

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 15, 2014 / 140069**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 11091.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 15-3862-600**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**  
BAYOU CHICO MANAGEMENT LLC  
104 CYPRESS POINT EAST  
PENSACOLA , FLORIDA 32514

**Legal Description:**

UNIT 210 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 6605 P 1081

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
2012	11091.0000	06/01/12	\$559.90	\$0.00	\$50.97	\$610.87

**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
2013	10129.0000	06/01/13	\$552.30	\$6.25	\$27.62	\$586.17

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 (2013)
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

\$1,197.04
\$0.00
\$470.00
\$250.00
\$75.00
\$1,992.04
\$1,992.04
\$6.25

\*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: October 6, 2014

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
11091.0000	15-3862-600	06/01/2012	UNIT 210 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 6605 P 1081

### **2013 TAX ROLL**

**BAYOU CHICO MANAGEMENT LLC  
104 CYPRESS POINT EAST  
PENSACOLA , Florida 32514**

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.

tda2012 (Taimur Jamil)  
Applicant's Signature

04/15/2014  
Date



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← [Navigate Mode](#)  [Account](#)  [Reference](#) →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	000S009089210001
<b>Account:</b>	153862600
<b>Owners:</b>	BAYOU CHICO MANAGEMENT LLC
<b>Mail:</b>	104 CYPRESS POINT EAST PENSACOLA, FL 32514
<b>Situs:</b>	201 STILLMAN ST 210 32505
<b>Use Code:</b>	CONDO-RES UNIT
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2013 Certified Roll Assessment	
<b>Improvements:</b>	\$23,866
<b>Land:</b>	\$0
<b>Total:</b>	\$23,866
<i>Save Our Homes:</i>	\$0
<a href="#">Disclaimer</a>	

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/18/2010	6605	1081	\$550,000	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2013 Certified Roll Exemptions
None

Legal Description
UNIT 210 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON...

Extra Features
None

**Parcel Information**

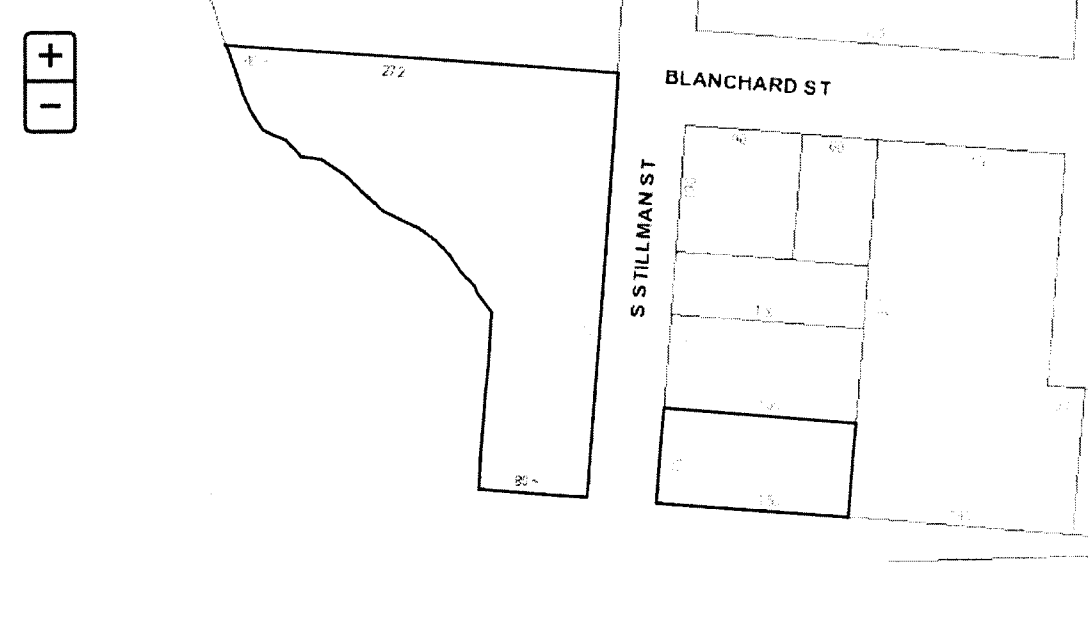
[Launch Interactive Map](#)

**Section Map Id:**  
CA142

**Approx. Acreage:**  
1.4900

**Zoned:**   
C-3  
R-2A


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

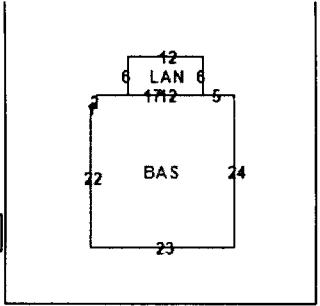


**Buildings**

Building 1 - Address: 201 STILLMAN ST 210, Year Built: 2006, Effective Year: 2006	
<b>Structural Elements</b>	
DECOR/MILLWORK-ABOVE AVERAGE	
DWELLING UNITS-1.00	
EXTERIOR WALL-PRECAST PAN/CON	
EXTERIOR WALL-CLAY TILE	
FLOOR COVER-TILE/STAIN CONC/BRICK	
FLOOR COVER-CARPET	
FOUNDATION-STRUCTURAL	

**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-DECORAT**  
**NO. PLUMBING FIXTURES-10.00**  
**NO. STORIES-1.00**  
**ROOF COVER-TILE/CLAY/CEMNT**  
**ROOF FRAMING-CONCRETE**  
**STORY HEIGHT-10.00**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 622 Total SF  
**BASE AREA - 550**  
**LANAI - 72**



**Images**

None

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.

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-707

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11339

July 14, 2014

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 07-14-1994, through 07-14-2014, and said search reveals the following:

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

Bayou Chico Management, LLC

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

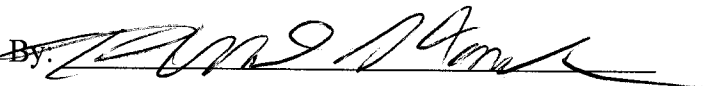
4. Taxes:

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.

Southern Guaranty Title Company

By: 

July 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11339

July 14, 2014

**Unit 210, Martinque on the Bayou Condominium, also 1/64 interest in common elements.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11339

July 14, 2014

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

1. Subject to interest of Martinque on the Bayou Condominium Association.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$23,860.00. Tax ID 15-3862-600.

PLEASE NOTE THE FOLLOWING:

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 15-3862-600

CERTIFICATE NO.: 2012-11091

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.

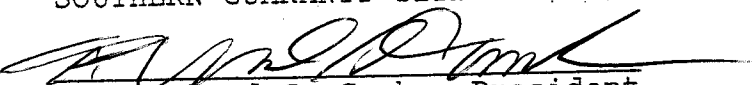
Bayou Chico Management, LLC  
104 Cypress Point East  
Pensacola, FL 32514

Unknown Tenants  
201 Stillman St., Unit 210  
Pensacola, FL 32505

Martinique on the Bayou Condo. Assoc.  
201 Stillman St., Unit 100  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 14th day of July, 2014.

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 Instrument Prepared By:  
WILLIAM H. MITCHEM  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32591  
(850) 432-2451  
Florida Bar No.: 187836  
File #15770-63449

27.50  
3850.00

Parcel ID#: 00-0S-00-9089-102-001; 00-0S-00-9089-103-001;  
00-0S-00-9089-104-001; 00-0S-00-9089-106-001;  
00-0S-00-9089-107-001; 00-0S-00-9089-202-001;  
00-0S-00-9089-204-001; 00-0S-00-9089-210-001;  
00-0S-00-9089-212-001; 00-0S-00-9089-214-001;  
00-0S-00-9089-216-001; 00-0S-00-9089-302-001;  
00-0S-00-9089-306-001; 00-0S-00-9089-307-001;  
00-0S-00-9089-310-001; 00-0S-00-9089-312-001;  
00-0S-00-9089-313-001; 00-0S-00-9089-314-001; and  
00-0S-00-9089-412-001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **C.R. Higdon Developer, L.L.C., a/k/a C.R. Higdon Developers, L.L.C., a Florida limited liability company** (herein "Grantor"), whose address is 104 Cypress Point East, Pensacola, Florida 32514, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Bayou Chico Management, L.L.C., a Florida limited liability company** (herein "Grantee"), whose address is 104 Cypress Pointe East, Pensacola, Florida 32514, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2010 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21<sup>st</sup> day of June, 2010.

Signed, sealed and delivered  
in the presence of:

C.R. Higdon Developer, L.L.C., a/k/a C.R.  
Higdon Developers, L.L.C., a Florida limited  
liability company

Stephne L. Watts  
Name: Stephne L. Watts

By: [Signature]  
C. R. Higdon, IV, Manager

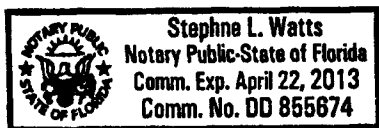
[Signature]  
Name: R. H. Pichler

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2010, by C.  
R. Higdon, IV, as Manager of C.R. Higdon Developer, L.L.C., a/k/a C.R. Higdon Developers, L.L.C., a  
Florida limited liability company, on behalf of the company, who did not take an oath and who:

is/are personally known to me.  
 produced current Florida driver's license as identification.  
 produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)



Stephne L. Watts  
Notary Public  
Stephne L. Watts  
Name of Notary Printed  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

**EXHIBIT "A"**

Units 102, 103, 104, 106, 107, 202, 204, 210, 212, 214, 216, 302, 306, 307, 310, 312, 313, 314, and 412, Martinique on the Bayou, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 5787, Page 1018, amended in Official Records Book 5879, Page 1410, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 11091 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BAYOU CHICO MANAGEMENT LLC 104 CYPRESS POINT EAST PENSACOLA, FL 32514	BAYOU CHICO MANAGEMENT LLC C/O TENANTS 201 STILLMAN ST UNIT 210 PENSACOLA FL 32505
MARTINIQUE ON THE BAYOU CONDO ASSOC 201 STILLMAN ST UNIT 100 PENSACOLA FL 32505	

WITNESS my official seal this 4th day of September 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## 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 October 6, 2014, 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 PPF HOLDINGS III LTD holder of Tax Certificate No. 11091, issued the 1st day of June, A.D., 2012 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 210 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 6605 P 1081**

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

**TAX ACCOUNT NUMBER 153862600 (14-707)**

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

**BAYOU CHICO MANAGEMENT LLC**

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 October, which is the 6th day of October 2014.

Dated this 4th day of September 2014.

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

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### Post Property:

201 STILLMAN ST 210 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**BAYOU CHICO MANAGEMENT LLC**  
104 CYPRESS POINT EAST  
PENSACOLA, FL 32514

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk