

19-561

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900251

**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 / 6009**, 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: **10-4601-198**

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

Property Owner:  
**ROBERT JOSHUA B**  
**13700 PERDIDO KEY DR # 250-C**  
**PENSACOLA, FL 32507**  
UNIT C-250 VILLAGIO CONDOMINIUM ALSO 1.87% INT IN  
COMMON ELEMENTS OR 7452 P 1107

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
2017/6009	10-4601-198	06/01/2017	1,518.70	75.94	1,594.64

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
2018/6082	10-4601-198	06/01/2018	1,495.86	6.25	74.79	1,576.90

**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	3,171.54
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,670.30
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)	5,216.84

**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,	
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 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 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.

10-4601-198 2017

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900251

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
10-4601-198	2017/6009	06-01-2017	UNIT C-250 VILLAGIO CONDOMINIUM ALSO 1.87% INT IN COMMON ELEMENTS OR 7452 P 1107

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](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 3535320100250003  <b>Account:</b> 104601198  <b>Owners:</b> ROBERT JOSHUA B  <b>Mail:</b> 13700 PERDIDO KEY DR # 250-C                  PENSACOLA, FL 32507  <b>Situs:</b> 13700 PERDIDO KEY DR C-250 32507  <b>Use Code:</b> CONDO-RES UNIT   <b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>                  Tax Inquiry link courtesy of Scott Lunsford                  Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <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>\$0</td> <td>\$123,500</td> <td>\$123,500</td> <td>\$92,950</td> </tr> <tr> <td>2017</td> <td>\$0</td> <td>\$84,500</td> <td>\$84,500</td> <td>\$84,500</td> </tr> <tr> <td>2016</td> <td>\$0</td> <td>\$84,500</td> <td>\$84,500</td> <td>\$84,500</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;">&gt; <a href="#">File for New Homestead Exemption Online</a></p>	Year	Land	Imprv	Total	Cap Val	2018	\$0	\$123,500	\$123,500	\$92,950	2017	\$0	\$84,500	\$84,500	\$84,500	2016	\$0	\$84,500	\$84,500	\$84,500										
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<p><b>Sales Data</b></p> <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>12/18/2015</td> <td>7452</td> <td>1107</td> <td>\$152,900</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/24/2012</td> <td>6903</td> <td>335</td> <td>\$2,200,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/20/2012</td> <td>6834</td> <td>1642</td> <td>\$100</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/19/2011</td> <td>6713</td> <td>1082</td> <td>\$200</td> <td>CT</td> <td><a href="#">View Instr</a></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)	12/18/2015	7452	1107	\$152,900	WD	<a href="#">View Instr</a>	08/24/2012	6903	335	\$2,200,000	WD	<a href="#">View Instr</a>	03/20/2012	6834	1642	\$100	CT	<a href="#">View Instr</a>	04/19/2011	6713	1082	\$200	CT	<a href="#">View Instr</a>	<p><b>2018 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>UNIT C-250 VILLAGIO CONDOMINIUM ALSO 1.87% INT IN COMMON ELEMENTS OR 7452 P 1107</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
12/18/2015	7452	1107	\$152,900	WD	<a href="#">View Instr</a>																										
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04/19/2011	6713	1082	\$200	CT	<a href="#">View Instr</a>																										

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
35-3S-32-2

**Approx. Acreage:**  
6.0139

**Zoned:**   
CC-PK

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


View Florida Department of Environmental Protection(DEP) Data

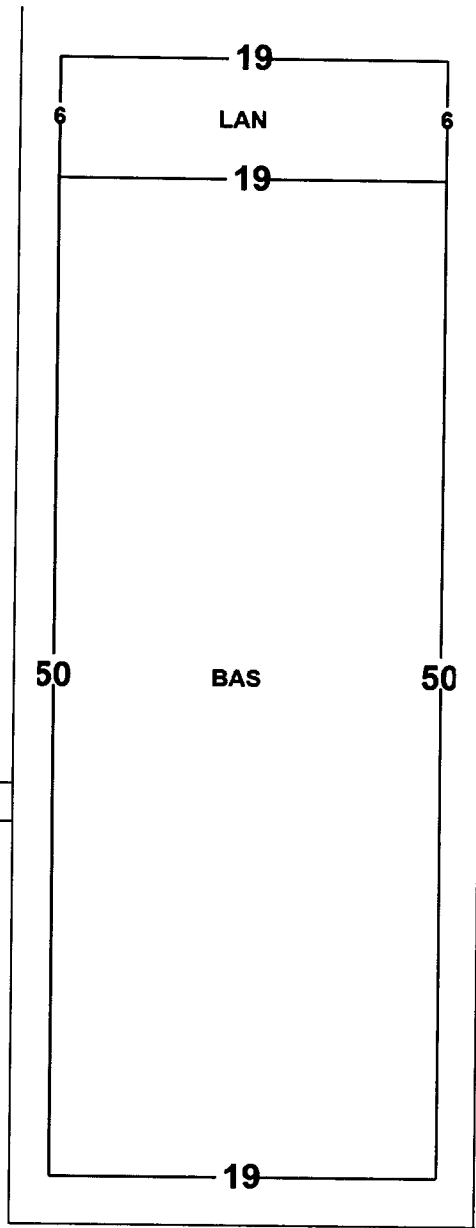
**Buildings**

Address: 13700 PERDIDO KEY DR C-250, Year Built: 2006, Effective Year: 2006

<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-ABOVE AVERAGE</b>  <b>DWELLING UNITS-1</b>  <b>EXTERIOR WALL-STUCCO OV BLOCK</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-SLAB ON GRADE</b>  <b>HEAT/AIR-CENTRAL H/AC</b></p>	
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**INTERIOR WALL-DRYWALL-DECORAT**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-TILE/CLAY/CEMNT**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-10**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 1064 Total SF  
**BASE AREA - 950**  
**LANAI - 114**



Images



7/15/16

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:05/09/2019 (tc.2046)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 06009**, 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 C-250 VILLAGIO CONDOMINIUM ALSO 1.87% INT IN COMMON ELEMENTS OR 7452 P 1107**

**SECTION 35, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104601198 (19-561)**

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

**JOSHUA B ROBERT**

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 **December**, which is the **2nd day of December 2019**.

Dated this 13th 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: 104601198 Certificate Number: 006009 of 2017**

**Payor: JOSHUA ROBERT 10238 COLUMBIA AVE DENHAM SPRINGS LA 70726**      **Date**  
 06/28/2019

Clerk's Check #	5505569247	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$5,849.11
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,489.15</del>

# 5540.61

\$5557.61

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

## 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 8094, Page 646, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06009, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **104601198 (19-561)**

DESCRIPTION OF PROPERTY:

**UNIT C-250 VILLAGIO CONDOMINIUM ALSO 1.87% INT IN COMMON ELEMENTS OR 7452  
P 1107**

**SECTION 35, TOWNSHIP 3 S, RANGE 32 W**

NAME IN WHICH ASSESSED: JOSHUA B ROBERT

Dated this 28th 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

19-561

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15327

September 3, 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 09-03-1999, through 09-03-2019, and said search reveals the following:

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

Jsohua B. Robert

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: 

September 3, 2019



**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15327

September 3, 2019

**Unit C-250 of Villagio Condominium, a Mixed-Use Condominium, according to the Declaration of Condominium recorded in O.,R. Book 5912, Page 1, of the Public Records of Escambia County, Florida, and any amendmenbts thereto, together with its undivided share in the common elements.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15327

September 3, 2019

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

1. All Taxes Paid. The assessed value is \$128,250.00. Tax ID 10-4601-198.

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: 12-2-2019

TAX ACCOUNT NO.: 10-4601-198

CERTIFICATE NO.: 2017-6009

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

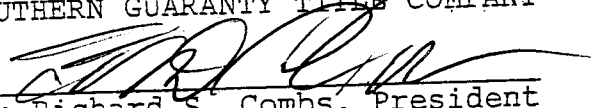
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for     tax year.

Joshua B. Robert  
13700 Perdido Key Dr. #250-C  
Pensacola, FL 32507

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

Prepared by:  
David B. Taylor, III, Esq.  
Beggs & Lane, LLP  
501 Commendencia Street  
Pensacola, Florida 32502  
File Number: 17246-69920

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### General Warranty Deed

THIS DEED IS made this 18 day of December, 2015, by **Villagio Partners Enterprises, LLC, a Florida limited liability company**, whose address is 226 Sabine Drive, Gulf Breeze, Florida 32561 ("Grantor"), to **Joshua B. Robert**, whose address is 13700 Perdido Key Drive, Unit #250-C, Pensacola, Florida 32507 ("Grantee").

#### WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to said Grantee and Grantee's heirs, successors and assigns, forever, the following described land situate, lying and being in Escambia County, Florida, to-wit:

Unit C-250 of Villagio Condominium, a Mixed-Use Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5912, Page(s) 1, of the Public Records of Escambia County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**Subject** to zoning restrictions and other requirements imposed by governmental authorities; recorded restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and ad valorem taxes for 2016 and thereafter.

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

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

**Said property** is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

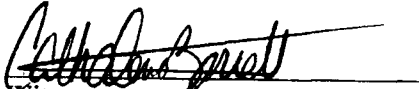
**And**, subject to the foregoing, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**"Grantor" and "Grantee"** are used for singular or plural, as the context requires.

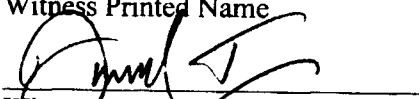
Prepared by:  
David B. Taylor, III, Esq.  
Beggs & Lane, LLP  
501 Commendencia Street  
Pensacola, Florida 32502  
File Number: 17246-69920

**In Witness Whereof**, Grantor has signed and sealed this instrument as of the day and year first above written.

*Signed, sealed and delivered in our presence:*

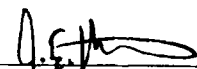
  
\_\_\_\_\_  
Witness

Cathalena Barrett  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

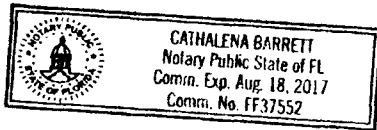
DAVID B. TAYLOR, III  
\_\_\_\_\_  
Witness Printed Name

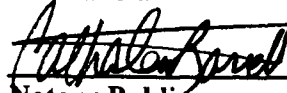
**VILLAGIO PARTNERS ENTERPRISES, LLC,**  
a Florida limited liability company

By:   
\_\_\_\_\_  
Joseph E. Mercer, its Manager

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this <sup>18<sup>th</sup></sup> day of December, 2015, by Joseph E. Mercer, as Manager of Villagio Partners Enterprises, LLC, a Florida limited liability company, on behalf of said company. Said person is either personally known to me or has produced a current Florida driver's license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: Cathalena Barrett  
My Commission Expires: Aug. 18, 2017

Parcel ID Number: 353S320100250003