

19-586

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1900253

**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 / 8639**, 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:  
**15-2291-000**

Cert Holder:

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

Property Owner:

**CRAWFORD KEITH M**  
**2248 FAYETTE ST**  
**KENNER, LA 70062**

**E 65 FT OF S 122 FT OF BLK 5 MAXENT TRACT OR 7278 P 1699**  
**CA 96**

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
2017/8639	15-2291-000	06/01/2017	2,631.95	131.60	2,763.55

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
2018/8826	15-2291-000	06/01/2018	3,033.03	6.25	151.65	3,190.93

**Amounts Certified by Tax Collector (Lines 1-7):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

**Total Amount Paid**

5,954.48
0.00
3,090.24
200.00
175.00
9,419.72

**Amounts Certified by Clerk of Court (Lines 8-15):**

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
19. Total Amount to Redeem

**Total Amount Paid**

6.25

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.

15-2291-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900253

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
15-2291-000	2017/8639	06-01-2017	E 65 FT OF S 122 FT OF BLK 5 MAXENT TRACT OR 7278 P 1699 CA 96

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

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

**General Information**

**Reference:** 000S009080013005  
**Account:** 152291000  
**Owners:** CRAWFORD KEITH M  
**Mail:** 2248 FAYETTE ST  
KENNER, LA 70062  
**Situs:** 400 W CHASE ST 32502  
**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	\$55,510	\$136,073	\$191,583	\$148,506
2017	\$55,510	\$110,486	\$165,996	\$135,006
2016	\$39,650	\$103,497	\$143,147	\$122,733

[Disclaimer](#)

**Tax Estimator**

➤ **File for New Homestead  
Exemption Online**

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/24/2014	7278	1699	\$100	QC	<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**

E 65 FT OF S 122 FT OF BLK 5 MAXENT TRACT OR 7278 P  
1699 CA 96

**Extra Features**

None

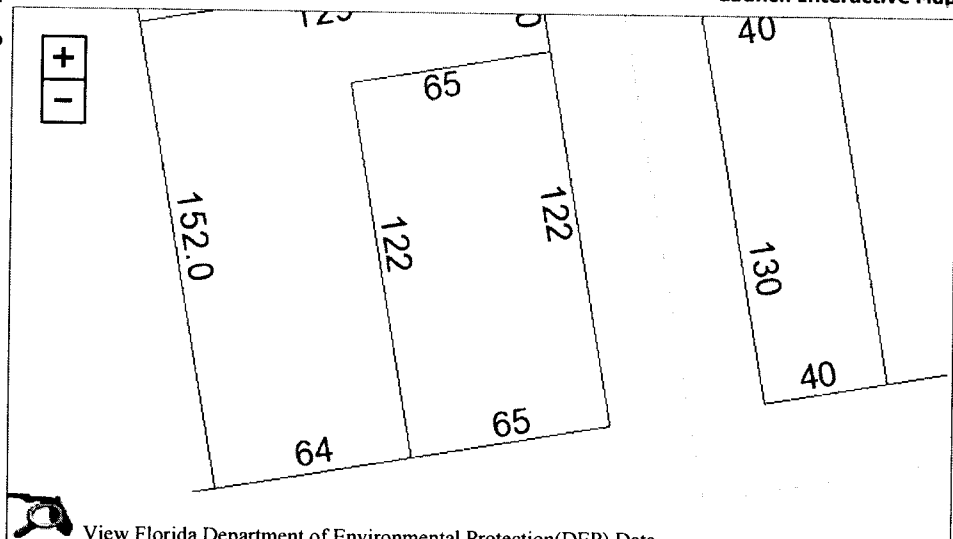
**Parcel  
Information**

**Section Map  
Id:**  
CA096

**Approx.  
Acreage:**  
0.1800

**Zoned:**   
R-1B

**Evacuation  
& Flood  
Information**  
[Open Report](#)



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


**Buildings**

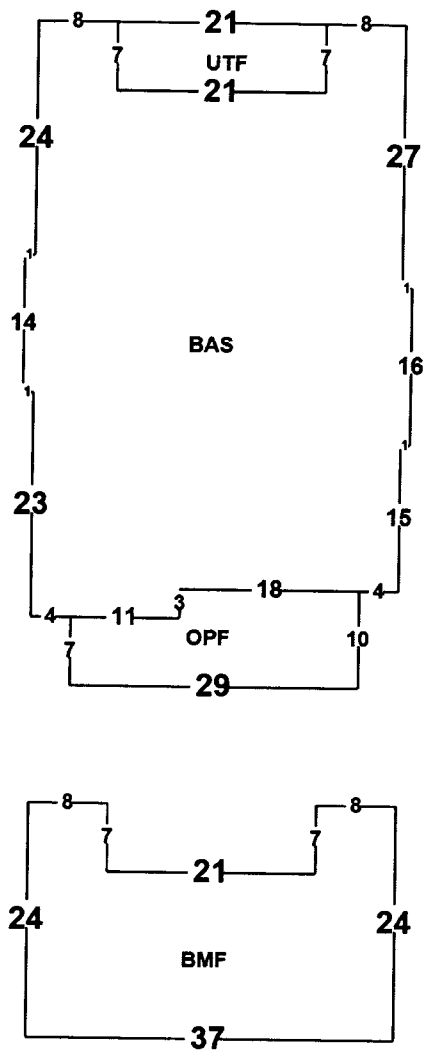
Year Built: 1924, Effective Year: 1975

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-COMMON**  
**FLOOR COVER-HARDWOOD/PARQET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**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-MASONRY PIL/STL**

 Areas - 3219 Total SF  
**BASE AREA - 2074**  
**BASEMENT FIN - 741**  
**OPEN PORCH FIN - 257**  
**UTILITY FIN - 147**



Images



4/4/16

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:05/08/2019 (tc.5626)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08639**, 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:

**E 65 FT OF S 122 FT OF BLK 5 MAXENT TRACT OR 7278 P 1699 CA 96**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 152291000 (19-586)**

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

**KEITH M CRAWFORD**

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  
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

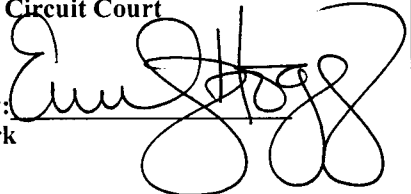
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 152291000 Certificate Number: 008639 of 2017**

**Payor: KEITH CRAWFORD 2248 FAYETTE ST KENNER, LA 70062 Date 06/24/2019**

Clerk's Check #	119111121	Clerk's Total	\$623.04
Tax Collector Check #	1	Tax Collector's Total	\$10,556.34
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$11,156.38</del>

**\$ 9869.57**

**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  
 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 008639**

**Redeemed Date 06/24/2019**

**Name KEITH CRAWFORD 2248 FAYETTE ST KENNER, LA 70062**

Clerk's Total = TAXDEED	\$523.04
Due Tax Collector = TAXDEED	\$10,556.34
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

9869.57

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 152291000 Certificate Number: 008639 of 2017**

Redemption ☐ Yes ☒ 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="06/24/2019"/>
Months	8	2
Tax Collector	<input type="text" value="\$9,419.72"/>	<input type="text" value="\$9,419.72"/>
Tax Collector Interest	\$1,130.37	\$282.59
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$10,556.34	<input type="text" value="\$9,708.56"/> 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	<input type="text" value="\$14.01"/>
Total Clerk	\$523.04	<input type="text" value="\$481.01"/> 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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$11,196.38	\$10,206.57
	Repayment Overpayment Refund Amount	\$989.81
Book/Page	<input type="text"/>	<input type="text"/>

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

Tax Certificate No. Certificate No. 08639, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **152291000 (19-586)**

DESCRIPTION OF PROPERTY:

**E 65 FT OF S 122 FT OF BLK 5 MAXENT TRACT OR 7278 P 1699 CA 96**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: KEITH M CRAWFORD

Dated this 24th day of June 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-586

redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15351

September 4, 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 09-04-1999, through 09-04-2019, and said search reveals the following:

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

Keith M. Crawford

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 4, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15351

September 4, 2019

**East 65 feet of the South 122 feet of Block 5, Maxent Tract, City of Pensacola, Escambia County, Florida,  
according to the map of said City copyrighted by Thomas C. Watson.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15351

September 4, 2019

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

1. Utility Lien filed by ECUA in O.R. Book 7526, page 841.
2. All Taxes Paid. The assessed value is \$202,050.00. Tax ID 15-2291-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@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.: 15-2291-000

CERTIFICATE NO.: 2017-8639

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.

Keith M. Crawford  
2248 Fayette St.  
Kenner, LA 70062  
and  
400 W. Chase St.  
Pensacola, FL 32502

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

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.

Prepared by and return to:

Emerald Coast Title  
811 North Spring Street  
Pensacola, Florida 32501  
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed made this 24<sup>th</sup> day of December, 2014 between Eric J. Herrholz whose post office address is: 3311 Gulf Breeze Parkway #169, Gulf Breeze, FL 32563, grantor; and Keith M. Crawford, a single man whose post office address is: 2248 Fayette Street, Kenner, LA 70062 grantee:**

(Whenever 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, trusts and trustees)

**Witneseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**East 65 feet of the South 122 feet of Block 5 Maxent Tract according to the Thompson C. Watson map, of the City of Pensacola, Escambia County, Florida.**

**This is NOT the homestead of said Grantor.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**WITNESSES:**

Witness Signature: \_\_\_\_\_

Witness Print Name: Candice L. Scales

Eric J. Herrholz

Witness Signature: \_\_\_\_\_

Witness Print Name: Deedra L. Lamy

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of December, 2014 by Eric J. Herrholz, who produced a driver's license as identification.



Deedra L. Lamy  
Notary Public

This Instrument Was Prepared  
By And Is To Be Returned To:  
Processing Dept,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

E 129 FT OF S 152 FT OF BLK 5 MAXENT TRACT OR 7276 P 478 LESS OR 7278 P 1699 CRAWFORD CA 96

Customer: ERIC J HERRHOLZ

Account Number: 387468-16590

Amount of Lien: \$116.34, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of its pendency has been filed prior to the recording of this instrument, this lien shall be void and of no effect.


Dated: 5/11/16

EMERALD COAST UTILITIES AUTHORITY

BY: Donna Dean

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11TH day of MAY, 2016, by DONNA DEAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

 Laura E. Teschei  
Notary Public  
State of Florida  
My Commission Expires 08/11/2019  
Commission No. FF 988719

Laura E. Teschei  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11