19-587

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900208

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 / 8685**, 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:
15-2674-000

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

Property Owner:
FOWLER AMOS E
831 LYDIA AVE
PENSACOLA, FL 32505
S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR (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
2017/8685	15-2674-000	06/01/2017	1,062.13	53.11	1,115.24

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
2018/8870	15-2674-000	06/01/2018	1,070.61	6.25	53.53	1,130.39

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	2,245.63
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,085.96
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)	3,706.59
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.

15-2674-000 2017

S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900208

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
15-2674-000	2017/8685	06-01-2017	S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	000S009080140036
Account:	152674000
Owners:	FOWLER AMOS E
Mail:	831 LYDIA AVE PENSACOLA, FL 32505
Situs:	222 N M 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	$15,138	$45,243	$60,381	$55,166
2017	$15,138	$35,013	$50,151	$50,151
2016	$15,138	$33,907	$49,045	$49,045

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1979	1412	161	$100	WD	View Instr
01/1978	1181	685	$12,500	WD	View Instr
01/1976	1044	774	$15,400	WD	View Instr
01/1973	748	959	$12,500	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
S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

Extra Features
None

Parcel Information

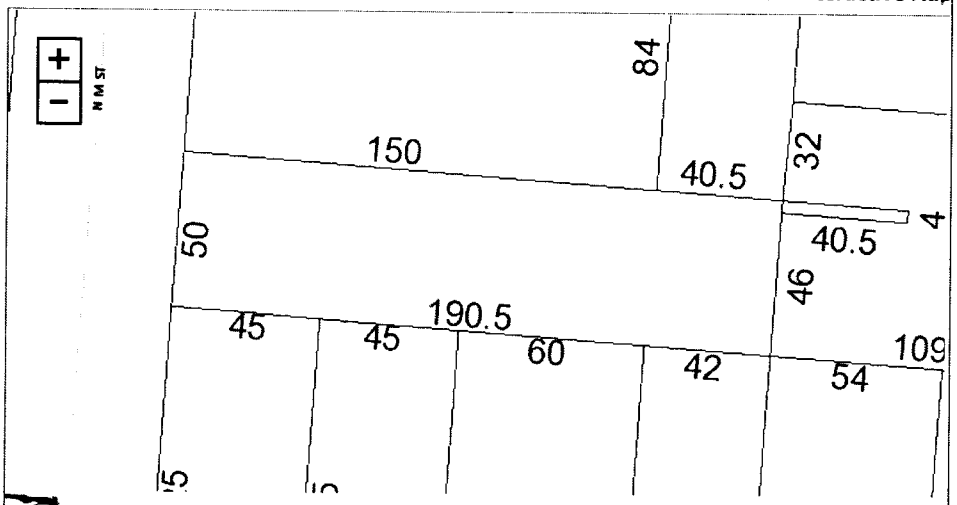
Section Map Id:
CA117

Approx. Acreage:
0.2220

Zoned:
R-1A

Evacuation & Flood Information
Open Report

Launch Interactive Map



View Florida Department of Environmental Protection(DEP) Data

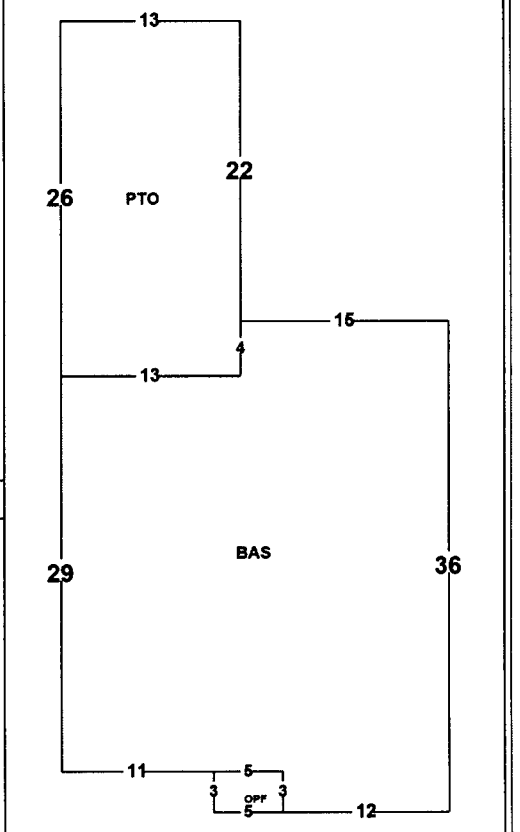
Buildings

Address:222 N M ST, Year Built: 1951, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*STUCCO OV BLOCK*
FLOOR COVER-*HARDWOOD/PARQET*
FOUNDATION-*WOOD/SUB FLOOR*

HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*



Areas - 1261 Total SF

BASE AREA - *908*
OPEN PORCH FIN - *15*
PATIO - *338*

Images



4/19/16

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.5601)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019041923 5/14/2019 9:22 AM
OFF REC BK: 8094 PG: 790 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08685**, 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:

S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152674000 (19-587)

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

AMOS E FOWLER

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: 152674000 Certificate Number: 008685 of 2017

Payor: LARRY FOWLER 724 SAILFISH DR FT WALTON BEACH FL 32548 **Date** 06/21/2019

Clerk's Check #	1	Clerk's Total	$523.04 ~~$3985.05~~
Tax Collector Check #	1	Tax Collector's Total	$4,157.63
		Postage	$60.00
		Researcher Copies	$40.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$4,797.67~~

$4002.05

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2017 TD 008685
Redeemed Date 06/21/2019
Name LARRY FOWLER 724 SAILFISH DR FT WALTON BEACH FL 32548

Clerk's Total = TAXDEED	$523.04 3985.05
Due Tax Collector = TAXDEED	$4,157.63
Postage = TD2	$60.00
ResearcherCopies = TD6	$40.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 152674000 Certificate Number: 008685 of 2017

Redemption Yes | Application Date 04/19/2019 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/02/2019	Redemption Date 06/21/2019
Months	8	2
Tax Collector	$3,706.59	$3,706.59
Tax Collector Interest	$444.79	$111.20
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$4,157.63	$3,824.04 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$56.04	$14.01
Total Clerk	$523.04	$481.01 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$4,797.67	$4,322.05
	Repayment Overpayment Refund Amount	$475.62
Book/Page		

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019054788 6/21/2019 4:32 PM
OFF REC BK: 8117 PG: 800 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 8094, Page 790, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08685, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **152674000 (19-587)**

DESCRIPTION OF PROPERTY:

S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: AMOS E FOWLER

Dated this 21st day of June 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

19-587
Redeemed

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.: 15352

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:

   Amos E. Fowler

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.: 15352

September 4, 2019

Lot 15 and the South 20 feet of Lot 14, Block 36, Maxent Tract; also the West 40 feet 6 inches of Lot 26 and the South 20 feet of the West 40.5 feet of Lot 27, Block 36, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15352

September 4, 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 $68,063. Tax ID 15-2674-000.

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: rcsgt@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.: 15-2674-000

CERTIFICATE NO.: 2017-8685

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.

Amos E. Fowler
831 Lydia Ave.
Pensacola, FL 32505
and
222 North M St.
Pensacola, FL 32502

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.

WARRANTY DEED
FORM CORPORATION

1412 PAGE 161

This Warranty Deed *Made and executed the* 17th *day of* October *A. D.* 1979 *by*

College Estates Apartments, Inc.

a corporation existing under the laws of Florida *, and having its principal place of business at* 1258 Marler Drive, Fort Walton Beach, Florida 32548 *, hereinafter called the grantor, to*

Amos Emanuel Fowler

whose postoffice address is Pensacola, Florida 831 Lydia Ave. 32505

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00--- *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Escambia *County, Florida, viz:*

Lot 15 and the South 20 feet of Lot 14, Block 36, Maxent Tract; Also the West 40 feet 6 inches of Lot 26 and the South 20 feet of the West 40.5 feet of Lot 27, Block 36, Maxent Tract, as per map of the City of Pensacola copyrighted by Thomas C. Watson in 1906.

Prepared by Amos Fowler
1258 Marler Dr
FWB Fl 32548

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that 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 whomsoever; and that said land is free of all encumbrances*

[redacted]

(CORPORATE SEAL)

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 thereunto duly authorized, this day and year first above written.*

ATTEST:..... Secretary

Signed, sealed and delivered in our presence:

Amos L. Fowler Sr. President
COLLEGE ESTATES APARTMENTS, INC.

STATE OF Florida
COUNTY OF Okaloosa

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Amos L. Fowler Sr.

to me known to be the person described in and who executed the foregoing conveyance and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of October, A D 19 79

Notary Public, State of Florida at Large
My Commission Expires Oct. 5, 1982
Bonded By American Fire & Casualty Company

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
FEB 11 3 07 PM '80
IN BOOK & PAGE NOTED ABOVE
JERALD A. KING, COMPTROLLER
ESCAMBIA COUNTY

001942