locate, the above named person could not be found in SARASOTA County, Florida.

*** NO SUITE # LISTED MULTIPLE SUITES (NONE BY ABOVE NAME)**

MAIL TO:

ESCAMBIA COUNTY CLERK OF COURT
OFFICIAL RECORDS
221 PALAFOX PLACE SUITE 110
PENSACOLA FL 32502

THOMAS M. KNIGHT, SHERIFF
SARASOTA COUNTY, FLORIDA

BY:

[X] DEPUTY SHERIFF [] PROCESS SERVER

PRINT NAME

ID#

2019 OCT 21 AM 8:11

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 11, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of Tax Certificate No. 05084, 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:

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7553 P 1979

SECTION 22, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094548300 (19-603)

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

ROUX VENTURES LLC

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 10th day of October 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.

Personal Services:

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA, FL 34230

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 2, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA, FL 34230

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

TRUE COPY
IN WITNESS WHEREOF
I have hereunto set my hand and
the seal of said office this 10th day of
October 2019.



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4548-300	06		222S311401000002

PROPERTY ADDRESS:

900 BLK FAIRFIELD DR

EXEMPTIONS:

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA, FL 34230

PRIOR YEAR(S) TAXES OUTSTANDING

19-603

17/5084

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	15,760	0	15,760	104.28
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	15,760	0	15,760	33.08
BY STATE LAW	3.9440	15,760	0	15,760	62.16
WATER MANAGEMENT	0.0327	15,760	0	15,760	0.52
SHERIFF	0.6850	15,760	0	15,760	10.80
M.S.T.U. LIBRARY	0.3590	15,760	0	15,760	5.66
TOTAL MILLAGE	13.7362			AD VALOREM TAXES	\$216.50

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN
45 SEC E 367 56/100 FT S 46 DEG 38
See Additional Legal on Tax Roll

FP FIRE PROTECTION

15.15

NON-AD VALOREM ASSESSMENTS

\$15.15

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$231.65

If Paid By Please Pay	Nov 30, 2019 \$222.38	Dec 31, 2019 \$224.70	Jan 31, 2020 \$227.02	Feb 29, 2020 \$229.33	Mar 31, 2020 \$231.65
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019 222.38
AMOUNT IF PAID BY	Dec 31, 2019 224.70
AMOUNT IF PAID BY	Jan 31, 2020 227.02
AMOUNT IF PAID BY	Feb 29, 2020 229.33
AMOUNT IF PAID BY	Mar 31, 2020 231.65

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-4548-300
PROPERTY ADDRESS
900 BLK FAIRFIELD DR

ROUX VENTURES LLC
2015 S TUTTLE AVE
SARASOTA, FL 34230

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-603

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV048430NON

Agency Number: 20-000957

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05084 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROUX VENTURES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2019 at 7:06 AM and served same at 9:35 AM on 10/29/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Cypret 928
J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Dated this 10th day of October 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.

Post Property:

900 BLK FAIRFIELD DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ROUX VENTURES LLC [19-603]
2015 S TUTTLE AVE
SARASOTA, FL 34230

9171 9690 0935 0128 2576 80

ROUX VENTURES LLC [19-603]
ATTN SERGE LALONDE, MGR
2015 S TUTTLE AVE
SARASOTA FL 34230

9171 9690 0935 0128 2576 97

NATO MAIL LLC, REG AGENT [19-603]
2015 S TUTTLE AVE
SARASOTA FL 34230

9171 9690 0935 0128 2576 66

SERGE LALONDE [19-603]
PO BOX 1418
SARASOTA FL 34230

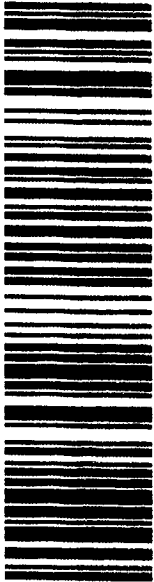
9171 9690 0935 0128 2576 73

Owner called

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2019 OCT 31 10 38
CLF

CERTIFIED MAIL™



9171 9690 0935 0128 2576 66

NEOPOST
10/17/2019
US POSTAGE \$005.60
ZIP 32502
041111272965

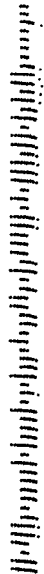
NIXIE 359 DE 1 0010/27/19

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

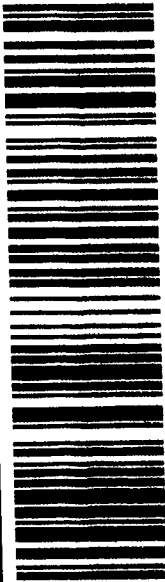
SC: 32502583335 *2187-04288-18-43

NATO MAIL LLC, REG AGENT [19-603]
2015 S TUTTLE AVE
SARASOTA FL 34230
BWB

32502583335



CERTIFIED MAIL™



9171 9690 0935 0128 2576 80

NEOPOST
10/17/2019
US POSTAGE \$005.60
ZIP 32502
041111272965

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2019 OCT 18 10 04

ROUX VENTURES LLC [19-603]
2015 S TUTTLE AVE
SARASOTA, FL 34230
UTF
OK: 93331100315110
32502583335 *2187-04288-18-43
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

24 25 26

27 28 29

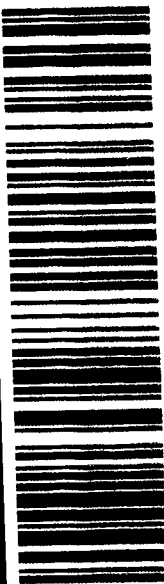
Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

NOV 18 - NOV 19
2019

933270901995889

CERTIFIED MAIL™



9171 9690 0935 0128 2576 97

NEOPOST
10/17/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965

SERGE LALONDE [19-603]
PO BOX 1418
SARASOTA FL 34230

339 DE 1 0020/26/19

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

SC: 3250258335 *2187-04287-18-43

CERTIFIED MAIL™



9171 9690 0935 0128 2576 97

NEOPOST
10/17/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965

ROUX VENTURES LLC [19-603]
ATTN SERGE LALONDE, MGR
2015 S TUTTLE AVE
SARASOTA FL 34230

339 DE 1 0020/26/19

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SC: 3250258335 *2187-04287-18-43

3250258335

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

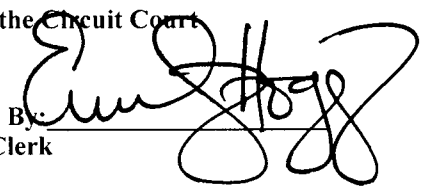
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094548300 Certificate Number: 005084 of 2017**

**Payor: OLD FLORIDA TITLE 2080 MCGREGOR BLVD SUITE 100 FORT MEYERS FL 33901
Date 11/21/2019**

Clerk's Check #	9539005769	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$3,366.32
		Postage	\$22.40
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,931.76

+222.38 2019 Taxes

**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
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 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 005084

Redeemed Date 11/21/2019

Name OLD FLORIDA TITLE 2080 MCGREGOR BLVD SUITE 100 FORT MEYERS FL 33901

Clerk's Total = TAXDEED	\$523.04
Due Tax Collector = TAXDEED	\$3,366.32
Postage = TD2	\$22.40
ResearcherCopies = TD6	\$3.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

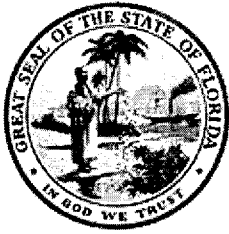
\$ 222.38 2019 Taxes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 094548300 Certificate Number: 005084 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/02/2019"/>	Redemption Date <input type="text" value="11/21/2019"/> 
Months	8	7
Tax Collector	<input type="text" value="\$3,000.06"/>	<input type="text" value="\$3,000.06"/>
Tax Collector Interest	\$360.01	\$315.01
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,366.32	<input type="text" value="\$3,321.32"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$56.04	\$49.04
Total Clerk	\$523.04	<input type="text" value="\$516.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$22.40"/>	<input type="text" value="\$22.40"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$3,931.76	\$3,879.76
	Repayment Overpayment Refund Amount	\$52.00 + 40 = \$ 92.00
Book/Page	<input type="text" value="8094"/>	<input type="text" value="883"/> Redeemer

\$222.38 2019 Taxes

Notes

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 8094, Page 883, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05084, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 094548300 (19-603)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF GOVT LT 4 TH N 1 DEG 37 MIN 45 SEC E 367 56/100 FT S 46 DEG 38 MIN 45 SEC W 19 58/100 FT N 43 DEG 29 MIN 46 SEC W 330 FT TO POB CONT N 43 DEG 29 MIN 46 SEC W 335 15/100 FT TH N 46 DEG 30 MIN 14 SEC E 60 FT N 43 DEG 29 MIN 46 SEC W 55 FT N 59 DEG 41 MIN 09 SEC E 539 83/100 FT TO WLY R/W LI OF FAIRFIELD DR (100 FT R/W) TH SELY ALG SD R/W LI ON A CUR CONC TO NE (R=1960 08/100 FT DELTA 8 DEG 47 MIN 59 SEC) FOR AN ARC DIST 301 04/100 FT TH S 46 DEG 38 MIN 45 SEC W 449 48/100 FT TO POB OR 7553 P 1979

SECTION 22, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: ROUX VENTURES LLC

Dated this 21st day of November 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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Dated this 17th day of October 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

4WR10/30-11/20TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017 TD 05084 in the Escambia Court was published in said newspaper in and was printed and released on October 30, 2019, November 6, 2019, November 13, 2019 and November 20, 2019.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X *Malcolm G. Ballinger*

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2019, by Malcolm G. Ballinger, who is personally known to me.

X *Bridget A. Roberts*

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020