

0221-29

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	CONTI BRYCE 5317 BELLVIEW AVE PENSACOLA, FL 32526 6340 DENVER AVE BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT ALG SAME LI (Full legal attached.)	Certificate #	2018 / 1703
		Date certificate issued	06/01/2018
		Deed application number	2000250
		Account number	04-1151-200

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1703	06/01/2018	1,149.53	57.48	1,207.01
→ Part 2: Total*				1,207.01

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/1669	06/01/2019	1,204.19	6.25	60.21	1,270.65
Part 3: Total*					1,270.65

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,477.66
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,098.50
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,951.16

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia County, Florida

Date April 20th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>02/01/2021</u>

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO LEFT 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A OR 7404 P 1925

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000250

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
04-1151-200	2018/1703	06-01-2018	BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO LEFT 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A OR 7404 P 1925

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

04-02-2020
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>General Information</p> <p>Reference: 421S302201006002 Account: 041151200 Owners: CONTI BRYCE Mail: 5317 BELLVIEW AVE PENSACOLA, FL 32526 Situs: 6340 DENVER AVE 32526 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</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>2019</td><td>\$10,441</td><td>\$60,406</td><td>\$70,847</td><td>\$70,847</td></tr> <tr> <td>2018</td><td>\$10,500</td><td>\$56,892</td><td>\$67,392</td><td>\$67,392</td></tr> <tr> <td>2017</td><td>\$10,500</td><td>\$51,968</td><td>\$62,468</td><td>\$62,468</td></tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2019	\$10,441	\$60,406	\$70,847	\$70,847	2018	\$10,500	\$56,892	\$67,392	\$67,392	2017	\$10,500	\$51,968	\$62,468	\$62,468
Year	Land	Imprv	Total	Cap Val																	
2019	\$10,441	\$60,406	\$70,847	\$70,847																	
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	Disclaimer																				
	Tax Estimator																				

**> [File for New Homestead
Exemption Online](#)**

<p>Sales Data</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>06/27/2015</td><td>7404</td><td>1925</td><td>\$100</td><td>QC</td><td>View Instr</td></tr> <tr> <td>08/2001</td><td>4775</td><td>222</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> <tr> <td>08/2000</td><td>4591</td><td>1153</td><td>\$31,400</td><td>QC</td><td>View Instr</td></tr> <tr> <td>04/1989</td><td>2695</td><td>61</td><td>\$44,000</td><td>WD</td><td>View Instr</td></tr> <tr> <td>01/1972</td><td>659</td><td>666</td><td>\$17,700</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)	06/27/2015	7404	1925	\$100	QC	View Instr	08/2001	4775	222	\$100	WD	View Instr	08/2000	4591	1153	\$31,400	QC	View Instr	04/1989	2695	61	\$44,000	WD	View Instr	01/1972	659	666	\$17,700	WD	View Instr	<p>2019 Certified Roll Exemptions</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
06/27/2015	7404	1925	\$100	QC	View Instr																																
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<p>Parcel Information</p> <p>Section Map Id: 42-1S-30-2</p> <p>Approx. Acreage: 0.2397</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Legal Description </p> <p>BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT ALG SAME LI 70 FT 89 DEG 04...</p> <p>Extra Features</p> <p>None</p>																																				

[Launch Interactive Map](#)

149.07

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

Address: 6340 DENVER AVE, Year Built: 1972, Effective Year: 1972

Structural Elements**DECOR/MILLWORK-AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-BRICK-FACE/VENEER****FLOOR COVER-CARPET**

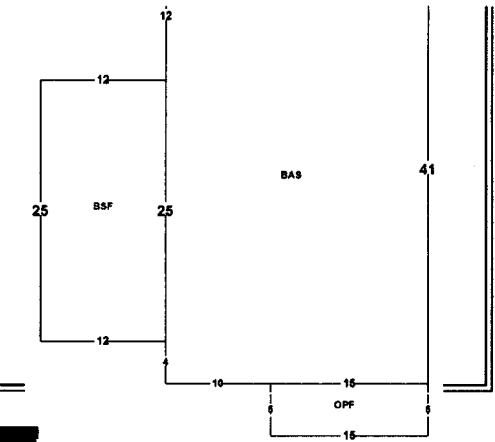
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1400 Total SF

BASE AREA - 1025

BASE SEMI FIN - 300

OPEN PORCH FIN - 75



Images



1/30/20

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:04/29/2020 (tc.2744)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 01703, issued the 1st day of **June, A.D., 2018** 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:

BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO LEFT 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A OR 7404 P 1925

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041151200 (0221-29)

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

BRYCE CONTI

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 February**, which is the **1st day of February 2021**.

Dated this 29th day of April 2020.

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: 041151200 Certificate Number: 001703 of 2018

Redemption	<input checked="" type="checkbox"/> Yes	Application Date	04/02/2020	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/01/2021	Redemption Date 05/21/2020 
Months	10	1
Tax Collector	\$3,951.16	\$3,951.16
Tax Collector Interest	\$592.67	\$59.27
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,550.08	\$4,016.68
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$7.01
Total Clerk	\$537.05	\$474.01
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,204.13	\$4,507.69
	Repayment Overpayment Refund Amount	\$696.44
Book/Page	8287	932

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**

Case # 2018 TD 001703

Redeemed Date 05/21/2020

Name BRYCE CONTI 5317 BELLVIEW AVE PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$537.05	4170.69
Due Tax Collector = TAXDEED	\$4,650.08	
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
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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BRANCH OFFICES
ARCHIVES AND RECORDS
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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: 041151200 Certificate Number: 001703 of 2018

Payor: BRYCE CONTI 5317 BELLVIEW AVE PENSACOLA, FL 32526 Date 05/21/2020

Clerk's Check #	1	Clerk's Total	\$537.05	\$ 4170.69
Tax Collector Check #	1	Tax Collector's Total	\$4,530.08	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$5,204.13	

\$ 4187.69

PAM CHILDERS
Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers", is written over a large, stylized, handwritten signature that looks like "Eunice Childers".

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 8287, Page 932, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01703, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 041151200 (0221-29)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT
TO POB CONT ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO
LEFT 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A
OR 7404 P 1925**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: BRYCE CONTI

Dated this 21st day of May 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/01/2021</u>	

INSTRUCTIONS *+6.25*

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

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CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
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6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,951.16

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee	Escambia, Florida Date <u>July 29th, 2020</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

BK: 6681 PG: 1250 Last Page

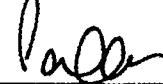
BK: 6675 PG: 896 Last Page

Bellview Avenue, Pensacola, Florida 32526, the principal sum of \$4,324.73, plus interest to accrue at the statutory rate of six (6) percent per annum, from December 29, 2010 (the date of entry of this Order), for which let execution issue.

2. Plaintiff, Lisa S. Minszew, P.A., shall recover court costs in the amount of \$320.00 against Defendants, JOHN A. CONTI, and CONTI CONSTRUCTION COMPANY, INC., jointly and severally, for which let execution issue.

3. The Court reserves jurisdiction to award attorneys' fees if application made and entitlement proved.

DONE AND ORDERED in Chambers in Pensacola, Escambia County, Florida on this 24 day of December, 2010.


HONORABLE PATRICIA A. KINSEY

COUNTY COURT JUDGE

Conformed Copies:
Lisa S. Minszew, Esq.
John Conti
Conti Construction Company, Inc.

Recorded in Public Records 01/21/2011 at 01:28 PM OR Book 6681 Page 1249,
Instrument #2011004427, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 01/03/2011 at 03:43 PM OR Book 6675 Page 895,
Instrument #2011000215, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
SMALL CLAIMS DIVISION

LISA S. MINSHEW, P.A..

Plaintiff,

vs.

CASE NO.: 2010 SC 003108

JOHN A. CONTI, and
CONTI CONSTRUCTION COMPANY, INC.
a Florida corporation,

Defendants.

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: *LSD*

FINAL JUDGMENT

THIS matter having come before the Court at a pretrial hearing on November 10, 2010,
the Plaintiff appeared for the hearing; the Defendants JOHN A. CONTI, and
CONTI CONSTRUCTION COMPANY, INC., were served on October 14, 2010 with the
Complaint and Notice to Appear at the pretrial hearing; the Defendants JOHN A. CONTI, and
CONTI CONSTRUCTION COMPANY, INC., failed to appear at the hearing and failed to
file any responsive pleading to the complaint; the Court entered a default judgment against the
Defendants JOHN A. CONTI, and CONTI CONSTRUCTION COMPANY, INC.,
on November 15, 2010; Defendants, JOHN A. CONTI, and CONTI CONSTRUCTION
COMPANY, INC., owe Plaintiff, Lisa S. Minszew, P.A., \$4,324.73, as evinced by the
Affidavit of Lisa S. Minszew, filed in the Court record, therefore, it is hereby

ORDERED AND ADJUDGED that:

- Plaintiff, Lisa S. Minszew, P.A., 433 E. Government Street, Pensacola, Florida
32502, shall go hence without day and recover from Defendants, JOHN A. CONTI, and
CONTI CONSTRUCTION COMPANY, INC., jointly and severally, with address at 5317

Case: 2010 SC 003108
00011838877
Dkt: CC1033 Pg#: 2

Recorded in Public Records 11/25/2009 at 02:08 PM OR Book 6533 Page 1008,
 Instrument #2009081107, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

DAVID LITER, and MARY F. LITER

Plaintiffs,
 v.
 JOHN A. CONTI, individually, and d/b/a
 CONTI CONSTRUCTION COMPANY, INC.

CASE NO.: 2008 CA 004004
 DIVISION: "B"

Defendant.

ORDER CORRECTING CLERICAL ERROR

On Motion of the Plaintiffs, DAVID LITER and MARY LITER, to correct a clerical in an Order entered in this action on September 8, 2009, and it appearing to the satisfaction of this Court that the order does contain a clerical mistake, in that the last sentence of the second paragraph of said Order improperly awards Plaintiffs total of \$3,055.17 when the correct amount of the total award is \$22,193.17, which includes the award for Defendant's breach of the promissory note (\$19,138.00), attorneys' fees (\$2,535.00), and costs (\$520.17), it is therefore

ORDERED AND ADJUDGED that the last sentence of the second paragraph of said Order of September 8, 2009, be amended to reflect a total award of \$22,193.17, nunc pro tunc.

24 D^{ONE} AND ORDERED in Chambers at Escambia County, Florida, this day of September, 2009.

R. L. Bell
 Hon. Frank L. Bell, Circuit Court Judge
 CERTIFIED TO BE A TRUE COPY
 OF THE ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 ERNIE LEE MAGAHA, CLERK
 CIRCUIT COURT AND COUNTY COURT
 ESCAMBIA COUNTY, FLORIDA



BY Martha Yeager DC
 DATE 11-23-2009
 Case: 2008 CA 004004

00091069755
 Dkt: CA1071 Pg#: 1

ERNIE LEE MAGAHA
 CLERK OF CIRCUIT COURT
 ESCAMBIA COUNTY, FL

Ernie Lee Magaha
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 INST# 2009081111232009 at 09:38 AM
 OFF REC BK: 8331 PG: 1992 - 1992 Doc Type: ORD

cc: 3 copies
 Jill W. Warren, Esq.,
 Attorney for Plaintiffs

no envelope John Conti,
 Defendant

19-30-09

21

Recorded in Public Records 09/24/2009 at 02:41 PM OR Book 6510 Page 1332,
Instrument #2009065965, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

DAVID LITER, and MARY F. LITER

Plaintiffs,

v.

CASE NO.: 2008 CA 004004

DIVISION: "B"

JOHN A. CONTI, individually, and d/b/a
CONTI CONSTRUCTION COMPANY, INC.

Defendant.

ORDER

Plaintiffs, DAVID LITER and MARY LITER, having moved the court for partial summary judgment, and it appearing to the court that there is no genuine issue as to any material fact, and that the Plaintiffs are entitled to a judgment as a matter of law, it is

ORDERED and ADJUDGED, that partial summary judgment is granted hereby in favor of Plaintiffs against Defendant, and that Plaintiffs are awarded \$19,138.00 as a result Defendant's breach of the promissory note entered into on July 23, 2008, and reasonable attorney's fees as provided for in said promissory note. Attorney's fees and costs total \$2535.00 and \$524.17, respectively; therefore, Plaintiffs are hereby awarded a total of \$3055.17.

This the 18 day of September, 2009.

11/3 8/09
Frank L. Bell

Hon. Frank L. Bell, Circuit Court Judge

cc: Jill W. Warren, Esq.,
Attorney for Plaintiffs

John Conti,
Defendant

11/18/09

Case: 2008 CA 004004

00068095846

Dkt: CA1071 Pg#: 1

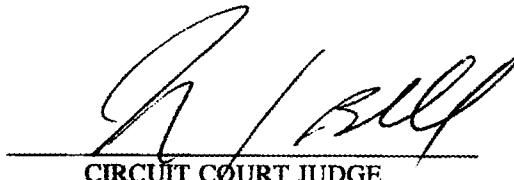
BK: 6532 PG: 925 Last Page

BK: 6508 PG: 81 Last Page

this action in the sum of **\$460.00**, and reasonable attorneys' fees in the sum of **\$1,500.00**, for all of which let execution issue.

This Judgment shall bear interest at the rate of 8% per annum.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida this 8 day of September 2009.


CIRCUIT COURT JUDGE

Copies furnished to:

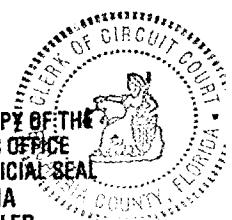
Sapurstein & Bloch, P.A., 9700 South Dixie Highway, Suite 1000, Miami, FL 33156
Wachovia Bank, N.A., Metro Square Office Park, Building D, 3563 Phillips Highway, Jacksonville, FL 32207
John A. Conti and Linda A. Conti, 5317 Bellview Avenue, Pensacola, FL 32526
William R. Mitchell, Esq., 1507 North Palafox Street, Pensacola, FL 32501


funb7\768-sfj

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA
CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: G. A. Morris D.C.



Recorded in Public Records 11/24/2009 at 08:47 AM OR Book 6532 Page 924,
Instrument #2009080468, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 09/17/2009 at 10:09 AM OR Book 6508 Page 80,
Instrument #2009064082, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT OF THE 1ST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO: 2009CA1239 B

WACHOVIA BANK, N.A.,

Plaintiff,

vs.

JOHN A. CONTI a/k/a JOHN CONTI and
LINDA A. CONTI a/k/a LINDA CONTI,

Defendants.

SUMMARY FINAL JUDGMENT

THIS CAUSE coming on to be heard upon Plaintiff's Motion for Summary Judgment, held on September 2, 2009 at 3:15 P.M., and it appearing unto the Court that said Motion should be granted and after consideration of the record and files herein, including the Affidavit in Support of Final Judgment, the Court is of the opinion and does hereby find that the Defendants are indebted to the Plaintiff in the sum of \$196,118.18, plus interest in the sum of \$26,752.11, court costs expended in this action in the sum of \$460.00, and reasonable attorney's fees, it is therefore

ORDERED AND ADJUDGED that the Plaintiff, Wachovia Bank, N.A., have and recover of the Defendants, John A. Conti a/k/a John Conti and Linda A. Conti a/k/a Linda Conti, the sum of **\$196,118.18**, plus interest in the sum of **\$26,752.11**, court costs expended in

Case: 2009 CA 001239
00071582777
Dkt: CA1036 Pg#: 8

BK: 6458 PG: 1370 Last Page

BK: 6411 PG: 176 Last Page

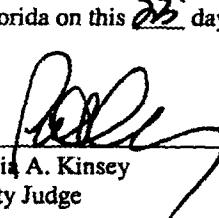
2. The address for Plaintiffs, Tim and Laura Mowrey, is 6494 Scenic Highway, Pensacola, Florida.

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtors shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtors to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED at Escambia County, Florida on this 23 day of

December, 2008.



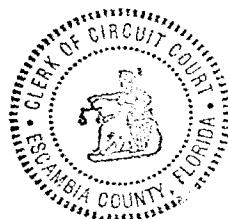
Patricia A. Kinsey
County Judge

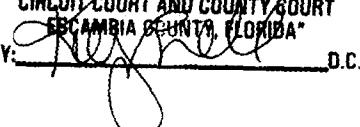
Copies furnished to:

Mowrey & Mitchell, P.A.
515 North Adams Street
Tallahassee, Florida 32301

Conti Construction
6660 Pine Forest Road
Pensacola, Florida 32526

John Conti
5317 Bellevue Ave.
Pensacola, Florida 32526



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY:  D.C.

Recorded in Public Records 05/12/2009 at 01:04 PM OR Book 6458 Page 1369,
Instrument #2009031506, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 12/30/2008 at 03:51 PM OR Book 6411 Page 175,
Instrument #2008094941, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

ERNE LEE MAGAH
CLERK OF THE CIRCUIT COURT
FOR ESCAMBIA COUNTY, FL
**IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

**TIM AND LAURA MOWREY, vs. LARRY CONTI, JOHN CONTI, AND
CONTI CONSTRUCTION COMPANY**

Plaintiffs, **1 COUNTY CIVIL DIVISION**
v. **RECEIVED & RECORDED**

**LARRY CONTI, JOHN CONTI, AND
CONTI CONSTRUCTION COMPANY**

Defendants.

FINAL JUDGMENT

THIS MATTER came before the court upon an Affidavit of Default, Attorneys' Fees and Costs pursuant to a Conditional Judgment entered on July 24, 2008, in which Defendants, John Conti and Conti Construction Company, agreed to pay to Plaintiffs, Tim and Laura Mowrey, the total sum of \$5312.09. After making payments in the amount of \$2,012.09, Defendants defaulted and Plaintiffs have filed their Affidavit of Default seeking final judgment ex parte pursuant to the terms of the Conditional Judgment. The Court having considered the Conditional Judgment and the Affidavit and being otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED:

1. Plaintiffs, TIM AND LAURA MOWREY, shall have and recover from the Defendants, JOHN CONTI and CONTI CONSTRUCTION COMPANY, the unpaid balance of \$3,300.00, \$ 332.75 interest, and \$938.24 attorneys' fees and costs, for a total judgment in the amount of \$4,570.99, which shall accrue interest at the lawful rate, for all of which let execute. *1/20*

ERNE LEE MAGAH
CLERK OF THE CIRCUIT COURT
FOR ESCAMBIA COUNTY, FL
1 COUNTY CIVIL DIVISION
RECEIVED & RECORDED

Case: 2007 SC 003394
00001382885
Dkt: CC1033 Pg: 2

escpaLegal 421S302201006002

Exhibit A

Page 1 of 1

Escambia County Property Appraiser
421S302201006002 - Full Legal Description

BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT TO POB CONT
ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO LEFT 70 FT 89 DEG 04 MIN LEFT
149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A OR 4775 P 222

Dated: June 27 - 2016

Signature of Grantor

John A. Conti Linda A. Conti

Name of Grantor

Signature of Witness #1

Signature of Witness #2

Printed Name of Witness #1

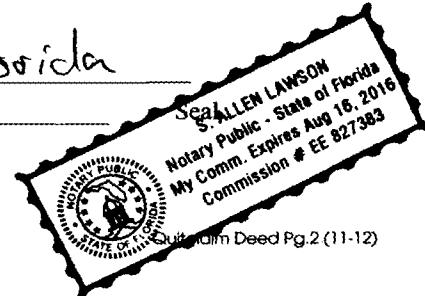
Printed Name of Witness #2

State of Florida County of Escambia
 On 6/27/15, the Grantor, John A. & Linda A. Conti
 personally came before me and, being duly sworn, did state and prove that he/she is the person described
 in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,
 In and for the County of Escambia State of Florida
 My commission expires: 6/16/2016

Send all tax statements to Grantee.



Recorded in Public Records 09/11/2015 at 09:20 AM OR Book 7404 Page 1925,
Instrument #2015069608, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Recording requested by: Bryce Conti

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Bryce Conti

Name John A Conti

Address: 5317 Bellview Ave

Address 5317 Bellview Ave

City/State/Zip: PENSACOLA, FL 32526

City/State/Zip PENSACOLA, FL 32526

Property Tax Parcel/Account Number: 04-1151-200 / Ref# 421530220/006002

Quitclaim Deed

This Quitclaim Deed is made on 6/27/2015, between
Conti John A. + Linda A., Grantor, of 5317 Bellview Ave
, City of PENSACOLA, State of FL,
and Bryce Conti, Grantee, of 5317 Bellview Ave
, City of PENSACOLA, State of FL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 6340 Denver Ave
, City of PENSACOLA, State of FL:

Beg AT NW COR OF BLK B West PENSACOLA HTS
SLY ALG E LI OF Denver Ave 185 FT
TO POB CONT ALG... See Exhibit A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Quitclaim Deed Pg.1 (11-12)

PROPERTY INFORMATION REPORT

November 10, 2020

Tax Account #: 04-1151-200

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF BLK B WEST PENSACOLA HTS SLY ALG E LI OF DENVER AVE 185 FT
TO POB CONT ALG SAME LI 70 FT 89 DEG 04 MIN LEFT 149 07/100 FT 90 DEG 56 MIN TO LEFT
70 FT 89 DEG 04 MIN LEFT 149 07/100 FT TO POB WEST PENSACOLA HTS PB 2 P 34A OR 7404 P
1925**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1151-200 (0221-29)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 1, 2021

TAX ACCOUNT #: 04-1151-200

CERTIFICATE #: 2018-1703

In compliance with Section 197.522, 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
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2020 tax year.

BRYCE CONTI
5317 BELLVIEW AVE.
PENSACOLA, FL 32526

BRYCE CONTI
6340 DENVER AVE.
PENSACOLA, FL 32526

JOHN AND LINDA CONTI
5317 BELLVIEW AVE.
PENSACOLA, FL 32526

TIM AND LAURA MOWREY
6494 SCENIC HIGHWAY
PENSACOLA, FL

WACHOVIA BANK, N.A.,
METRO SQUARE OFFICE PARK BUILDING D
3563 PHILLIPS HIGHWAY
JACKSONVILLE, FL 32207

DAVID AND MARY F. LITER
1972 BROYHILL LN.
PENSACOLA, FL 32526

LISA S. MINSHEW, P.A.,
433 E. GOVERNMENT ST.
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 10th day of November, 2020.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 10, 2020

Tax Account #: 04-1151-200

1. The Grantee(s) of the last deed(s) of record is/are: **BRYCE CONTI**

By Virtue of Quitclaim Deed recorded 9/11/2015 – OR 7404/1925

2. The land covered by this Report is: **See Attached**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Judgment in favor of Tim and Laura Mowrey recorded 5/12/2009 – OR 6458/1369**
- b. **Judgment in favor of Wachovia Bank, N.A., recorded 11/24/2009 – OR 6532/924**
- c. **Judgment in favor of David Liter and Mary F. Liter recorded 9/24/2009 – OR 6510/1332 together with Order Correcting Clerical Error recorded 11/25/2009 – OR 6533/1008**
- d. **Judgment in favor of Lisa S. Minshew, P.A., recorded 01/21/2011 – OR 6681/1249**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 04-1151-200

Assessed Value: \$75,343

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1151-200 CERTIFICATE #: 2018-1703

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 9, 2000 to and including November 9, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President
Dated: November 10, 2020