

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 15, 2014 / 140070**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 11095.0000** , 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: 15-3862-614**

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 217 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 5543 P 1015 OR 5787 P 1018 OR 5883 P 417 OR 6158 P 1461

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	11095.0000	06/01/12	\$613.50	\$0.00	\$55.85	\$669.35

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	10133.0000	06/01/13	\$605.16	\$6.25	\$30.26	\$641.67

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

\$1,311.02
\$0.00
\$516.02
\$250.00
\$75.00
\$2,152.04
\$2,152.04
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: October 16, 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:

Certificate No.	Parcel ID Number	Date	Legal Description
11095.0000	15-3862-614	06/01/2012	UNIT 217 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 5543 P 1015 OR 5787 P 1018 OR 5883 P 417 OR 6158 P 1461

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	
Reference:	000S009089217001
Account:	153862614
Owners:	BAYOU CHICO MANAGEMENT LLC
Mail:	104 CYPRESS POINT EAST PENSACOLA, FL 32514
Situs:	201 STILLMAN ST 217 32505
Use Code:	CONDO-RES UNIT
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2013 Certified Roll Assessment	
Improvements:	\$26,234
Land:	\$0
Total:	\$26,234
<i>Save Our Homes:</i>	\$0
Disclaimer	
Amendment 1/Portability Calculations	

Sales Data						
Sale Date	Book	Page	Value	Type	Official Records (New Window)	
10/25/2011	6779	1105	\$70,500	WD	View Instr	
09/08/2011	6762	321	\$100	CT	View Instr	
06/2007	6158	1461	\$100	QC	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

2013 Certified Roll Exemptions	
None	
Legal Description	
UNIT 217 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON...	
Extra Features	
None	

Parcel Information

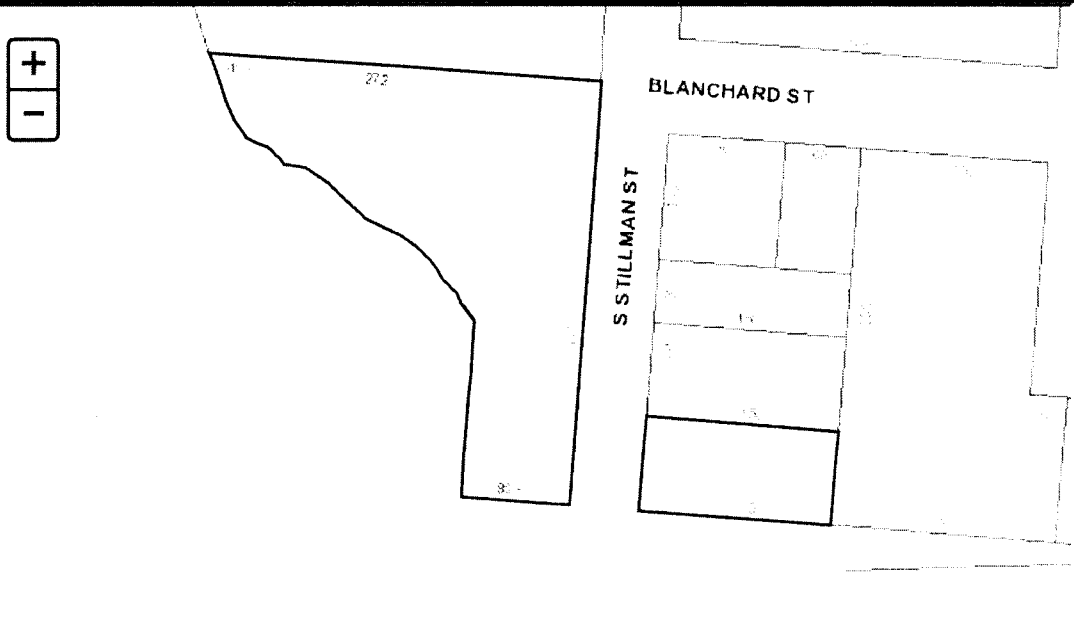
[Launch Interactive Map](#)

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 217, Year Built: 2006, Effective Year: 2006

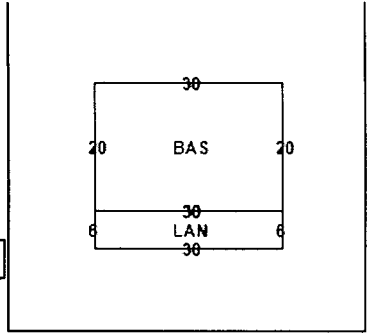
Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-PRECAST PAN/CON
EXTERIOR WALL-CLAY TILE
FLOOR COVER-TILE/STAIN CONC/BRICK
FLOOR COVER-CARPET

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 - 780 Total SF

BASE AREA - 600

LANAI - 180



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

14-705

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11340

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.: 11340

July 14, 2014

Unit 217, Martinque on the Bayou Condominium, al 1/64 interest in common elements.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11340

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 Condo Association.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$26,234.00. Tax ID 15-3862-614.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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.: 15-3862-614

CERTIFICATE NO.: 2014-11095

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 217
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.

Prepared by and Return to:
Lauren Mereck, an employee of
First American Title Insurance Company
1475 Centrepark Boulevard, Suite 200
West Palm Beach, Florida 33401
(877)753-0350
File No.: 1002-2627409

SPECIAL WARRANTY DEED

State of Florida

County of Escambia

THIS SPECIAL WARRANTY DEED is made on October 25, 2011, between

Res-Fi Four LLC, a Florida limited liability company

having a business address at: c/o Rialto Capital Advisors LLC 700 NW 107th Avenue Suite 200, Miami, FL
33172
("Grantor"). and

Bayou Chico Management LLC, a Florida limited liability company

having a mailing address of: 104 Cypress Point East, Pensacola, FL 32514
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged,
has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's
successors and assigns forever, following described land, situate, lying and being in the County of
Escambia, State of **Florida**, to-wit:

Unit 111 and Unit 217, **MARTINIQUE ON THE BAYOU**, a Condominium according to the Declaration of
Condominium dated May 31, 2005 and recorded December 1, 2005 in Official Records Book 5787, Page
1018, of the Public Records of Escambia County, Florida, together with all its appurtenances, including,
without limitation its undivided interest in the common elements, according to the Declaration.

Tax Parcel Identification Number: **15-3862-572 and 15-3862-614**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

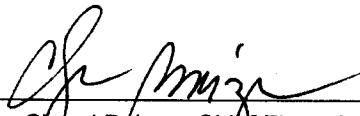
TO HAVE AND TO HOLD the same in fee simple forever.


AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2010**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.


Res-FI Four, LLC, a Florida limited liability company

By: Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, its sole member By: RL RES 2009-1 Investments, LLC, a Delaware limited liability company, its manager


By: Cheryl Baizan, Chief Financial Officer

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Lidice Calero


Witness Signature

Print Name: Martin Urvuela

State of **Florida**

County of ~~Broward~~ *Miami Dade*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **October 25, 2011**, by **Cheryl Baizan, Chief Financial Officer, as , on behalf of RL RES 2009-1 Investments, LLC a Delaware limited liability company, as manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company as sole member of RES-FL Four, LLC, a Florida limited Liability Company,** existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid driver's license as identification.

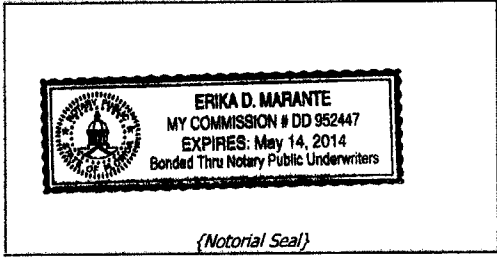
Erika D. Marante

Notary Public

Erika D. Marante

(Printed Name)

My Commission expires: 5/14/14



{Notarial Seal}

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 11095 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 217 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. 11095, 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 217 MARTINIQUE ON THE BAYOU CONDOMINIUM ALSO 1/64 INT IN COMMON ELEMENTS OR 6779 P 1105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 153862614 (14-705)

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



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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.

Post Property:

201 STILLMAN ST 217 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