

19-523

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900233

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 / 1404**, 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: **03-3207-100**

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

Property Owner:
JOHNSON MARIE
1812 LOYOLA AVE
PENSACOLA, FL 32504
LT 14 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 3883 P 819

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
2017/1404	03-3207-100	06/01/2017	601.95	30.10	632.05

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	632.05
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	535.10
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)	1,542.15

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.	28,454.00
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 *Candice Lewis*

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

03-3207-100 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900233

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
03-3207-100	2017/1404	06-01-2017	LT 14 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 3883 P 819

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: 321S301700140001 Account: 033207100 Owners: JOHNSON MARIE Mail: 1812 LOYOLA AVE PENSACOLA, FL 32504 Situs: 1812 LOYOLA AVE 32504 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>\$15,000</td> <td>\$53,682</td> <td>\$68,682</td> <td>\$56,908</td> </tr> <tr> <td>2017</td> <td>\$15,000</td> <td>\$49,627</td> <td>\$64,627</td> <td>\$55,738</td> </tr> <tr> <td>2016</td> <td>\$15,000</td> <td>\$48,632</td> <td>\$63,632</td> <td>\$54,592</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2018	\$15,000	\$53,682	\$68,682	\$56,908	2017	\$15,000	\$49,627	\$64,627	\$55,738	2016	\$15,000	\$48,632	\$63,632	\$54,592
Year	Land	Imprv	Total	Cap Val																	
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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>11/1995</td> <td>3883</td> <td>819</td> <td>\$40,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/1994</td> <td>3628</td> <td>996</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/1994</td> <td>3599</td> <td>580</td> <td>\$18,100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1989</td> <td>2647</td> <td>264</td> <td>\$20,000</td> <td>WD</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)	11/1995	3883	819	\$40,900	WD	View Instr	08/1994	3628	996	\$100	WD	View Instr	05/1994	3599	580	\$18,100	WD	View Instr	01/1989	2647	264	\$20,000	WD	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description LT 14 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 3883 P 819 <hr/> Extra Features None
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11/1995	3883	819	\$40,900	WD	View Instr																										
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01/1989	2647	264	\$20,000	WD	View Instr																										

Parcel Information

Section Map Id:
32-1S-30

Approx. Acreage:
0.4519

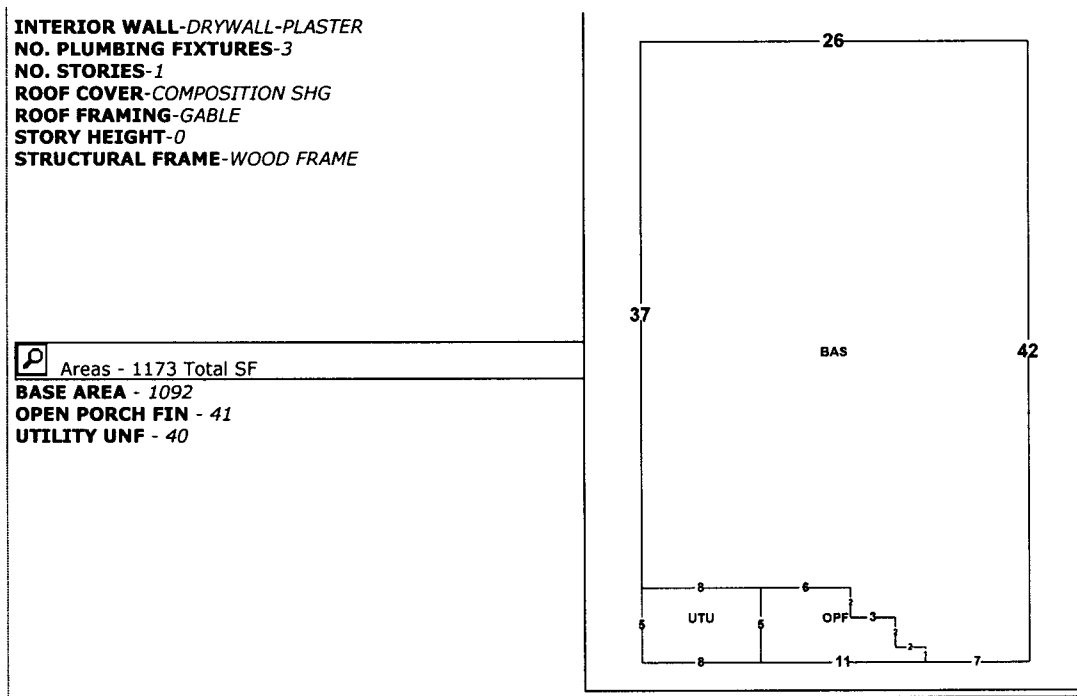
Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings	
Address: 1812 LOYOLA AVE, Year Built: 1995, Effective Year: 1995	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC	



Images



7/22/02

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.5926)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVA CREEK FUNDING II LLC** holder of **Tax Certificate No. 01404**, 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:

LT 14 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 3883 P 819

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033207100 (19-523)

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

MARIE JOHNSON

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: 033207100 Certificate Number: 001404 of 2017

Payor: MARIE JOHNSON 1812 LOYOLA AVE PENSACOLA, FL 32504 Date 06/03/2019

Clerk's Check #	5300844413	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$1,710.33
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,303.37

#1755.67

\$1772.67

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 001404

Redeemed Date 06/03/2019

Name MARIE JOHNSON 1812 LOYOLA AVE PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$516.04	\$1755.67
Due Tax Collector = TAXDEED	\$1710.33	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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: 033207100 Certificate Number: 001404 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="06/03/2019"/>
Months	7	2
Tax Collector	<input type="text" value="\$1,542.15"/>	<input type="text" value="\$1,542.15"/>
Tax Collector Interest	\$161.93	\$46.26
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,710.33	<input type="text" value="\$1,594.66"/> TC
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	\$14.01
Total Clerk	\$516.04	<input type="text" value="\$481.01"/> CH
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	\$2,343.37	\$2,092.67
	Repayment Overpayment Refund Amount	\$250.70
Book/Page	<input type="text"/>	<input type="text"/>

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 582, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01404, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **033207100 (19-523)**

DESCRIPTION OF PROPERTY:

LT 14 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 3883 P 819

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARIE JOHNSON

Dated this 3rd day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-523

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15284

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:

Marie Johnson

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.: 15284

August 7, 2019

Lot 14, Block A, First Addition to College Park, as per plat thereof, recorded in Plat Book 6, Page 70, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15284

August 7, 2019

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

1. MSBU Lien filed by Escambia County in O.R. Book 4443, page 319.
2. All Taxes Paid. The assessed value is \$68,682.00. Tax ID 03-3207-100.

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

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.: 03-3207-100

CERTIFICATE NO.: 2017-1404

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.

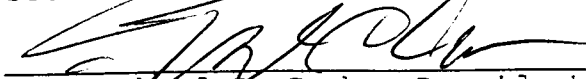
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2018 tax year.

Marie Johnson
1812 Loyola Ave.
Pensacola, FL 32504

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.

10.50 Rec
286.30 Doc

OR Bk3883 Pg0819
INSTRUMENT 00258184

This instrument prepared by:
Stephen R. Moorhead, Esquire
McDonald, Fleming, Moorhead &
Ferguson, Attorneys at Law
4300 Bayou Blvd, Ste 12&13
Pensacola, Florida 32503
95-S-4521

SPECIAL WARRANTY DEED

D S PD \$286.30
Mort \$0.00 ASUM \$0.00
DECEMBER 8, 1995
Ernie Lee Nagaha,
Clerk of the Circuit Court
BY *[Signature]* D.C.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE, made this 30th day of November, 1995, between PENSACOLA HABITAT FOR HUMANITY, INC., a Florida not for profit corporation, party of the first part, whose mailing address is P.O. Box 13204, Pensacola, Florida 32591-3204 and **MARIE JOHNSON**, a single woman, whose mailing address is 1812 Loyola Street, Pensacola, FL 32504, Soc Sec. No. _____, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns, forever, the property described as follows, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 14, Block A, First Addition to College Park, a subdivision of a portion of Section 32, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 6 at Page 70 of the Public Records of said county.

Parcel ID#: 32-1S-30-1700-140-001

To have and to hold the same unto the said party of the second part in fee simple.

And the said party of the first part does hereby covenant with the said party of the second part, that except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under him, but against none other.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

IN WITNESS WHEREOF, the undersigned has hereunto set the seal of the corporation on this the 30th day of November, 1995.

Signed, sealed and delivered
in the presence of:

PENSACOLA HABITAT FOR HUMANITY, INC.

By: *Betty H. Salter*
BETTY H. SALTER, its President

Angela R. Stull

Angela R. Stull
Printed name of Witness

Angelyn C. Westmoreland

ANGELYN C. WESTMORELAND
Printed name of Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of November 1995, by BETTY H. SALTER, President of PENSACOLA HABITAT FOR HUMANITY, INC., a Florida not for profit corporation, who executed same on behalf of the said corporation, who is personally known to me.

Angela R. Stull
NOTARY PUBLIC



ANGELAR. STULL
My Comm Exp. 7/04/99
Bonded By Service ins
No. CC477817

Personally Known Other I. D.