Application Number: 130153

## Notice to Tax Collector of Application for Tax Deed

### **TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

SUNSHINE STATE CERT III, LLLP BANKUNITED,

**TRUSTEE** 

**7900 MIAMI LAKES DRIVE WEST** 

**SUITE 300** 

MIAMI LAKES, Florida, 33016

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 7798.0000

**Parcel ID Number** 

10-3581-060

**Date** 06/01/2011

**Legal Description** 

14-353-210

UNIT 203 FLORENCIA CONDOMINIUM ALSO .012729 INT IN COMMON ELEMENTS OR 5837 P 1318 OR 5917 P 1142 SEC 14/16/27/34/35 T3S

**R32W** 

**2012 TAX ROLL**COSTA MARTIN & COSTA MARCY
416 VES TRACE
BIRMINGHAM , Alabama 35216

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

gbranse ·	(Gary	Bran	se)
			_

04/26/2013

### TAX COLLECTOR'S CERTIFICATION

Application Date / Number Apr 26, 2013 / 130153

This is to certify that the holder listed below of Tax Sale Certificate Number **2011** / **7798.0000**, issued the **1st** day of **June**, **2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number**: 10-3581-060

Certificate Holder:

SUNSHINE STATE CERT III, LLLP BANKUNITED, TRUSTEE

7900 MIAMI LAKES DRIVE WEST

SUITE 300

MIAMI LAKES, FLORIDA 33016

**Property Owner:** 

COSTA MARTIN & COSTA MARCY

416 VES TRACE

**BIRMINGHAM**, ALABAMA 35216

Legal Description: 14-3S3-210

UNIT 203 FLORENCIA CONDOMINIUM ALSO .012729 INT IN COMMON ELEMENTS OR 5837 P 1318 OR 5917 P 1142

SEC 14/16/27/34/35 T3S R32W

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	77,98.0000	06/01/11	\$4,823.16	\$0.00	\$241.16	\$5,064.32

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	7209.0000	06/01/12	\$4,457.99	\$6.25	\$222.90	\$4,687.14

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by
Applicant or Included (County)

- 2. Total of Delinquent Taxes Paid by Tax Deed Application
- 3. Total of Current Taxes Paid by Tax Deed Applicant (2012)
- 4. Ownership and Encumbrance Report Fee
- 5. Tax Deed Application Fee
- 6. Total Certified by Tax Collector to Clerk of Court
- 7. Clerk of Court Statutory Fee
- 8. Clerk of Court Certified Mail Charge
- 9. Clerk of Court Advertising Charge
- 10. Sheriff's Fee

11.

12. Total of Lines 6 thru 11

- 13. Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- 14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- 15. Statutory (Opening) Bid; Total of Lines 12 thru 14
- 16. Redemption Fee
- 17. Total Amount to Redeem

	\$0.751.46
	\$9,751.46 \$0.00
	\$3,304.78
	\$150.00
	\$75.00
	\$13,281.24
	\$13,281.24
-	
	\$6.25

\*Done this 26th day of April, 2013

By Denka Makuron

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale:

<sup>\*</sup> This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

## Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503 Telephone: 850-478-8121 Facsimile: 850-476-1437

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10255 May 7, 2013

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32569

3.

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 05-07-1993, through 05-06-2013, and said search reveals the following:

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

**EVABANK** 

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

DD anle\_

Southern Guaranty Title Company

May 7, 2013

## OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10255 May 7, 2013

143S321034003002 - Full Legal Description

UNIT 203 FLORENCIA CONDOMINIUM ALSO .012729 INT IN COMMON ELEMENTS OR 6987 P 1687 SEC 14/16/27/34/35 T3S R32W

## OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 10255 May 7, 2013

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

- 1. Subject to interest of Florencia Condominium Association.
- 2. Taxes for the year 2010-2011 delinquent. The assessed value is \$202,058.00. Tax ID 10-3581-060.

### PLEASE NOTE THE FOLLOWING:

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

## 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

Janet Holley Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32596

by: Richard S. Combs, President

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 8-5-2013 TAX ACCOUNT NO.: \_\_\_\_10-3581-060 CERTIFICATE NO.: 2011-7798 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 Homestead for \_\_\_\_\_ tax year. Unknown Tenants EVABANK 14900 River Rd., Unit 203 1710 Cherokee Ave. SW Pensacola, FL 32507 Cullman, AL 35055 Florencia Condominium Assoc., Inc. c/o Borowski & Traylor, P.A. P.O. Box 34009 25 W. Cedar St., Ste 525 Pensacola, FL 32507 Pensacola, FL 32502 SOUTHERN GUARANTY TITLE COMPANY

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

# IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA CIVIL ACTION

CASE NO. 2012 CA 001537

EVABANK Plaintiff

VS.

1

MARTIN COSTA; MARCY COSTA; CONSTANZO J LARUSSA AKA CONSTANZA J LARUSSA; SHIRLEY S LARUSSA; ALEX SHAHID; UNKNOWN SPOUSE OF ALEX SHAHID; FLORENCIA CONDOMINIUM ASSOCIATION INC; ROSALIE RITCHEY; KEVIN RITCHEY; CAROLYN POOL; NICHOLAS RITCHEY; GEORGE M RITCHEY; JACQUELINE M SHAHID Defendant

### **CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on <u>February 07. 2013</u>, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

- SEE ATTACHMENT -

was sold to EVABANK c/o Borowski & Traylor, P.A. 25 W Cedar Street, Ste 525 pensacola, FL, 32502

WITNESS my hand and seal of the court this 13 day of March, 2013

COMPTRE

Pam Childers Clerk of the Circuit Court

BY: VIWW

Conformed copies to all parties

Case: 2012 CA 001537

00053044315

Dkt: CA1173 Pg#:

2

\$1000

 $\zeta V$ 

CONDOMINIUM UNIT 203-C, FLORENCIA, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 5810, PAGE 1, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION OF CONDOMINIUM. SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM.

#### WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 5, 2013, 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 SUNSHINE STATE CERT III, LLLP BANKUNITED TRUSTEE holder of Tax Certificate No. 07798, issued the 1st day of June, A.D., 2011 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 203 FLORENCIA CONDOMINIUM ALSO .012729 INT IN COMMON ELEMENTS OR 6987 P 1687 SEC 14/16/27/34/35 T3S R32W

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W** 

TAX ACCOUNT NUMBER 103581060 (13-575)

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

#### **EVABANK**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of August, which is the **5th day of August 2013.** 

Dated this 4th day of July 2013.

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 Maryline Avila 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:** 

**EVABANK**C/O BOROWSKI & TRAYLOR P A
25 W CEDAR ST STE 505
PENSACOLA, FL 32502

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA CQUNTY, FLORIDA

Maryline Avila Deputy Clerk

## ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO13CIV032621NON** 

Agency Number: 13-010306

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 07798 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff:

**RE EVABANK** 

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2013 at 2:29 PM and served same at 10:10 AM on 7/8/2013 in ESCAMBIA COUNTY, FLORIDA, by serving EVABANK, the within named, to wit: TED BOROWSKI, ATTORNEY.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

V. BELL, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

**Post Property:** 

14900 RIVER RD 203 32507

Maryline Avila

By:

Deputy Clerk

## **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO13CIV032619NON** 

Agency Number: 13-010305

Court: TAX DEED County: ESCAMBIA

Case Number: CERT # 07798 2011

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEEDS

Plaintiff:

**RE EVABANK** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2013 at 2:29 PM and served same at 7:05 AM on 7/9/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

**DEVIN HUNNICUTT, SDS** 

Service Fee:

\$40.00

Receipt No:

**BILL** 

11-67-67

SENDER: COMPLETE THIS SECTION	<b>,</b>	COMPLE	TE THIS S	ECTION ON DE	LIVERY
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature  Agent  Addresse  B. Received by (Printed Name)  C. Date of Deliver  MCGan Sur M			
1. Article Addressed to:  EVABANK [13-575]  1710 CHEROKEE AVE SW		D. Is delivery address different from item 1? ☐ Yes  If YES, enter delivery address below: ☐ No			
CULLMAN, AL 35055	1	☐ Regi ☐ Insu	ified Mail istered red Mail	☐ C.O.D.	il eipt for Merchandise
2. Article Number		4. Restrict	ed Delivery	r? (Extra Fee)	☐ Yes
(Transfer from service label) 7 []	rs roro	2000	8280	7968	
PS Form 3811, February 2004	Domestic Retu	rn Receipt			102595-02-M-1540

11-07798

SENDER: COMPLETE THIS SEC	TION	COMPLETE THIS SECTION ON DELIVERY	
<ul> <li>Complete items 1, 2, and 3. Also item 4 if Restricted Delivery is dimerished.</li> <li>Print your name and address on so that we can return the card to attach this card to the back of the or on the front if space permits.</li> </ul>	esired. the reverse you.	A. Signardire  X Agent  Addressee  B. Received by ( Printed Name)  WAY AM BOAT 1-41	
EVABANK [13-575] C/O BOROWSKI & TRAYLOR P A 25 W CEDAR ST STE 505 PENSACOLA		D. Is delivery <b>ad</b> dress different from item 1? ☐ Yes  If YES, enter delivery address below: ☐ No	
		3. Sevice Type  Certified Mail	
Article Number     (Transfer from service label)	7012 1010	0002 8280 8286	
PS Form 3811, February 2004	Domestic Ret	urn Receipt 102595-02-M-1540	

11-07173

<ul> <li>SENDER: COMPLETE THIS SECTION</li> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	B. Received by (Printed Name)  D. Is delivery address different from item 1?  If YES, enter delivery address below:
1. Article Addressed to:  FLE RENCIA CONDOMINIUM ASSOC., INC [13-575] PO BOX 34009 PENSACOLA, FL 32507	3. Service Type  Certified Mail
2. Article Number 7 1 2 7 1 2 (Transfer from service label) 7 1 2 Doi	1010 0002 8280 7975  mestic Return Receipt

PS Form 3811, February 2004

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 August 5, 2013, 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

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UNIT 203 FLORENCIA CONDOMINIUM ALSO .012729 INT IN COMMON ELEMENTS OR 6987 P 1687 SEC 14/16/27/34/35 T3S R32W

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W** 

TAX ACCOUNT NUMBER 103581060 (13-575)

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

#### **EVABANK**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of August, which is the **5th day of August 2013.** 

Dated this 4th day of July 2013.

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 Maryline Avila 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:** 

**EVABANK**C/O BOROWSKI & TRAYLOR P A
25 W CEDAR ST STE 505
PENSACOLA, FL 32502

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avilado Deputy Clerk

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PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

**Post Property:** 

14900 RIVER RD 203 32507

/ Maryline Avila

Deputy Clerk

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

 $Bv^{\perp}$ 

Maryline Avila

Deputy Clerk

### STATE OF FLORIDA COUNTY OF ESCAMBIA

## CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

## **CERTIFICATE # 07798 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 4, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EVABANK
C/O BOROWSKI & TRAYLOR P A
25 W CEDAR ST STE 505
PENSACOLA, FL 32502

EVABANK
1710 CHEROKEE AVE SW
CULLMAN, AL 35055

FLORENCIA CONDOMINIUM ASSOC., INC
PO BOX 34009
PENSACOLA, FL 32507

WITNESS my official seal this 4th day of July 2013.

PAM CHILDERS CLERK OF THE CIRCUIT COURT

**SEAL** 

Maryline Avila Deputy Clerk

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 August 5, 2013, 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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**Post Property:** 

14900 RIVER RD 203 32507

PAM CHILDERS

CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY, FLORIDA

Maryline Avila

Deputy Clerk

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO13CIV032619NON** 

Agency Number: 13-010305

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 07798 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff:

**RE EVABANK** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/3/2013 at 2:29 PM and served same at 7:05 AM on 7/9/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv

**DEVIN HUNNICUTT, SDS** 

Service Fee: Receipt No: \$40.00

BILL

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