

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900229

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
09-1430-014	2017/4557	06-01-2017	UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728

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

09-1430-014 2017



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference  
→

[Printer Friendly Version](#)

General Information		Assessments				
<b>Reference:</b>	251S312410001002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	091430014	2018	\$0	\$135,158	\$135,158	\$135,158
<b>Owners:</b>	D C DEVELOPMENT LLC	2017	\$0	\$132,000	\$132,000	\$132,000
<b>Mail:</b>	5611 Hawkgrove Pl LITHIA, FL 33547	2016	\$0	\$132,000	\$132,000	\$132,000
<b>Situs:</b>	7095 N BLUE ANGEL 201 32526	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	CONDO-RES UNIT	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>&gt; File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					

Sales Data		2018 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book Page Value Type</b>	None	
		<b>Legal Description</b>	
None		UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	<b>Official Records (New Window)</b>	<b>Extra Features</b>	
		None	

**Parcel Information**

**Section Map Id:**  
25-1S-31

**Approx. Acreage:**  
1.4839

**Zoned:**   
Com

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

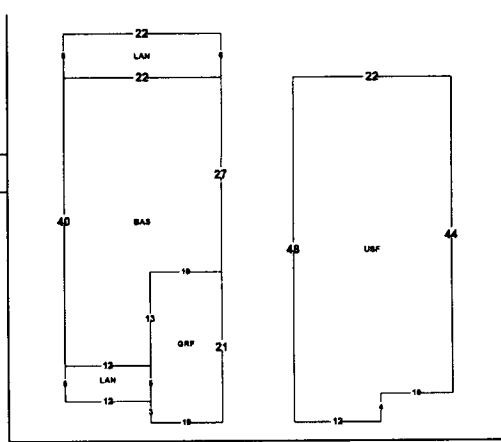
**Launch Interactive Map**

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

Buildings	
Address: 7095 N BLUE ANGEL 201, Year Built: 2006, Effective Year: 2006	
<b>Structural Elements</b>	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-SIDING-LAP.AAVG	
FLOOR COVER-CARPET	
FOUNDATION-SLAB ON GRADE	
HEAT/AIR-CENTRAL H/AC	
INTERIOR WALL-DRYWALL-DECORAT	

**NO. PLUMBING FIXTURES-10****NO. STORIES-2****ROOF COVER-DIMEN/ARCH SHNG****ROOF FRAMING-HIP****STORY HEIGHT-10****STRUCTURAL FRAME-MASONRY PIL/STL**

Areas - 2378 Total SF

**BASE AREA - 960****GARAGE FIN - 210****LANAI - 192****UPPER STORY FIN - 1016**

Images



11/2/16

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.3337)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04557**, 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:

**UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728**

**SECTION 25, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091430014 (19-545)**

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

**D C DEVELOPMENT 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 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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 091430014 Certificate Number: 004557 of 2017**

Redemption ☐ 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="07/29/2019"/> 
Months	7	3
Tax Collector	<input type="text" value="\$7,208.85"/>	<input type="text" value="\$7,208.85"/>
Tax Collector Interest	\$756.93	\$324.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,972.03	<input type="text" value="\$7,539.50"/> 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	\$21.02
Total Clerk	\$516.04	<input type="text" value="\$488.02"/> 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	\$8,605.07	\$8,044.52
	Repayment Overpayment Refund Amount	\$560.55
Book/Page	<input type="text" value="8093"/>	<input type="text" value="739"/>

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



**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

**Case # 2017 TD 004557**

**Redeemed Date 07/29/2019**

**Name LAWRENCE PARKER 5949 BEACONPARK ST LITHIA FL 33547**

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$7,972.03 <b>7707.52</b>
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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**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: 091430014 Certificate Number: 004557 of 2017**

**Payor: LAWRENCE PARKER 5949 BEACONPARK ST LITHIA FL 33547 Date 07/29/2019**

Clerk's Check #	5300968625	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$7,972.03
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$8,605.07</del>

**\$ 7724.52**

**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>

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

Tax Certificate No. Certificate No. 04557, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 091430014 (19-545)

DESCRIPTION OF PROPERTY:

UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P  
1055 OR 6048 P 1728

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: D C DEVELOPMENT LLC

Dated this 29th day of July 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

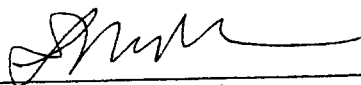
Name of Roadway: North Blue Angel Parkway

Legal Address of Property: 7095 North Blue Angel Parkway Pensacola FL 32526

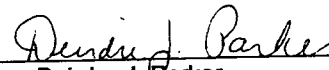
The County ( ) has accepted ( x ) has not accepted the abutting roadway for maintenance.

This form completed by: McDonald Fleming Moorhead, Attorneys At Law  
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

**AS TO SELLER(S):**

  
Seller: Lawrence M. Parker

Audie C. Ware  
Witness: Audie C. Ware

  
Seller: Deirdre J. Parker

Becky Morgan  
Witness: BECKY MORGAN

**AS TO BUYER(S):**

D C Development, LLC, a Florida limited liability company

Audie C. Ware  
Witness: Audie C. Ware

By:  manager  
Lawrence Parker, its Manager

Becky Morgan  
Witness: BECKY MORGAN

Prepared By: Stephen R. Moorhead  
McDonald Fleming Moorhead, Attorneys at Law  
4300 Bayou Blvd. Suite 13  
PENSACOLA, FL 32503  
File Number: 05-0707  
Parcel ID #: 251S31-2304-000-002  
Grantee(s) SS #:

### WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 01/31/2005 by Lawrence M. Parker and Deirdre J. Parker, husband and wife whose post office address is: 13650 Gulf Blvd., #303, Madeira Beach, FL 33708 hereinafter called the GRANTOR, to D C Development, LLC, a Florida limited liability company whose post office address is: 13650 Gulf Blvd., #303, Madeira Beach FL 33708 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Commence at a 4" X 4" concrete monument, unnumbered, marking the Northwest corner of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence go S 01 degrees 49'14" W along the West line of said Section 25, a distance of 1369.84 feet to a point on the Southerly right of way line of 'Blue Angel Parkway', (a/k/a State Road #297, a 100' R/W); thence go S 88 degrees 25'44" E along the said Southerly right of way line for 821.73 feet to the point of beginning. Thence continue along said Southerly right of way, S 88 degrees 25'44" E a distance of 130.06 feet; thence departing from right of way line S 23 degrees 45'12" W a distance of 341.22 feet; thence go N 71 degrees 55'57" W A distance of 244.51 feet; thence go N 44 degrees 59'11" E a distance of 339.41 feet to point of beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Audie C. Ware  
Print Name: Audie C. Ware

Lawrence M. Parker  
Lawrence M. Parker

Signature: Becky Morgan  
Print Name: BECKY MORGAN

Deirdre J. Parker  
Deirdre J. Parker

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of January, 2005, by: Lawrence M. Parker and Deirdre J. Parker, husband and wife.

Signature: Audie C. Ware  
Print Name: Audie C. Ware Notary Public

\_\_\_\_ Personally Known  
OR  
☒ Produced Identification  
Type of Identification Produced Drivers Licenses



Audie C. Ware  
MY COMMISSION # DD131171 EXPIRES  
November 4, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

# 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.: 09-1430-014

CERTIFICATE NO.: 2017-4557

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.

D C Development LLC  
Attn: Lawrence Parker, Reg. Agent  
5949 Beaconpark St.  
Lithia, FL 33547

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15305

August 8, 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 \$135,158.00. Tax ID 09-1430-014.

**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.: 15305

August 8, 2019

**Unit B-1, Blue Angel Condominium, a condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6048, Page 1728, as thereafter amended, of the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-545

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15305

August 8, 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 08-08-1999, through 08-08-2019, and said search reveals the following:

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

D C Development, 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: 

August 8, 2019