

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900208

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 / 8685**, 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:
15-2674-000

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

Property Owner:
FOWLER AMOS E
831 LYDIA AVE
PENSACOLA, FL 32505
S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S
20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR (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
2017/8685	15-2674-000	06/01/2017	1,062.13	53.11	1,115.24

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
2018/8870	15-2674-000	06/01/2018	1,070.61	6.25	53.53	1,130.39

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

2,245.63
0.00
1,085.96
200.00
175.00
3,706.59

Amounts Certified by Clerk of Court (Lines 8-15):

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
19. Total Amount to Redeem

Total Amount Paid

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 2019

By

Candice Lunsford

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-2674-000 2017

S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900208

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
15-2674-000	2017/8685	06-01-2017	S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

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

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

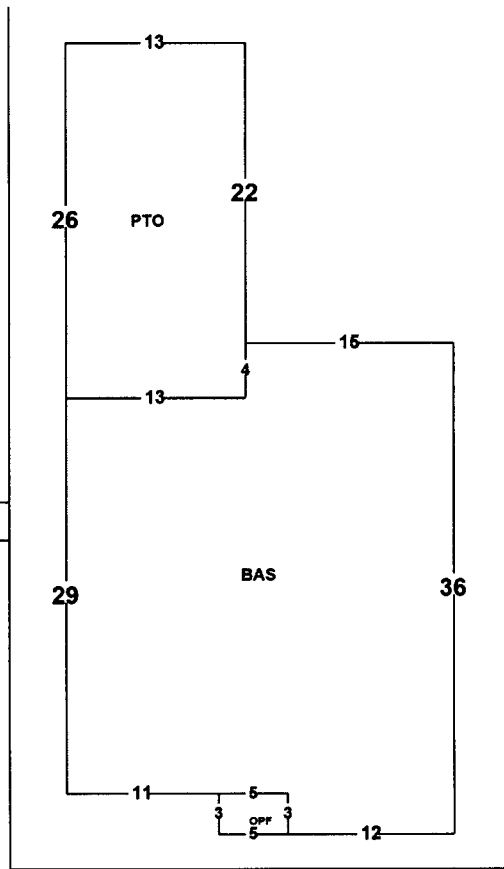


Areas - 1261 Total SF

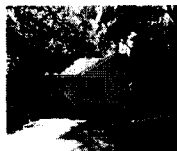
BASE AREA - 908

OPEN PORCH FIN - 15

PATIO - 338



Images



4/19/16

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:05/08/2019 (tc.5601)



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List


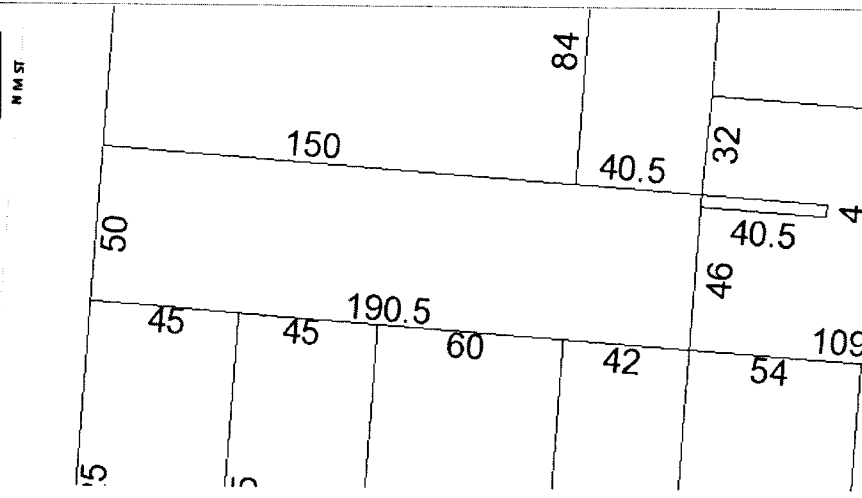
[Back](#)

☒ Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments	
Reference:	000S009080140036	Year	Land
Account:	152674000		Imprv
Owners:	FOWLER AMOS E		Total
Mail:	831 LYDIA AVE		Cap Val
	PENSACOLA, FL 32505	2018	\$15,138
Situs:	222 N M ST 32502		\$45,243
Use Code:	SINGLE FAMILY RESID	2017	\$15,138
Taxing Authority:	PENSACOLA CITY LIMITS		\$35,013
Tax Inquiry:	Open Tax Inquiry Window	2016	\$15,138
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector			\$33,907
			\$49,045
			\$49,045
		Disclaimer	
		Tax Estimator	
		> File for New Homestead Exemption Online	

Sales Data		2018 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
	Official Records (New Window)		
10/1979 1412 161 \$100 WD	View Instr		
01/1978 1181 685 \$12,500 WD	View Instr		
01/1976 1044 774 \$15,400 WD	View Instr		
01/1973 748 959 \$12,500 WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description	
		S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117	
		Extra Features	
		None	

Parcel Information		Launch Interactive Map	
Section Map Id:			
CA117			
Approx. Acreage:	0.2220		
Zoned:	R-1A		
Evacuation & Flood Information	Open Report		
View Florida Department of Environmental Protection(DEP) Data			

Buildings	
Address: 222 N M ST, Year Built: 1951, Effective Year: 1975	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-STUCCO OV BLOCK	
FLOOR COVER-HARDWOOD/PARQUET	
FOUNDATION-WOOD/SUB FLOOR	

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08685**, 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:

S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT 27 BLK 36 OR 1412 P 161 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152674000 (19-587)

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

AMOS E FOWLER

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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 152674000 Certificate Number: 008685 of 2017

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/02/2019"/>	Redemption Date <input type="text" value="06/21/2019"/>
Months	8	2
Tax Collector	<input type="text" value="\$3,706.59"/>	<input type="text" value="\$3,706.59"/>
Tax Collector Interest	\$444.79	\$111.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,157.63	<input type="text" value="\$3,824.04"/> 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	\$56.04	<input type="text" value="\$14.01"/>
Total Clerk	\$523.04	<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	\$4,797.67	\$4,322.05
	Repayment Overpayment Refund Amount	\$475.62
Book/Page	<input type="text"/>	<input type="text"/>

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 008685

Redeemed Date 06/21/2019

Name LARRY FOWLER 724 SAILFISH DR FT WALTON BEACH FL 32548

Clerk's Total = TAXDEED	\$523.04	3985.05
Due Tax Collector = TAXDEED	\$4,157.63	
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
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

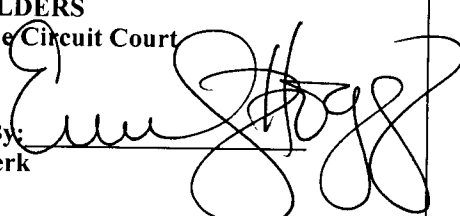
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 152674000 Certificate Number: 008685 of 2017**

Payor: LARRY FOWLER 724 SAILFISH DR FT WALTON BEACH FL 32548 Date 06/21/2019

Clerk's Check #	1	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$4,157.63
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,797.67

\$1,4002.05

**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 8094, Page 790, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08685, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **152674000 (19-587)**

DESCRIPTION OF PROPERTY:

**S 20 FT OF LT 14 ALL LT 15 AND W 40 FT 6 IN OF LT 26 AND S 20 FT OF W 40 FT 6 IN OF LT
27 BLK 36 OR 1412 P 161 CA 117**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: AMOS E FOWLER

Dated this 21st day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

This Warranty Deed Made and executed the 17th day of October A.D. 1979 by
College Estates Apartments, Inc.

a corporation existing under the laws of Florida, and having its principal place of
business at 1258 Marler Drive, Fort Walton Beach, Florida 32548
hereinafter called the grantor, to

✓ Amos Emanuel Fowler

whose postoffice address is Pensacola, Florida 831 Lydia Ave.
32505
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the 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 considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Escambia
County, Florida, viz:

Lot 15 and the South 20 feet of Lot 14, Block 36, Maxent Tract;
Also the West 40 feet 6 inches of Lot 26 and the South 20 feet of
the West 40.5 feet of Lot 27, Block 36, Maxent Tract, as per map
of the City of Pensacola copyrighted by Thomas C. Watson in 1906.

Prepared by Amos Fowler
1258 Marler Dr
Fort Walton Beach FL 32548

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons with
and that said land is free of all encumbrances

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be
executed in its name, and its corporate seal to be hereunto duly
proper officers thereunto duly authorized, this day and year first above written.

ATTEST:

Secretary

Signed, sealed and delivered in our presence:

Amos L. Fowler
COLLEGE ESTATES APARTMENTS, INC.

STATE OF Florida
COUNTY OF Okaloosa

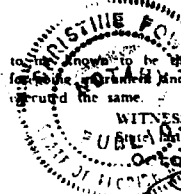
I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

Amos L. Fowler Sr.

known to me to be the person described in and who executed the
foregoing instrument and he acknowledged before me that he
executed the same.

WITNESS my hand and official seal in the County and
State aforesaid this 17th day of

October, A.D. 1979



Christine Fowler
Notary Public, State of Florida at Large

My Commission Expires Oct. 3, 1982

Printed By American Fax & Camera Company

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.
FEB 11 3 07 PM '80
IN 502-9-0-1000
JULIA J. HARRIS
CLERK OF COUNTY
ESCAMBIA COUNTY

001842

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.: 15-2674-000

CERTIFICATE NO.: 2017-8685

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.

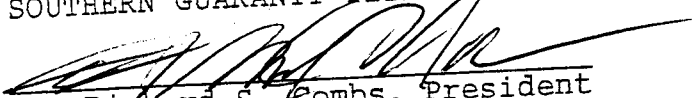
YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Amos E. Fowler
831 Lydia Ave.
Pensacola, FL 32505
and
222 North M St.
Pensacola, FL 32502

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15352

September 4, 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 \$68,063. Tax ID 15-2674-000.

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.: 15352

September 4, 2019

Lot 15 and the South 20 feet of Lot 14, Block 36, Maxent Tract; also the West 40 feet 6 inches of Lot 26 and the South 20 feet of the West 40.5 feet of Lot 27, Block 36, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

19-587
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15352

September 4, 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 09-04-1999, through 09-04-2019, and said search reveals the following:

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

Amos E. Fowler

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 4, 2019