

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800141

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC  
PO BOX 54900  
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-2303-000	2016/4769	06-01-2016	LT 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017

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, ownership and encumbrance 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  
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,  
LLC  
PO BOX 54900  
NEW ORLEANS, LA 70154

04-25-2018  
Application Date

\_\_\_\_\_  
Applicant's signature

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800141

**Date of Tax Deed Application**  
Apr 25, 2018

This is to certify that **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**, holder of **Tax Sale Certificate Number 2016 / 4769**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-2303-000**

**Cert Holder:**  
**MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**  
**PO BOX 54900**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**C S S LLC**  
**22 E JOHNSON AVE**  
**PENSACOLA, FL 32534**  
**LT 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/4769	09-2303-000	06/01/2016	805.61	40.28	845.89

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

## Amounts Certified by Tax Collector (Lines 1-7):

## Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

845.89

0.00

758.34

200.00

175.00

1,979.23

## Amounts Certified by Clerk of Court (Lines 8-15):

## Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 26th day of April, 2018 Scott Lunsford, Tax-Collector of Escambia County

Date of Sale: August 6, 2018

By

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-2303-000 2016

*Jennifer M. Cassidy*



# 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:** 012S312000005010  
**Account:** 092303000  
**Owners:** C S S LLC  
**Mail:** 22 E JOHNSON AVE  
 PENSACOLA, FL 32534  
**Situs:** 5634 VENTURA LN 32526  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** BELLVIEW/BELLVIEW/PINE FOREST  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$9,500	\$33,141	\$42,641	\$42,641
2016	\$9,500	\$33,596	\$43,096	\$43,096
2015	\$9,500	\$31,781	\$41,281	\$41,281

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/18/2013	7124	1017	\$23,000	WD	<a href="#">View Instr</a>
08/14/2013	7062	932	\$100	CT	<a href="#">View Instr</a>
10/05/2010	6643	114	\$100	OT	<a href="#">View Instr</a>
11/1983	1842	408	\$32,400	WD	<a href="#">View Instr</a>
01/1974	769	904	\$13,500	WD	<a href="#">View Instr</a>
01/1973	761	297	\$13,500	SC	<a href="#">View Instr</a>
01/1972	637	839	\$8,300	WD	<a href="#">View Instr</a>

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

### 2017 Certified Roll Exemptions

None

### Legal Description

LT 5 BLK J AVONDALE S/D PB 5 P 32 OR 7124 P 1017

### Extra Features

METAL BUILDING

### Parcel Information

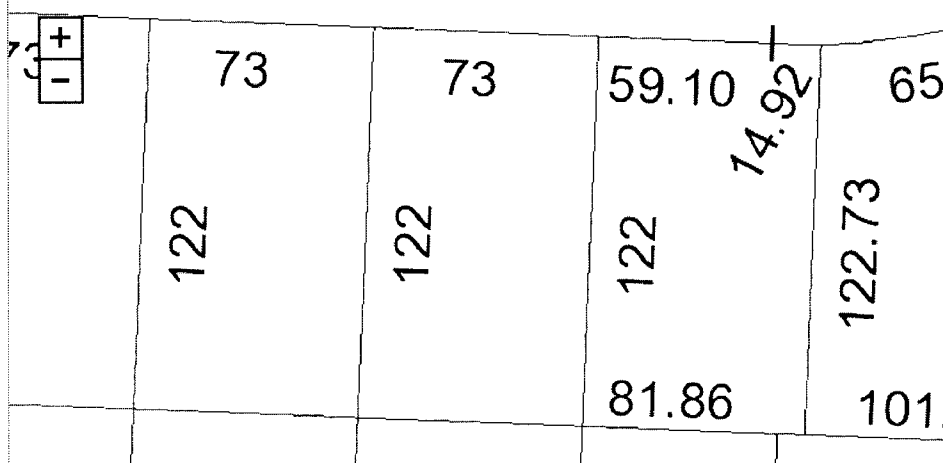
[Launch Interactive Map](#)

**Section Map Id:**  
 01-2S-31-2

**Approx. Acreage:**  
 0.2131

**Zoned:**   
 MDR

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



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


### Buildings

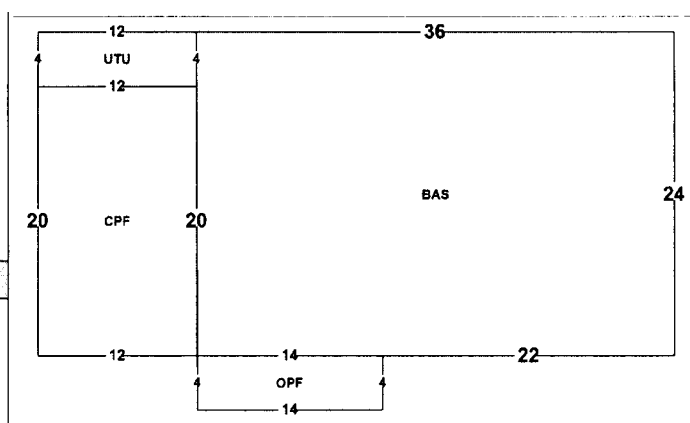
Address: 5634 VENTURA LN, Year Built: 1960, Effective Year: 1960

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1

**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1208 Total SF  
**BASE AREA - 864**  
**CARPORT FIN - 240**  
**OPEN PORCH FIN - 56**  
**UTILITY UNF - 48**



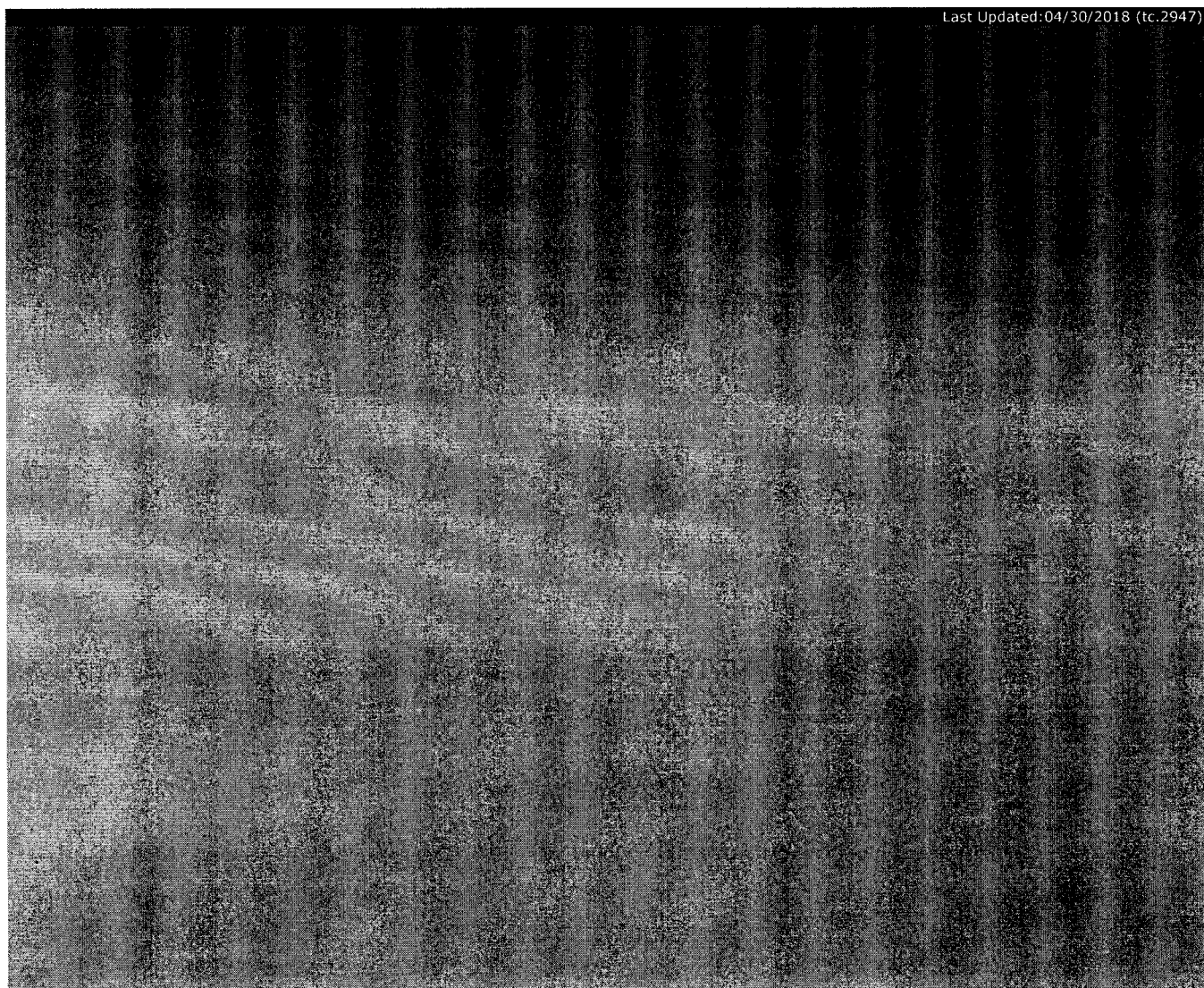
Images



7/7/11

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:04/30/2018 (tc.2947)



## ACKNOWLEDGMENT

State of California  
County of Los Angeles

On December 18, 2013 before me, Tami Flores Notary Public  
(insert name and title of the officer)  
Jeannie Gray

personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tami Flores (Seal)



This Document Prepared By and Return to:  
**CARL M SUGARMAN**  
17345 S DIXIE HWY  
Miami, FL 33157

Parcel ID Number: 012S31-2000-005-010

## Special Warranty Deed

This Indenture, Made this 18 day of December, 2013 A.D. Between  
**HOUSEHOLD FINANCE CORPORATION III**, a corporation existing under the  
laws of the State of Delaware  
of the County of Los Angeles, State of California, grantor, and  
**C.S.S. LLC**, a Florida limited liability company

whose address is: **22 E JOHNSON AVE, Pensacola, FL 32534**

of the County of Escambia, State of Florida, grantee.  
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:  
**Lot 5, in Block "J" according to the Plat of AVONDALE SUBDIVISION  
PART "A" as the same appears of record in the Public Records of  
Escambia county, florida, in Plat Book 5, Page 32.**

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to the year 2013.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has  
good right and lawful authority to sell and convey said land; that grantor 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.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**HOUSEHOLD FINANCE CORPORATION III**

Printed Name: Christina M. Pankonin  
Witness

By: [Signature] (Seal)

P.O. Address: 931 Corporate Center Dr., Pomona, CA 91768

Printed Name: Cecilia Friberg  
Witness

(Corporate Seal)

STATE OF California  
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2013 by  
as \_\_\_\_\_ of **HOUSEHOLD FINANCE CORPORATION**  
**III**, a Delaware corporation  
who is personally known to me or who has produced his U.S. driver's license as identification.

Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

See Attached

# 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

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 09-2303-000

CERTIFICATE NO.: 2016-4769

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

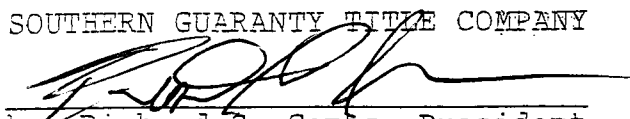
      X   Homestead for        tax year.

C.S.S., LLC  
22 E. Johnson Ave.  
Pensacola, FL 32534

Unknown Tenants  
5634 Ventura Lane  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 4th day of May, 2018.

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14302

May 4, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$42,641.00. Tax ID 09-2303-000.

**PLEASE NOTE THE FOLLOWING:**

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



**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14302

May 4, 2018

**Lot 5, Block J, Avondale Subdivision, as per plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida**

18-303

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14302

May 4, 2018

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 05-02-1998, through 05-02-2018, and said search reveals the following:

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

C.S.S., 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

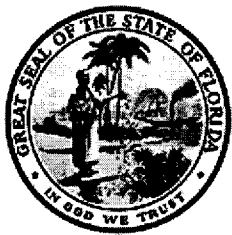
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

May 4, 2018



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 092303000 Certificate Number: 004769 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2018"/>	Redemption Date <input type="text" value="06/15/2018"/>
Months	4	2
Tax Collector	<input type="text" value="\$1,979.23"/>	<input type="text" value="\$1,979.23"/>
Tax Collector Interest	\$118.75	\$59.38
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,104.23	<u>\$2,044.86</u> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	<u>\$463.50</u> CH
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$2,594.07	\$2,510.36
	Repayment Overpayment Refund Amount	\$83.71

Notes

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2016 TD 004769**

**Redeemed Date 06/15/2018**

**Name CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	<del>\$477.00</del>
Due Tax Collector = TAXDEED	<del>\$2,104.23</del> 2188.36
Postage = TD2	<del>\$10.84</del>
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
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

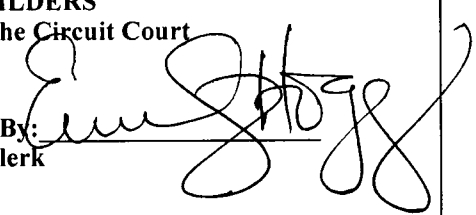
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 092303000 Certificate Number: 004769 of 2016**

**Payor: CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534 Date 06/15/2018**

Clerk's Check #	0	Clerk's Total	<del>\$477.00</del> 2188.36
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,104.23</del>
		Postage	<del>\$10.84</del>
		Researcher Copies	<del>\$2.00</del>
		Total Received	<del>\$2,594.07</del>

2190.36

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 25, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II  
PO BOX 54900  
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 001991	\$450.00	\$13.50	\$463.50
2016 TD 004769	\$450.00	\$13.50	\$463.50
2016 TD 004187	\$450.00	\$13.50	\$463.50
2016 TD 008247	\$450.00	\$13.50	\$463.50

**TOTAL \$1,854.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division