

19-521

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900205

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 1033**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-0444-200**

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
GIBBS TWANIA
1216 PORTLAND ST
PENSACOLA, FL 32534
BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P
43 WLY ALG S LI OF BLK B 475 FT FOR POB CONT (Full legal
attached.)

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
2017/1033	03-0444-200	06/01/2017	2,207.90	110.40	2,318.30

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	2,318.30
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,693.30

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.	68,705.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-0444-200 2017

BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B 475 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 30 BLK B UNRECORDED PLAT SUBURBAN

ESTATES ALSO BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 W ALG S LI OF BLK B 400 FT FOR POB CONT SAME
COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 31 BLK B UNRECORDED
PLAT SUBURBAN ESTATES S/D PLAT DB 128 P 541 OR 6954 P 1154

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900205

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
03-0444-200	2017/1033	06-01-2017	BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B 475 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 30 BLK B UNRECORDED PLAT SUBURBAN ESTATES ALSO BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 W ALG S LI OF BLK B 400 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 31 BLK B UNRECORDED PLAT SUBURBAN ESTATES S/D PLAT DB 128 P 541 OR 6954 P 1154

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

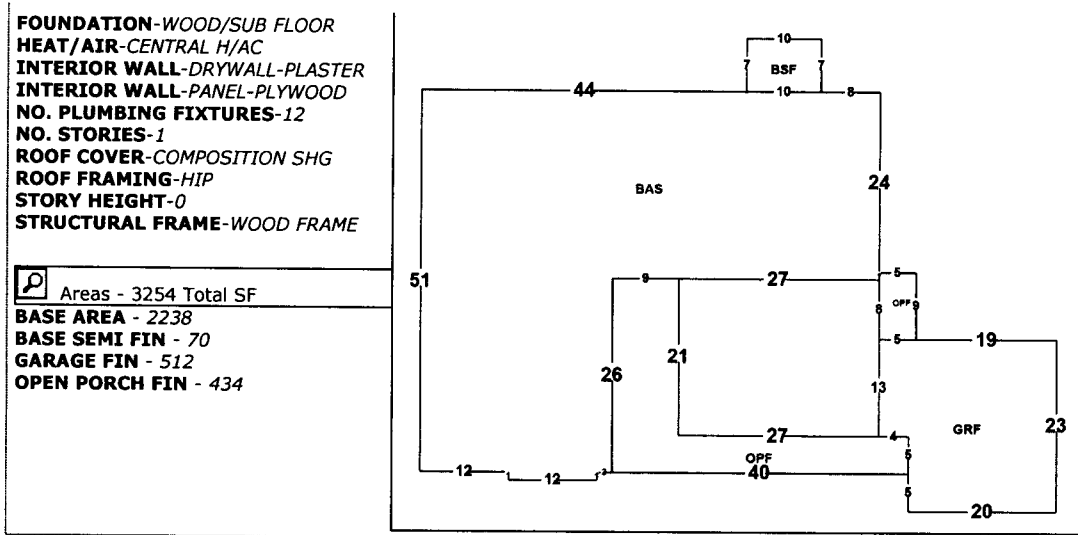
Real Estate Search Tangible Property Search Sale List

[Back](#)

← Navigate Mode Account Reference
→

[Printer Friendly Version](#)

General Information Reference: 231S301201003023 Account: 030444200 Owners: GIBBS TWANIA Mail: 1216 PORTLAND ST PENSACOLA, FL 32534 Situs: 1216 PORTLAND ST 32534 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$12,113</td> <td>\$125,298</td> <td>\$137,411</td> <td>\$137,411</td> </tr> <tr> <td>2017</td> <td>\$12,113</td> <td>\$115,128</td> <td>\$127,241</td> <td>\$127,241</td> </tr> <tr> <td>2016</td> <td>\$12,113</td> <td>\$113,161</td> <td>\$125,274</td> <td>\$125,274</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>		Year	Land	Imprv	Total	Cap Val	2018	\$12,113	\$125,298	\$137,411	\$137,411	2017	\$12,113	\$115,128	\$127,241	\$127,241	2016	\$12,113	\$113,161	\$125,274	\$125,274																
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/28/2012</td> <td>6954</td> <td>1154</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>03/11/2008</td> <td>6298</td> <td>1521</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>01/1976</td> <td>1010</td> <td>776</td> <td>\$3,300</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>528</td> <td>420</td> <td>\$3,290</td> <td>SC</td> <td>View Instr</td> </tr> <tr> <td>01/1971</td> <td>500</td> <td>216</td> <td>\$3,290</td> <td>SC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/28/2012	6954	1154	\$100	CJ	View Instr	03/11/2008	6298	1521	\$100	OT	View Instr	01/1976	1010	776	\$3,300	WD	View Instr	01/1971	528	420	\$3,290	SC	View Instr	01/1971	500	216	\$3,290	SC	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B 475 FT FOR POB CONT SAME COURSE 75... Extra Features METAL BUILDING POOL	
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Parcel Information Section Map Id: 23-1S-30-1 Approx. Acreage: 0.3842 Zoned: MDR Evacuation & Flood Information Open Report		Launch Interactive Map																																					
<p style="text-align: center;">View Florida Department of Environmental Protection(DEP) Data</p>																																							
Buildings Address: 1216 PORTLAND ST, Year Built: 1976, Effective Year: 1976 <table border="1"> <tr> <td>Structural Elements</td> <td></td> </tr> <tr> <td>DECOR/MILLWORK-AVERAGE</td> <td></td> </tr> <tr> <td>DWELLING UNITS-1</td> <td></td> </tr> <tr> <td>EXTERIOR WALL-BRICK-FACE/VENEER</td> <td></td> </tr> <tr> <td>FLOOR COVER-CARPET</td> <td></td> </tr> </table>				Structural Elements		DECOR/MILLWORK-AVERAGE		DWELLING UNITS-1		EXTERIOR WALL-BRICK-FACE/VENEER		FLOOR COVER-CARPET																											
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Images



7/5/02



7/5/02

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:05/02/2019 (tc.6000)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 01033, issued the 1st day of June, A.D., 2017 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:

BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B 475 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 30 BLK B UNRECORDED PLAT SUBURBAN ESTATES ALSO BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 W ALG S LI OF BLK B 400 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 31 BLK B UNRECORDED PLAT SUBURBAN ESTATES S/D PLAT DB 128 P 541 OR 6954 P 1154

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030444200 (19-521)

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

TWANIA GIBBS

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 November, which is the 4th day of November 2019.

Dated this 9th day of May 2019.

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

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030444200 Certificate Number: 001033 of 2017

Payor: TWANIA GIBBS 1216 PORTLAND ST PENSACOLA, FL 32534 Date 07/31/2019

Clerk's Check #	269122	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$2,982.35
		Postage	\$6.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,615.39

2988.77

\$ 3005.77

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
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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 # 2017 TD 001033
Redeemed Date 07/31/2019

Name TWANIA GIBBS 1216 PORTLAND ST PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$2,982.35 2988.77
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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
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FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 030444200 Certificate Number: 001033 of 2017

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/04/2019"/>	Redemption Date <input type="text" value="07/31/2019"/>
Months	7	3
Tax Collector	<input type="text" value="\$2,693.30"/>	<input type="text" value="\$2,693.30"/>
Tax Collector Interest	\$282.80	\$121.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,982.35	<input type="text" value="\$2,820.75"/> TTC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$49.04	\$21.02
Total Clerk	\$516.04	<input type="text" value="\$488.02"/> CL
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,615.39	\$3,325.77
	Repayment Overpayment Refund Amount	\$289.62
Book/Page	<input type="text" value="8093"/>	<input type="text" value="580"/>

Notes

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 8093, Page 580, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01033, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 030444200 (19-521)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B
475 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN
LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 30 BLK B UNRECORDED PLAT
SUBURBAN ESTATES ALSO BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P
43 W ALG S LI OF BLK B 400 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT
107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 31 BLK B
UNRECORDED PLAT SUBURBAN ESTATES S/D PLAT DB 128 P 541 OR 6954 P 1154

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TWANIA GIBBS

Dated this 31st day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

19-521

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15282

August 7, 2019

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 08-07-1999, through 08-07-2019, and said search reveals the following:

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

Twania Gibbs aka Twania Davis

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: 

August 7, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15282

August 7, 2019

231S301201003023 - Full Legal Description

BEG AT SE COR OF LT 18 BLK B SUBURBAN EST UNIT 1 PB 6 P 43 WLY ALG S LI OF BLK B 475 FT FOR POB
CONT SAME COURSE 75 FT 89 DEG 03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107
FT TO POB LT 30 BLK B UNRECORDED PLAT SUBURBAN ESTATES ALSO BEG AT SE COR OF LT 18 BLK B
SUBURBAN EST UNIT 1 PB 6 P 43 W ALG S LI OF BLK B 400 FT FOR POB CONT SAME COURSE 75 FT 89 DEG
03 MIN LEFT 107 FT 90 DEG 57 MIN LEFT 75 FT 89 DEG 03 MIN LEFT 107 FT TO POB LT 31 BLK B
UNRECORDED PLAT SUBURBAN ESTATES S/D PLAT DB 128 P 541 OR 6954 P 1154

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15282

August 7, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$137,411.00. Tax ID 03-0444-200.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 03-0444-200

CERTIFICATE NO.: 2017-1033

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

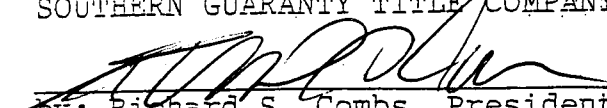
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2018 tax year.

Twania Gibbs aka
Twania Davis
1216 Portland St.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 2019.

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.