CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0123-57

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	CERTAIN STACEY S 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507 13700 PERDIDO KEY DR C-140 10-4601-154 UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850	Certificate #	2020 / 6199
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/6199	06/01/2020	1,256.46	62.82	1,319.28
			➔Part 2: Total*	**1,319.28**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/4834	06/01/2021	1,564.80	6.25	78.24	1,649.29
				Part 3: Total*	**1,649.29**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,968.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,329.26
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. **Total Paid** (Lines 1-6)	4,672.83

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: _____
Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. *See Instructions on Page 2*

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 01/09/2023
Signature, Clerk of Court or Designee

INSTRUCTIONS +6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200294

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
10-4601-154	2020/6199	06-01-2020	UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

Applicant's signature

04-21-2022
Application Date

Chris Jones
Escambia County Property Appraiser

Real Estate Search **Tangible Property Search** **Sale List**

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	353S320100140003
Account:	104601154
Owners:	CERTAIN STACEY S
Mail:	13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507
Situs:	13700 PERDIDO KEY DR C-140 32507
Use Code:	CONDO-COMMERCIAL
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
2021	$0	$84,150	$84,150	$84,150
2020	$0	$93,500	$93,500	$93,500
2019	$0	$72,250	$72,250	$72,250

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/14/2019	8184	816	$250,000	WD	
11/13/2017	7808	1850	$100	WD	
04/10/2017	7697	891	$1,000,000	WD	
08/24/2012	6903	335	$2,200,000	WD	
03/20/2012	6834	1642	$100	CT	
04/19/2011	6713	1082	$200	CT	

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

2021 Certified Roll Exemptions

None

Legal Description

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 8184 P 816

Extra Features

None

Parcel Information

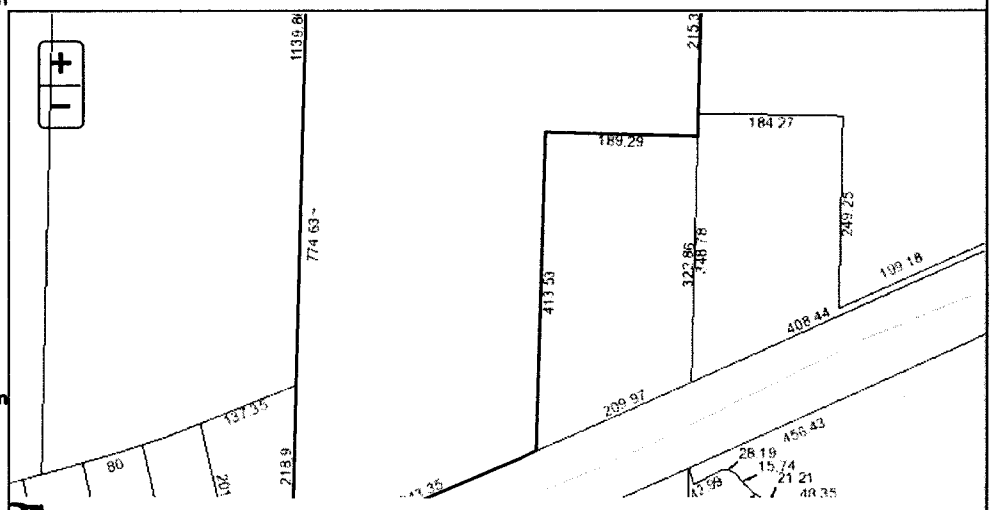
Launch Interactive Map

Section Map Id:
35-3S-32-2

Approx. Acreage:
6.0139

Zoned:
CC-PK

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

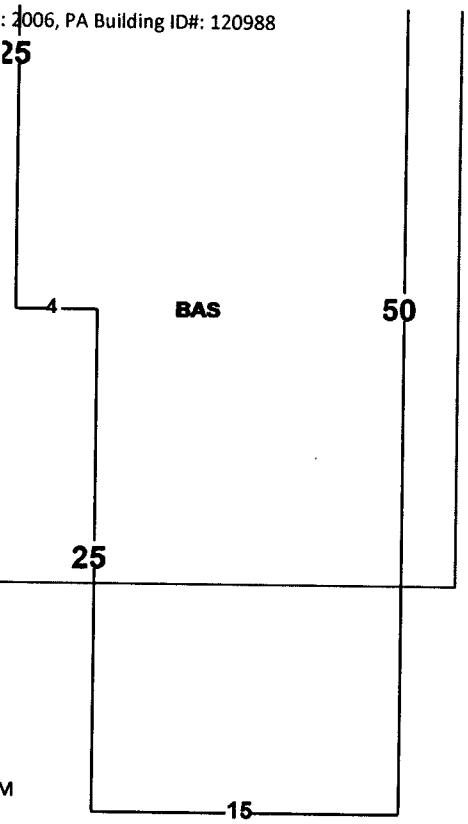
Address:13700 PERDIDO KEY DR C-140, Year Built: 2006, Effective Year: 2006, PA Building ID#: 120988

Structural Elements

DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*STUCCO OV BLOCK*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-DECORAT*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*TILE/CLAY/CEMNT*
ROOF FRAMING-*HIP*
STORY HEIGHT-*10*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 850 Total SF

BASE AREA - *850*



Images

7/18/2016 12:00:00 AM

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:05/11/2022 (tc.5162)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052674 5/20/2022 3:41 PM
OFF REC BK: 8789 PG: 1351 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06199**, issued the **1st** day of **June, A.D., 2020** 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:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

STACEY S CERTAIN

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 20th day of May 2022.

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

perdido
title & abstract, inc.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: **10-4601-154** CERTIFICATE #: **2020-6199**

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: **October 19, 2002 to and including October 19, 2022** Abstractor: **BYRON BROWN**

BY

Michael A. Campbell,
As President
Dated: October 22, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 22, 2022
Tax Account #: **10-4601-154**

1. The Grantee(s) of the last deed(s) of record is/are: **STACEY S. CERTAIN**

   By Virtue of Warranty Deed recorded 10/18/2019 in OR 8184/816

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

   a. Mortgage in favor of Villagio Management Company, LLC recorded 10/18/2019 OR 8184/817
   b. Lien in favor of Restore Masters LLC recorded 2/5/2021 OR 8460/331 and Amendment recorded 4/1/2021 OR 8498/632

4. Taxes:

   Taxes for the year(s) 2019-2021 are delinquent.
   Tax Account #: 10-4601-154
   Assessed Value: $92,565.00
   Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **VILLAGIO CONDOMINIUM OWNERS ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: Jan 9, 2023

TAX ACCOUNT #: 10-4601-154

CERTIFICATE #: 2020-6199

In compliance with Section 197.522, 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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for 2021 tax year.

STACEY S. CERTAIN
13700 PERDIDO KEY DR UNIT C-140
PENSACOLA, FL 32507

VILLAGIO MANAGEMENT COMPANY LLC
1759 ST MARY AVE
PENSACOLA, FL 32501

RESTORE MASTERS LLC
5991 CHESTER AVE SUITE 110
JACKSONVILLE, FL 32217

RESTORE MASTERS LLC
9450 SW GEMINI DR #7790
BEAVERTON, OR 97008-7105

Certified and delivered to Escambia County Tax Collector, this 22nd day of October, 2022.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

October 22, 2022
Tax Account #:10-4601-154

LEGAL DESCRIPTION
EXHIBIT "A"

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4601-154(0123-57)

Recorded in Public Records 10/18/2019 9:01 AM OR Book 8184 Page 816, Instrument #2019091910, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $1,750.00

10.00

Warranty Deed

This Indenture, made , October 14, 2019 A.D.
Between
Villagio Management Company, LLC whose post office address is: 1759 St. Mary Street, Pensacola, Florida 32501, a company, existing under the laws of the State of Florida, Grantor and **Stacey S. Certain** whose post office address is: 13700 Perdido Key Drive, Unit 140, Pensacola, Florida 32507, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Units C-140 and Unit C-141 of Villagio, a mixed-use condominium according to Declaration of Condominium of Villagio, recorded in Official Records Book 5912, Page 1, of the Public Records of Escambia County, Florida (the 'Declaration '), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all the provisions of the Declaration.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **353S320100140003**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Villagio Management Company, LLC

Signed and Sealed in Our Presence:

By: _____
Linver L. Leffel
Its: Manager

Witness Print Name: Shannon Senkarik

Witness Print Name: Lisa Durant Thompson

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 14th day of October, 2019, by Linver L. Leffel, the Manager of Villagio Management Company, LLC, a company existing under the laws of the State of Florida, on behalf of the company.
He/She is personally known to me or has produced _____ as identification.

SHANNON SENKARIK
Commission # GG 190270
Expires July 23, 2021
Bonded Thru Budget Notary Services

_____ (Seal)
Notary Public
Notary Printed Name: Shannon Senkarik

My Commission Expires::

Prepared by:
William E. Farrington, II, an employee of
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.,
14758 Perdido Key Drive
Pensacola, Florida 32507

File Number: 1-54497

Florida Corporate Deed/Letter

Recorded in Public Records 10/18/2019 9:01 AM OR Book 8184 Page 817, Instrument #2019091911, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $103.50 MTG Stamps $100.80 Int. Tax $57.47

103.50

This Instrument was Prepared By:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford,
Wilson, Spain & Parsons, P.A.
307 South Palafox Street
Pensacola, FL 32502

STATE OF FLORIDA

COUNTY OF ESCAMBIA

FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT (FLORIDA)

THIS INDENTURE (herein this "Mortgage") made effective the 14th day of October, 2019, by and between and STACEY S. CERTAIN, (hereinafter called the Mortgagor or Borrower,") in favor of VILLAGIO MANAGEMENT COMPANY, LLC, a Florida Limited Liability Company, (hereinafter called the Mortgagee or Lender).

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

THE PROPERTY ENCUMBERED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF BORROWER.

W I T N E S S E T H :

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of $28,736.00, or so much as may from time to time be disbursed thereunder, as evidenced by a Promissory Note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same maybe constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

(a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto and made a part hereof (the "Land");

(b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");

(c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and Improvements;

(d) Together with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, leases, subleases, licenses, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

BK: 8184 PG: 827

5.02 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof. "Herein," "hereby," "hereunder," "hereof," and other equivalent words or phrases refer to this Mortgage and not solely to the particular portion thereof in which any such word or phrase is used, unless otherwise clearly indicated by the context.

5.03 Gender; Number. Whenever the context so requires, the masculine includes the feminine and neuter, the singular includes the plural, and the plural includes the singular.

5.04 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage, in the Note, in any of the other Loan Documents, or in the Other Indebtedness Instruments shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein, and in the Note, in the other Loan Documents and in the Other Indebtedness Instruments shall be in no way affected, prejudiced or disturbed thereby.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness Instruments, such reference shall include all renewals, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a sealed instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

(a) **Name of Mortgagor (Debtor):**
Address of Mortgagor:

Stacey S. Certain
13700 PERDIDO KEY DR #140
PENSACOLA, FL 32507

(b) **Name of Mortgagee (Secured Party):**
Address of Mortgagee:

Villagio Management Company, LLC
1759 St. Mary Avenue
Pensacola, FL 32501

With Copy to:

(c) **Record Owner of Real Estate described on Exhibit A hereto:** **MORTGAGOR**

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

MORTGAGOR:
Stacey S Certain
STACEY S. CERTAIN

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of October, 2019, by STACEY S. CERTAIN, who is personally known to me or who has shown me Drivers Lic. as identification and who did not take an oath.

SHANNON SENKARIK
Commission # GG 190270
Expires July 23, 2021
Bonded Thru Budget Notary Services

Sign: _____
Print: Shannon Senkarik
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: _____
My Commission No.: _____

BK: 8184 PG: 828 Last Page

Exhibit "A"

Units C-140 and Unit C-141 of Villagio, a mixed-use condominium according to Declaration of Condominium of Villagio, recorded in Official Records Book 5912, Page 1, of the Public Records of Escambia County, Florida (the 'Declaration '), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all the provisions of the Declaration.

File Number: 1-54497

Legal Description with Non Homestead

Recorded in Public Records 2/5/2021 10:50 AM OR Book 8460 Page 331, Instrument #2021013630, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50

Recording Requested by:
Restore Masters LLC

Prepared by and Return To:
Restore Masters LLC
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: 4667821

SPACE ABOVE FOR RECORDER'S USE

CLAIM OF LIEN

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR DISCHARGE THIS LIEN.

Lienor
Restore Masters LLC
5991 Chester Ave Suite 110
Jacksonville,Florida 32217
(904) 713-7663

Property Owner (**"Owner"**)
Villagio Management Company LLC
1759 Saint Mary Ave
Pensacola, Florida 32501
TRINITY PROPERTIES OF N W FLORIDA LLC
13700 Perdido Key Drive
Pensacola, Florida 32507
EMS Villagio COA Inc

Hiring Party: Name and Address of person or entity to whom Claimant furnished labor, services, equipment and/or materials:
EMS Villagio COA Inc

Property Liened (**"Property"**)
State of Florida
County: Escambia County

13700 Perdido Key Dr
Pensacola, Florida 32507

Legal Property Description:
APNs: 35-3S-32-0100-001-005 through
35-3S-32-0100-251-003

Services: The lien is claimed for the following labor, services, equipment or materials:EMS

BK: 8460 PG: 332 Last Page

Date Services First Furnished: October 28, 2020
Date Services Last Furnished: November 11, 2020

Amount Due and Unpaid:
$144,525.21

Amount of Total Contract:
$144,525.21

State of Louisiana
County of Orleans

Before Me, the undersigned Notary Public, personally came and appeared Bradford Seaton, the duly authorized agent of Restore Masters LLC for the purposes of only signing and presenting for filing this Claim of Lien, who was duly sworn and says that, pursuant to the information provided by Restore Masters LLC the information on this Claim of Lien is accurate and true. And, solely as represented by Restore Masters LLC through information provided, that in accordance with a contract with the Hiring Party, the Lienor Furnished the labor, services, and/or materials above-identified as the Services, said Services were furnished on the above-described Property.

The Property is owned by the Property Owner.

As represented by Restore Masters LLC the total contract price between the Hiring Party and the Lienor is above-identified as the Amount of Total Contract. Of this amount, the above-identified Amount of Total Claim remains unpaid, the Services were first furnished to the Property on the above-identified Dates Services First Furnished, and last furnished to the Property on the above-identified Dates Services Last Furnished, and the Lienor delivered the required preliminary Notice to Owner on the above-indicated dates to the above-indicated parties, if any.

Signed:

Restore Masters LLC, Lienor
Signed by: Bradford Seaton agent
Date: February 05, 2021

Sworn to (or affirmed) and subscribed before me, Notary Public, on February 05, 2021

(SEAL)

Notary Public
Commission Expires: At Death

ALEXANDER L BENARROCHE
NOTARY PUBLIC
COMMISSIONED FOR LIFE
NOTARY ID NO. 144241
ORLEANS PARISH, LA

Recorded in Public Records 4/1/2021 3:06 PM OR Book 8498 Page 632, Instrument #2021035109, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50

Recording Requested by:
Restore Masters LLC

SPACE ABOVE FOR RECORDER'S USE

Return To:
Restore Masters LLC
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: 4949735

AMENDMENT TO CLAIM OF LIEN
§ 713.08 (4)(B)

PURSUANT TO § 713.08 (4)(B)THIS DOCUMENT SERVES TO AMEND THE CLAIM OF LIEN ORIGINALLY FILED AS 2021013630.

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR DISCHARGE THIS LIEN.

Lienor
Restore Masters LLC
5991 Chester Ave Suite 110
Jacksonville, Florida 32217
(904) 713-7663

Property Owner (**"Owner"**)
Villagio Homeowners Association
13700 Perdido Key Drive
Pensacola, Florida 32507

Property Liened (**"Property"**)

State of Florida
County: Escambia County

13700 Perdido Key Dr
Pensacola, Florida 32507

Legal Property Description:
APNs: 35-3S-32-0100-001-005 through
35-3S-32-0100-251-003

Hiring Party: Name and Address of person or entity to whom Claimant furnished labor, services, equipment and/or materials:
Villagio Homeowners Association
13700 Perdido Key Drive
Pensacola, Florida 32507

Services: The lien is claimed for the following labor, services, equipment or materials: EMS

Amount Due and Unpaid: $144,525.21

Date Services First Furnished: October 28, 2020
Date Services Last Furnished: November 11, 2020

Date Preliminary Notice to Owner Sent to Property Owner: November 11, 2020
Date Preliminary Notice to Owner Sent to Prime Contractor: November 11, 2020
Date Preliminary Notice to Owner Sent to Subcontractor (if any):

Amount of Total Contract: $144,525.21

Before Me, the undersigned Notary Public, personally came and appeared Lloyd Stallard, the duly authorized agent of Restore Masters LLC for the purposes of only signing and presenting for filing this Claim of Lien, who was duly sworn and says that, pursuant to the information provided by Restore Masters LLC the information on this Claim of Lien is accurate and true. And, solely as represented by Restore Masters LLC through information provided, that in accordance with a contract with the Hiring Party, the Lienor Furnished the labor, services, and/or materials above-identified as the Services, said Services were furnished on the above-described Property.

The Property is owned by the Property Owner.

As represented by Restore Masters LLC the total contract price between the Hiring Party and the Lienor is above-identified as the Amount of Total Contract. Of this amount, the above-identified Amount of Total Claim remains unpaid, the Services were first furnished to the Property on the above-identified Dates Services First Furnished, and last furnished to the Property on the above-identified Dates Services Last Furnished, and the Lienor delivered the required preliminary Notice to Owner on the above-indicated dates to the above-indicated parties, if any.

Signed:

Restore Masters LLC, Lienor
Signed by: Lloyd Stallard agent
Date: March 31, 2021

Sworn to (or affirmed) and subscribed before me, Notary Public, on March 31, 2021

Notary Public
Commission expires: At Death

(SEAL)

ALEXANDER L BENARROCHE NOTARY PUBLIC COMMISSIONED FOR LIFE NOTARY ID NO. 144344 ORLEANS PARISH LA

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: 104601154 Certificate Number: 006199 of 2020

Payor: ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD, STE 140 PENSACOLA, FL 32507
Date 12/1/2022

Clerk's Check #	0	Clerk's Total	$517.56
Tax Collector Check #	1	Tax Collector's Total	$5,309.91
		Postage	$26.40
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$5,870.87~~
			$5,753.94

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 # 2020 TD 006199
Redeemed Date 12/1/2022
Name ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD, STE 140 PENSACOLA, FL 32507

Clerk's Total = TAXDEED	$517.56
Due Tax Collector = TAXDEED	$5,309.91
Postage = TD2	$26.40
ResearcherCopies = TD6	$0.00
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

2020 TD 06199

Heather Mahoney (COC)

From: Laurin Gray (COC)
Sent: Thursday, December 1, 2022 12:49 PM
To: Emily Hogg (COC); Whitney Boydon (COC); Mylinda Johnson (COC); Heather Mahoney (COC)
Cc: COC ACCOUNTING
Subject: WIRE

⊟ Incoming Money Transfer Credit (195)	5,753.94	5,753.94	0.00	0.00

Text

WIRE TYPE:WIRE IN DATE:120122 TIME:1158 ET
TRN:2022120100398586 SNDR REF:2022120100007631
SERVICE REF:20221201F2QCZ00C002016
RELATED REF:
ORIG:ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD STE 140
PENSACOLA FL 32507-0000 ID:0230594200
ORG BK: ID:
INS BK: ID:
SND BK:REGIONS BANK ID:062005690
BNF:ESCAMBIA COUNTY CLERK OF CIRCUT CO 190 WEST GOVERMENT
STREET PENSACOLA FL 32502 ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
REFERENCE NAME STACEY CERTAIN
13700 PERDIDO KEY DR
PENSACOLA FL 32507

Laurin Gray
Manager, Accounting
850-595-4126
lgray@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
190 W. Government Street, Pensacola FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104601154 Certificate Number: 006199 of 2020

Redemption	Yes	Application Date 4/21/2022	Interest Rate 18%
		Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
		Auction Date 1/9/2023	Redemption Date 12/1/2022
Months		9	8
Tax Collector		$4,672.83	$4,672.83
Tax Collector Interest		$630.83	$560.74
Tax Collector Fee		$6.25	$6.25
Total Tax Collector		$5,309.91	$5,239.82 — Tax Collector
Record TDA Notice		$17.00	$17.00
Clerk Fee		$119.00	$119.00
Sheriff Fee		$120.00	$120.00
Legal Advertisement		$200.00	$200.00
App. Fee Interest		$61.56	$54.72
Total Clerk		$517.56	$510.72 - Certificat Holder
Release TDA Notice (Recording)		$10.00	$10.00
Release TDA Notice (Prep Fee)		$7.00	$7.00
Postage		$26.40	$26.40
Researcher Copies		$0.00	$0.00
Total Redemption Amount		$5,870.87	$5,793.94
		Repayment Overpayment Refund Amount	$76.93

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022115431 12/1/2022 1:47 PM
OFF REC BK: 8897 PG: 1535 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 8789, Page 1351, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06199, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **104601154 (0123-57)**

DESCRIPTION OF PROPERTY:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: STACEY S CERTAIN

Dated this 1st day of December 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06199 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 24, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STACEY S CERTAIN 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507	RESTORE MASTERS LLC 5991 CHESTER AVE SUITE 110 JACKSONVILLE, FL 32217
VILLAGIO MANAGEMENT COMPANY LLC 1759 ST MARY AVE PENSACOLA, FL 32501	RESTORE MASTERS LLC 9450 SW GEMINI DR #7790 BEAVERTON, OR 97008-7105

WITNESS my official seal this 24th day of November 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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 January 9, 2023, 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 **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06199**, issued the **1st** day of **June, A.D., 2020** 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:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

STACEY S CERTAIN

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 2022.

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

W A R N I N G

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 January 9, 2023, 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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SECTION 35, TOWNSHIP 3 S, RANGE 32 W

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Dated this 18th day of November 2022.

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:
13700 PERDIDO KEY DR C-140 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06199**, issued the **1st** day of **June, A.D., 2020** 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:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

STACEY S CERTAIN

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 2022.

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:

STACEY S CERTAIN
13700 PERDIDO KEY DR UNIT 140
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0123-57

Document Number: ECSO22CIV039164NON **Agency Number:** 23-001483
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06199 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STACEY S CERTAIN
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:35 PM and served same at 9:38 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: DNelson927
D. NELSON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

W A R N I N G

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 January 9, 2023, 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 **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06199**, issued the **1st** day of **June, A.D., 2020** 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:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

STACEY S CERTAIN

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 2022.

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:
13700 PERDIDO KEY DR C-140 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0123-57

Document Number: ECSO22CIV039166NON **Agency Number:** 23-001451
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 06199 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STACEY S CERTAIN
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/28/2022 at 1:32 PM and served same on STACEY S CERTAIN , at 9:48 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: DNelson 927
D. NELSON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

W A R N I N G

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 January 9, 2023, 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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SECTION 35, TOWNSHIP 3 S, RANGE 32 W

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STACEY S CERTAIN

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Dated this 18th day of November 2022.

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Personal Services:

STACEY S CERTAIN
13700 PERDIDO KEY DR UNIT 140
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STACEY S CERTAIN [0123-57]
13700 PERDIDO KEY DR UNIT 140
PENSACOLA, FL 32507

9171 9690 0935 0128 2148 29

RESTORE MASTERS LLC [0123-57]
5991 CHESTER AVE SUITE 110
JACKSONVILLE, FL 32217

9171 9690 0935 0128 2148 12

VILLAGIO MANAGEMENT COMPANY
LLC [0123-57]
1759 ST MARY AVE
PENSACOLA, FL 32501

9171 9690 0935 0128 2148 05

RESTORE MASTERS LLC [0123-57]
9450 SW GEMINI DR #7790
BEAVERTON, OR 97008-7105

9171 9690 0935 0128 2147 99

Redeemed

CERTIFIED MAIL

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

FL 325
2PM

9171 9690 0935 0128 2148 12

quadient
FIRST-CLASS MAIL
$006.57 0
11/23/2022 ZIP 32502
043M3121925

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2022 NOV 3 A 11:31
ESCAMBIA COUNTY, FL

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2022 DEC -1 A 11:31
ESCAMBIA COUNTY, FL

RESTORE MASTERS LLC [0123-57]
15991 CHESTER AVE SUITE 110
JACKSONVILLE, FL 32217

322 NFE 1 A21 0011/29/22
FORWARD TIME EXP RTN TO SEND
RESTORE MASTERS CONTRACTING LLC
2401 W COMMERCE ST STE B
AROMORE OK 73401-1311

FWD
32217-326535

RETURN TO SENDER

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

CERTIFIED MAIL

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11/23/2022 ZIP 32502
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US POSTAGE

CLERK & FILE
2022 DEC 19 PM 2:50
PIA COUNT

UNCLAIMED

LN

VILLAGIO MANAGEMENT COMPANY
LLC [0123-57]
1759 ST MARY AVE
PENSACOLA, FL 32501

NIXIE 322 DE 1 0012/15/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2638-06787-23-38

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE **in the matter of** TAX DEED SALE

DATE - 01-09-2023 - TAX CERTIFICATE #'S 06199

in the CIRCUIT **Court was published in said newspaper in the issues of**

DECEMBER 8, 15, 22, 29, 2022

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P Driver
Date: 2022.12.29 09:15:07 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH **day of** DECEMBER **A.D.,** 2022

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2022.12.29 09:24:58 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06199, issued the 1st day of June, A.D., 2020 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:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850 SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

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 second Monday in the month of January, which is the 9th day of January 2023.

Dated this 23rd day of November 2022.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-08-15-22-29-2022