

19-462

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900163

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17**, holder of **Tax Sale Certificate Number 2017 / 2444**, 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: **05-3871-884**

Cert Holder:
CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
SAN LUIS LOIDA D
2044 TUJAQUES PL
PENSACOLA, FL 32505

LOT 20 BLK D THE COTTAGES AT MARCUS LAKE PB 15 P 94 OR 5354 P 1625

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
2017/2444	05-3871-884	06/01/2017	1,403.38	70.17	1,473.55

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
2018/2503	05-3871-884	06/01/2018	1,417.25	6.25	70.86	1,494.36

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	2,967.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,308.72
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)	4,651.63

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.	60,457.00
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 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-3871-884 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900163

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CATALINA TAX CO LLC SERIES 17 US BANK % CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
05-3871-884	2017/2444	06-01-2017	LOT 20 BLK D THE COTTAGES AT MARCUS LAKE PB 15 P 94 OR 5354 P 1625

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
CATALINA TAX CO LLC SERIES 17 US BANK %
CATALINA TAX -SER 17
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
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: 122S304005020004 Account: 053871884 Owners: SAN LUIS LOIDA D Mail: 2044 TUJAQUES PL PENSACOLA, FL 32505 Situs: 2044 TUJAQUES PL 32505 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>\$13,000</td> <td>\$128,034</td> <td>\$141,034</td> <td>\$120,914</td> </tr> <tr> <td>2017</td> <td>\$13,000</td> <td>\$118,239</td> <td>\$131,239</td> <td>\$118,428</td> </tr> <tr> <td>2016</td> <td>\$13,000</td> <td>\$114,505</td> <td>\$127,505</td> <td>\$115,993</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <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	\$13,000	\$128,034	\$141,034	\$120,914	2017	\$13,000	\$118,239	\$131,239	\$118,428	2016	\$13,000	\$114,505	\$127,505	\$115,993
Year	Land	Imprv	Total	Cap Val																	
2018	\$13,000	\$128,034	\$141,034	\$120,914																	
2017	\$13,000	\$118,239	\$131,239	\$118,428																	
2016	\$13,000	\$114,505	\$127,505	\$115,993																	

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/2004</td> <td>5354 1625</td> <td>\$121,350</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>03/2000</td> <td>4544 1711</td> <td>\$55,500</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)	02/2004	5354 1625	\$121,350	WD	View Instr	03/2000	4544 1711	\$55,500	WD	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION, WIDOW Legal Description LOT 20 BLK D THE COTTAGES AT MARCUS LAKE PB 15 P 94 OR 5354 P 1625 Extra Features None
Sale Date	Book Page	Value	Type	Official Records (New Window)												
02/2004	5354 1625	\$121,350	WD	View Instr												
03/2000	4544 1711	\$55,500	WD	View Instr												

Parcel Information

Section Map Id: 12-2S-30-2

Approx. Acreage: 0.2216

Zoned: HDMU

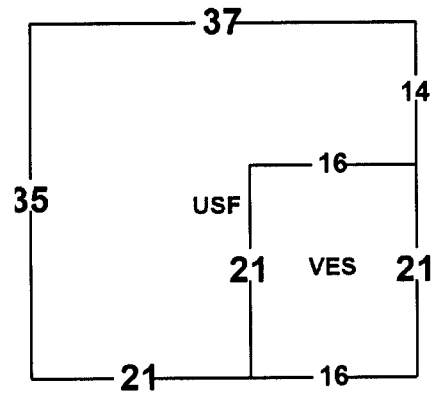
Evacuation & Flood Information
[Open Report](#)


[Launch Interactive Map](#)

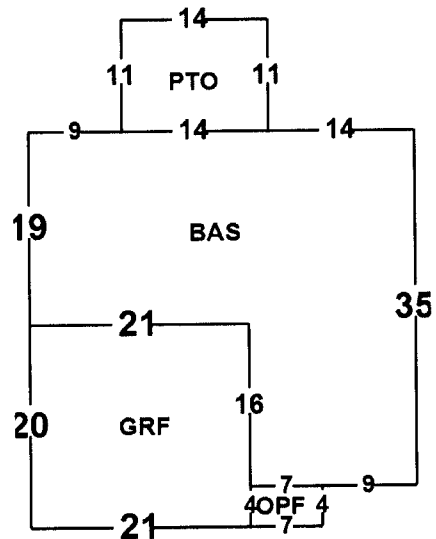
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings	
Address: 2044 TUJAQUES PL, Year Built: 2004, Effective Year: 2004	
Structural Elements DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-11	

NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 2856 Total SF
BASE AREA - 959
GARAGE FIN - 420
OPEN PORCH FIN - 28
PATIO - 154
UPPER STORY FIN - 959
VESTIBULE - 336



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.

Last Updated: 04/26/2019 (tc.30373)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CATALINA TAX CO LLC SERIES 17 US BANK** holder of **Tax Certificate No. 02444**, 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:

LOT 20 BLK D THE COTTAGES AT MARCUS LAKE PB 15 P 94 OR 5354 P 1625

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053871884 (19-462)

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

LUIS LOIDA D SAN

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 **7th day of October 2019**.

Dated this 3rd 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: 053871884 Certificate Number: 002444 of 2017

Payor: ALLISON QUIMINIANO 10475 SW 165TH TERR MIAMI FL 33157 Date 07/09/2019

Clerk's Check #	1	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$5,076.53
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,702.56

5035.22

\$5052.22

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 002444

Redeemed Date 07/09/2019

Name ALLISON QUIMINIANO 10475 SW 165TH TERR MIAMI FL 33157

Clerk's Total = TAXDEED	\$509.03	5035.22
Due Tax Collector = TAXDEED	\$5,076.53	
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: 053871884 Certificate Number: 002444 of 2017

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="07/09/2019"/>
Months	6	3
Tax Collector	<input type="text" value="\$4,651.63"/>	<input type="text" value="\$4,651.63"/>
Tax Collector Interest	\$418.65	\$209.32
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,076.53	<input type="text" value="\$4,867.20"/> 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	\$42.03	\$21.02
Total Clerk	\$509.03	<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	\$5,702.56	\$5,372.22
	Repayment Overpayment Refund Amount	\$330.34
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 8089, Page 314, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02444, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 053871884 (19-462)

DESCRIPTION OF PROPERTY:

LOT 20 BLK D THE COTTAGES AT MARCUS LAKE PB 15 P 94 OR 5354 P 1625

SECTION 12, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: LOIDA D SAN LUIS

Dated this 9th day of July 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

19-462
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15222

July 11, 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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

Loida D. San Luis

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15222

July 11, 2019

Lot 20, Block D, The Cottages at Marcus Lake, as per plat thereof, recorded in Plat Book 15, Page 94, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15222

July 11, 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 \$141,034.00. Tax ID 05-3871-884.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 05-3871-884

CERTIFICATE NO.: 2017-2444

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

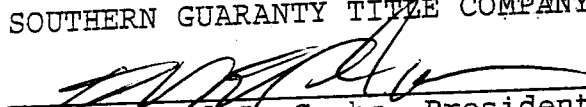
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2018 tax year.

Loida D. San Luis
2044 Tujaques Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 12th day of July, 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.

REC'D
1/10
16/1

OR BK 5354 PG 1625
Escambia County, Florida
INSTRUMENT 2004-211543

DEED DOC STAMPS PD @ ESC CO \$ 649.00
03/02/04 ERNIE LEE HAGANA, CLERK

This Document Prepared By and Return to:
John W. Monroe, Jr. of
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32501
File # A0458- 098845

Parcel ID Number: 12-2S-30-4005-020-004
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 20th day of February, 2004 A.D., Between
Adams Homes of Northwest Florida, Inc., a corporation existing under
the laws of the State of Florida
of the County of **Santa Rosa**, State of **Florida**, grantor, and
Loida D. San Luis, A Widowed Woman
whose address is: **2044 Tujaques Place Pensacola, Florida 32505**
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 20, Block D, THE COTTAGES AT MARCUS LAKE, being a portion of Section 12,
Township 2 South, Range 30 West, Escambia County, Florida, according to the
Plat recorded in Plat Book 15, Page 94, of the Public Records of said County.

There is expressly excepted from the warranties herein contained all
easements and restrictions of record, if any, and ad valorem real
property taxes for the year 2004 and subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

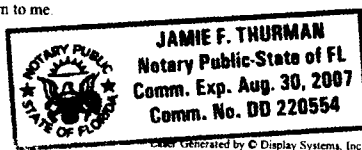
Signed, sealed and delivered in our presence: **Adams Homes of Northwest Florida, Inc.**

Jamie F. Thurman By: *Wayne L. Adams* (Seal)
Printed Name: Jamie F. Thurman **Wayne L. Adams, President**
Witness P.O. Address: 1101 Gulf Breeze Parkway, Suite 229
Gulf Breeze, FL 32561

Selena J. Steadham
Printed Name: Selena J. Steadham
Witness

STATE OF **Florida** (Corporate Seal)
COUNTY OF **Escambia**

The foregoing instrument was acknowledged before me this 20th day of February, 2004 by
Wayne L. Adams, President of Adams Homes of Northwest Florida, Inc., a
Florida Corporation, on behalf of the corporation
who is personally known to me



Jamie F. Thurman
Printed Name: Jamie F. Thurman
Notary Public

S007