

19-589

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900260

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 / 8749**, 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:
15-3272-000

Cert Holder:

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

Property Owner:

FORD ROBERT M
PO BOX 482
PENSACOLA, FL 32591-0482

LTS 11 12 13 BLK 106 MAXENT TRACT OR 4820 P 1834 CA 118

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
2017/8749	15-3272-000	06/01/2017	1,033.13	51.66	1,084.79

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
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)

1,084.79

0.00

1,073.05

200.00

175.00

2,532.84

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
19. Total Amount to Redeem

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.
 15-3272-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900260

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
15-3272-000	2017/8749	06-01-2017	LTS 11 12 13 BLK 106 MAXENT TRACT OR 4820 P 1834 CA 118

I agree to:

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

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

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

04-19-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Navigate Mode
 ☐ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 000S009080011106
Account: 153272000
Owners: FORD ROBERT M
Mail: PO BOX 482
 PENSACOLA, FL 32591-0482
Situs: 312 S L 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	\$18,468	\$43,097	\$61,565	\$53,394
2017	\$18,468	\$30,072	\$48,540	\$48,540
2016	\$18,468	\$29,123	\$47,591	\$47,591

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2001	4820	1834	\$24,700	WD	View Instr
10/1987	2513	312	\$100	OT	View Instr
04/1986	2214	786	\$32,500	WD	View Instr
01/1986	2171	806	\$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

LTS 11 12 13 BLK 106 MAXENT TRACT OR 4820 P 1834 CA 118

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

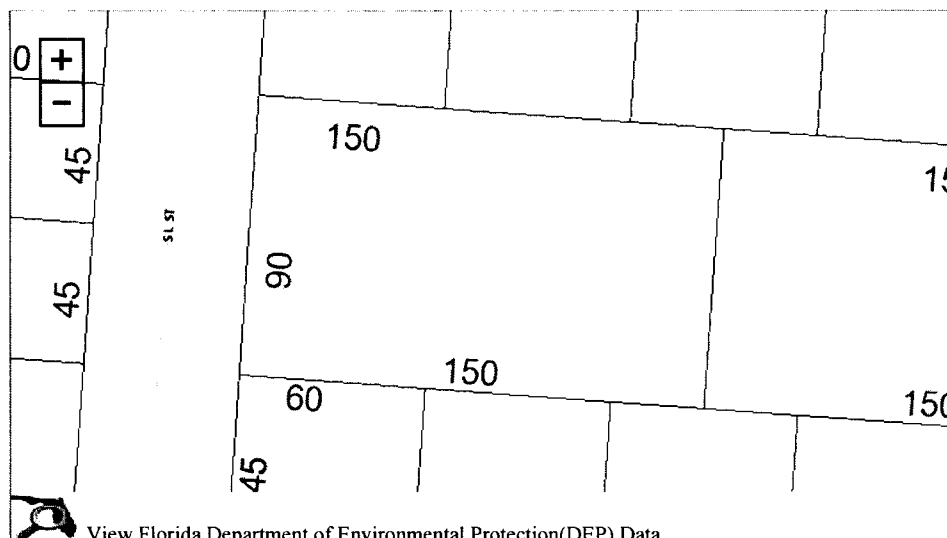
Section Map

Id: CA118

Approx.
 Acreage:
 0.3099

Zoned:
 R-1A

Evacuation
 & Flood
 Information
[Open Report](#)



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

Buildings

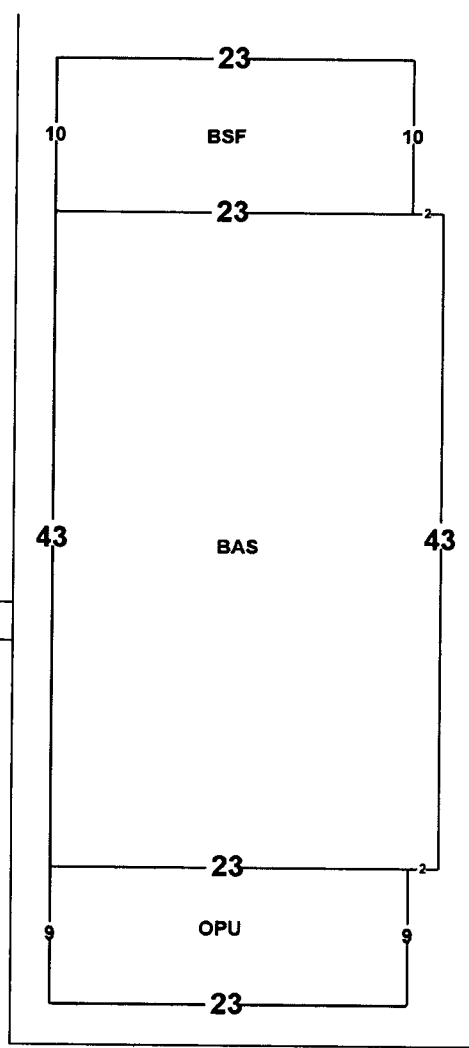
Address: 312 S L ST, Year Built: 1943, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SMARTWOOD
FOUNDATION-WOOD/NO SUB FLR
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-WOOD FRAME

 Areas - 1512 Total SF
BASE AREA - 1075
BASE SEMI FIN - 230
OPEN PORCH UNF - 207



Images



8/5/14

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.5326)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08749**, 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:

LTS 11 12 13 BLK 106 MAXENT TRACT OR 4820 P 1834 CA 118

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 153272000 (19-589)

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

ROBERT M FORD

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

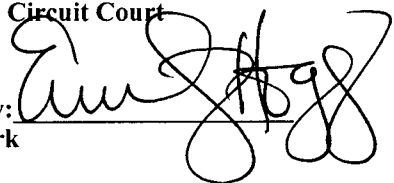
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 153272000 Certificate Number: 008749 of 2017**

Payor: ROBERT FORD PO BOX 482 PENSACOLA, FL 32591 Date 07/01/2019

Clerk's Check #	1	Clerk's Total	\$123.04
Tax Collector Check #	1	Tax Collector's Total	\$2,843.03
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,483.07

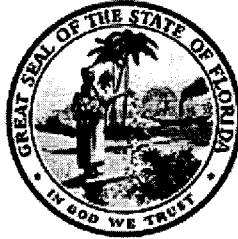
\$2838.09

**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 008749

Redeemed Date 07/01/2019

Name ROBERT FORD PO BOX 482 PENSACOLA, FL 32591

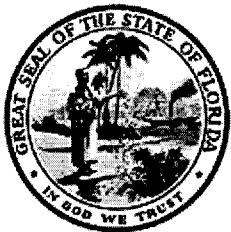
Clerk's Total = TAXDEED	\$523.04
Due Tax Collector = TAXDEED	\$2,843.03
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 153272000 Certificate Number: 008749 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/02/2019	Redemption Date 07/01/2019 
Months	8	3
Tax Collector	\$2,532.84	\$2,532.84
Tax Collector Interest	\$303.94	\$113.98
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,843.03	\$2,653.07 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	\$21.02
Total Clerk	\$523.04	\$488.02 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	\$3,483.07	\$3,158.09
	Repayment Overpayment Refund Amount	\$324.98
Book/Page		

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

Tax Certificate No. Certificate No. 08749, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **153272000 (19-589)**

DESCRIPTION OF PROPERTY:

LTS 11 12 13 BLK 106 MAXENT TRACT OR 4820 P 1834 CA 118

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: ROBERT M FORD

Dated this 1st day of July 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

19-589

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15353

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:

Robert M. Ford

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

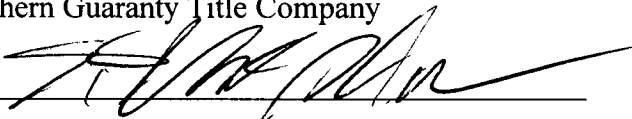
4. Taxes:

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.: 15353

September 4, 2019

Lots 11, 12 and 13, Block 106, 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.: 15353

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 \$68,214.00. Tax ID 15-3272-000.

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: 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.: 15-3272-000

CERTIFICATE NO.: 2017-8749

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

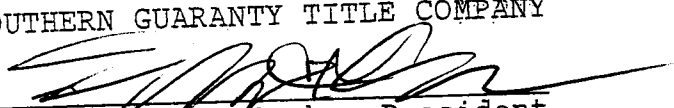
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Robert M. Ford
P.O. Box 482
Pensacola, FL 32591
and
312 South L 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.

This Warranty Deed

Made this 21st day of November A.D. 2001
by Kenneth L. Cortright, Jr.

hereinafter called the grantor, to
Robert M. Ford, a single man

whose post office address is:
P. O. Box 482
Pensacola, Florida 32593

hereinafter called the grantee:

(Whenever used herein the term "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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

Parcel Identification Number: 00-08-00-9080-011-106

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 except taxes accruing subsequent to December 31, 2001

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melissa C. Sharp
Name: _____
Print Name: Melissa C. Sharp

Jack Topping
Name: _____
Print Name: Jack Topping

Name: _____

Name: _____

Kenneth L. Cortright, Jr.
Name & Address: Kenneth L. Cortright, Jr. LS

Name & Address: _____ LS

Name & Address: _____ LS

Name & Address: _____ LS

State of Virginia
County of York

624 Keswick Drive
Colonial Heights, VA 23834

The foregoing instrument was acknowledged before me this 23rd day of **November**, 2001, by

Kenneth L. Cortright, Jr.

who is personally known to me or who has produced

driver's license

as identification.

Return to
Lawyers Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32589

THIS INSTRUMENT PREPARED BY:
Patricia A. Snellgrove, an employee of
Lawyers Title Agency of North Florida, Inc.
2100 Creighton Road
Pensacola, Florida 32504
File No: 3A-64183

OR BK 4820 PG 1834
Escambia County, Florida
INSTRUMENT 2001-912759

DEED DOC STAMPS PD @ ESC CO \$ 172.90
12/19/01 ERNIE LEE WISEMAN, CLERK
By: [Signature]
MTG DOC STAMPS PD @ ESC CO \$ 79.45
12/19/01 ERNIE LEE WISEMAN, CLERK
By: [Signature]

Marianne B. Sherman
Notary Public
Print Name: Marianne B. Sherman
My Commission Expires: June 30, 2004

Return to
Lawyers Title Agency of
North Florida, Inc.
P.O. Box 12027
Pensacola, FL 32589

Schedule "A"

Lots 11, 12 and 13, Block 106, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Subject to that certain Mortgage to Colonial Mortgage Company from Kenneth L. Cortright, a single man dated April 30, 1986, and recorded in Official Records Book 2214, Page 787, and having been assigned to Homeside Lending, Inc. in Official Records Book 4640 Page 752, of the Public Records of Escambia County Florida, and grantees by the acceptance of this deed, assume and agree to pay the balance thereof. The balance being assumed is \$22,671.49.

Subject to Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

OR BK 4820 PG1836
Escambia County, Florida
INSTRUMENT 2001-912759

RCD Dec 19, 2001 08:50 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-912759

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

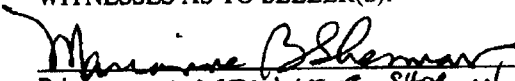
Name of Roadway: 312 South "L" Street

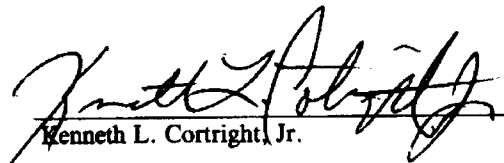
Legal Address of Property: 312 South "L" Street

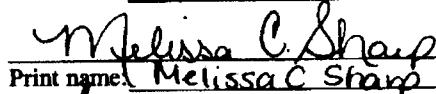
The County () has accepted (xx) has not accepted the abutting roadway for maintenance.
located in City limits

This form completed by: Kenneth L. Cortright, Jr.
624 Keswick Drive
colonial Heights, VA 23834

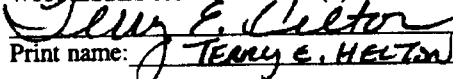
WITNESSES AS TO SELLER(S):

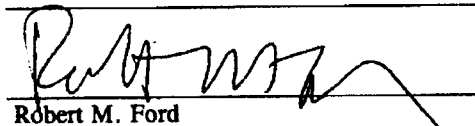

Print name: MARIANNE B. SHERMAN


Kenneth L. Cortright, Jr.


Print name: Melissa C. Sharp

WITNESSES AS TO BUYER(S):


Print name: TERRY E. HELTON


Robert M. Ford

Print name: _____

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95