

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0221-44

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	SANCHEZ ELIO F SANCHEZ OSMIDIA 320 CROW RD PENSACOLA, FL 32506 320 CROW RD BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY RW LI CROW RD (50 (Full legal attached.)	Certificate #	2018 / 4986		
		Date certificate issued	06/01/2018		
		Deed application number	2000255		
		Account number	09-4006-080		
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)	
# 2018/4986	06/01/2018	2,475.23	123.76	2,598.99	
→ Part 2: Total*				2,598.99	
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)
# 2019/4781	06/01/2019	2,593.14	6.25	129.66	2,729.05
Part 3: Total*					2,729.05
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)				5,328.04	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,379.67	
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)				8,082.71	
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: <u>Camdise Lewis</u> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 20th, 2020</u>		

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: _____ Date of sale <u>02/01/2021</u>	
Signature, Clerk of Court or Designee	

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 NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 00 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONCAVE TO SE (R=408 37/100 FT) THRU CENTRAL ANG 3 DEG 06 MIN 19 SEC ARC DIST 22 16/100 FT TO POB CONT ALG SAME CUR THRU CENTRAL ANG 10 DEG 39 MIN 22 SEC ARC DIST 76 05/100 FT S 30 DEG 44 MIN 50 SEC W 26 FT S 53 DEG 31 MIN 00 SEC E 110 17/100 FT N 36 DEG 50 MIN 30 SEC E 92 FT N 48 DEG 35 MIN 48 SEC W 114 31/100 FT TO POB OR 7717 P 1445

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000255

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
09-4006-080	2018/4986	06-01-2018	BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 00 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONCAVE TO SE (R=408 37/100 FT) THRU CENTRAL ANG 3 DEG 06 MIN 19 SEC ARC DIST 22 16/100 FT TO POB CONT ALG SAME CUR THRU CENTRAL ANG 10 DEG 39 MIN 22 SEC ARC DIST 76 05/100 FT S 30 DEG 44 MIN 50 SEC W 26 FT S 53 DEG 31 MIN 00 SEC E 110 17/100 FT N 36 DEG 50 MIN 30 SEC E 92 FT N 48 DEG 35 MIN 48 SEC W 114 31/100 FT TO POB OR 7717 P 1445

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](#)


General Information Reference: 192S311107000008 Account: 094006080 Owners: SANCHEZ ELIO F SANCHEZ OSMIDIA Mail: 320 CROW RD PENSACOLA, FL 32506 Situs: 320 CROW RD 32506 Use Code: MULTI-FAMILY <=9 Units: 4 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$13,300</td> <td>\$123,444</td> <td>\$136,744</td> <td>\$136,744</td> </tr> <tr> <td>2018</td> <td>\$13,300</td> <td>\$117,567</td> <td>\$130,867</td> <td>\$130,867</td> </tr> <tr> <td>2017</td> <td>\$13,300</td> <td>\$107,256</td> <td>\$120,556</td> <td>\$120,556</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2019	\$13,300	\$123,444	\$136,744	\$136,744	2018	\$13,300	\$117,567	\$130,867	\$130,867	2017	\$13,300	\$107,256	\$120,556	\$120,556
Year	Land	Imprv	Total	Cap Val																		
2019	\$13,300	\$123,444	\$136,744	\$136,744																		
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Sales Data <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>05/19/2017</td> <td>7717</td> <td>1445</td> <td>\$144,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/2007</td> <td>6168</td> <td>1438</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>03/2003</td> <td>5098</td> <td>307</td> <td>\$145,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1997</td> <td>4118</td> <td>515</td> <td>\$113,800</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>04/1984</td> <td>1887</td> <td>303</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/19/2017	7717	1445	\$144,000	WD	View Instr	06/2007	6168	1438	\$100	WD	View Instr	03/2003	5098	307	\$145,000	WD	View Instr	04/1997	4118	515	\$113,800	WD	View Instr	04/1984	1887	303	\$100	QC	View Instr	2019 Certified Roll Exemptions None Legal Description BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55... Extra Features None
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05/19/2017	7717	1445	\$144,000	WD	View Instr																																
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04/1984	1887	303	\$100	QC	View Instr																																

Parcel Information Section Map Id: 19-2S-31-1 Approx. Acreage: 0.2494 Zoned: HDR Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data	

Buildings	
Address: 320 CROW RD, Year Built: 1983, Effective Year: 1983	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-4 EXTERIOR WALL-SIDING-SHT.AVG.	

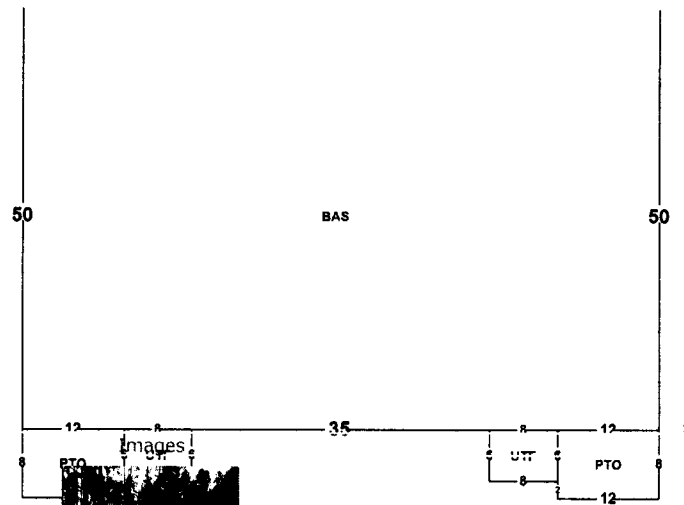
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-12
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 4326 Total SF

BASE AREA - 3750

PATIO - 384

UTILITY FIN - 192



8/9/19

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.2485)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04986**, 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:

(see attached)

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094006080 (0221-44)

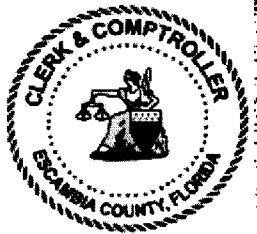
The assessment of the said property under the said certificate issued was in the name of

ELIO F SANCHEZ and OSMIDIA SANCHEZ

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

LEGAL DESCRIPTION

BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 00 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONCAVE TO SE (R=408 37/100 FT) THRU CENTRAL ANG 3 DEG 06 MIN 19 SEC ARC DIST 22 16/100 FT TO POB CONT ALG SAME CUR THRU CENTRAL ANG 10 DEG 39 MIN 22 SEC ARC DIST 76 05/100 FT S 30 DEG 44 MIN 50 SEC W 26 FT S 53 DEG 31 MIN 00 SEC E 110 17/100 FT N 36 DEG 50 MIN 30 SEC E 92 FT N 48 DEG 35 MIN 48 SEC W 114 31/100 FT TO POB OR 7717 P 1445



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					
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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:			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>July 29th, 2020</u>		

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	
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13. Interest (see Clerk of Court Instructions, page 2)	
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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: _____ Date of sale <u>02/01/2021</u>	
Signature, Clerk of Court or Designee	

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.

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

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Clerk of Court (complete Part 5)

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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: 094006080 Certificate Number: 004986 of 2018**

**Payor: OSMIDIA SANCHEZ AND ELIO F SANCHEZ 405 HIGHLAND CT CONCORD CA 94520
 Date 11/10/2020**

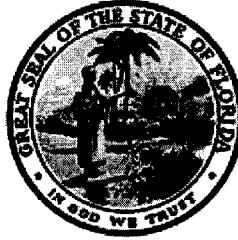
Clerk's Check #	1100075779	Clerk's Total	\$37.05
Tax Collector Check #	1	Tax Collector's Total	\$9,301.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,915.42

9133.68
 \$9,150.68

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 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 # 2018 TD 004986
 Redeemed Date 11/10/2020**

Name OSMIDIA SANCHEZ AND ELIO F SANCHEZ 405 HIGHLAND CT CONCORD CA 94520

Clerk's Total = TAXDEED	\$537.05	9133.68
Due Tax Collector = TAXDEED	\$9,301.37	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 094006080 Certificate Number: 004986 of 2018

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="11/10/2020"/>
Months	10	7
Tax Collector	<input type="text" value="\$8,082.71"/>	<input type="text" value="\$8,082.71"/>
Tax Collector Interest	\$1,212.41	\$848.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,301.37	\$8,937.64 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	\$70.05	\$49.04
Total Clerk	\$537.05	\$516.04 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	\$9,955.42	\$9,470.68
	Repayment Overpayment Refund Amount	\$484.74
Book/Page	<input type="text" value="8287"/>	<input type="text" value="1011"/>

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 1011, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04986, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 094006080 (0221-44)

(see attached)

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: ELIO F SANCHEZ and OSMIDIA SANCHEZ

Dated this 10th day of November 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 00 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONCAVE TO SE (R=408 37/100 FT) THRU CENTRAL ANG 3 DEG 06 MIN 19 SEC ARC DIST 22 16/100 FT TO POB CONT ALG SAME CUR THRU CENTRAL ANG 10 DEG 39 MIN 22 SEC ARC DIST 76 05/100 FT S 30 DEG 44 MIN 50 SEC W 26 FT S 53 DEG 31 MIN 00 SEC E 110 17/100 FT N 36 DEG 50 MIN 30 SEC E 92 FT N 48 DEG 35 MIN 48 SEC W 114 31/100 FT TO POB OR 7717 P 1445



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 #: 09-4006-080 CERTIFICATE #: 2018-4986

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: April 11, 1997 to and including November 19, 2020 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President

Dated: November 20, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 20, 2020

Tax Account #: 09-4006-080

1. The Grantee(s) of the last deed(s) of record is/are: **ELIO F. SANCHEZ AND OSMIDIA SANCHEZ**
By Virtue of Warranty Deed recorded 5/24/2017
2. The land covered by this Report is: **SEE ATTACHED EXHIBIT "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:
Taxes for the year(s) 2017 - 2019 are delinquent.
Tax Account #: 09-4006-080
Assessed Value: \$148,098
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.

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 #: 09-4006-080

CERTIFICATE #: 2018-4986

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

- X Notify City of Pensacola, P.O. Box 12910, 32521
- X Notify Escambia County, 190 Governmental Center, 32502
- X Homestead for 2020 tax year.

ELIO F SANCHEZ AND OSMIDIA SANCHEZ
320 CROW RD.
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 20th 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

November 20, 2020

Tax Account #: 09-4006-080

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NE COR OF SEC W ALG N LI OF SEC 50 FT S PARL TO E LI OF SEC 174 FT TO SELY R/W LI CROW RD (50 FT R/W) S 55 DEG 12 MIN 00 SEC W ALG SELY R/W LI 810 04/100 FT TH ALG CUR CONC TO SE (R=803 05/100 FT) THRU CENTRAL ANG 10 DEG 41 MIN 26 SEC ARC DIST 149 84/100 FT TO PC CURVATURE TH ALG CUR CONCAVE TO SE (R=408 37/100 FT) THRU CENTRAL ANG 3 DEG 06 MIN 19 SEC ARC DIST 22 16/100 FT TO POB CONT ALG SAME CUR THRU CENTRAL ANG 10 DEG 39 MIN 22 SEC ARC DIST 76 05/100 FT S 30 DEG 44 MIN 50 SEC W 26 FT S 53 DEG 31 MIN 00 SEC E 110 17/100 FT N 36 DEG 50 MIN 30 SEC E 92 FT N 48 DEG 35 MIN 48 SEC W 114 31/100 FT TO POB OR 7717 P 1445

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4006-080 (0221-44)

**Recorded in Public Records 5/24/2017 8:27 AM OR Book 7717 Page 1445,
Instrument #2017039222, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,008.00**

Prepared By and Return To:

Coastal Title Agency
6202 N. 9th Avenue, Suite 6
Pensacola, FL 32504

Order No.: 2017-4-0017

Property Appraiser's Parcel I.D. (folio) Number:
192S311107000008

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed May 19, 2017 by Joyce E. Lacey-Kaulei, Individually and as Trustee of the Joyce E. Lacey Trust under Trust Agreement dated January 25, 1990 (the "Grantor"), to Elio F. Sanchez and Osmidia Sanchez, husband and wife, whose post office address is 320 Crow Road , Pensacola, FL 32506 (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 Ten And No/100 Dollars (\$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 situated in County of Escambia, State of Florida, viz:

Parcel #8:

Commence at the Northeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence run West along the North line of said Section for 50.00 feet; thence South parallel to the East line of said Section for 174.00 feet to the Southeasterly R/W line of Crow Road (50 foot R/W); thence run South 55° 12' 00" West along said Southeasterly R/W line for 810.04 feet; thence run along a curve concave to the Southeast (R=803.05 feet) through a central angle of 10° 41' 26" for an arc distance of 149.84 feet to a point of compound curvature; thence run along a curve concave to the Southeast (R=408.37 feet) through a central angle of 3° 06' 19" for an arc distance of 22.16 feet to the Point of Beginning; thence continue along same curve through a central angle of 10° 39' 22" for an arc distance of 76.05 feet; thence run South 30° 44' 50" West for 26.00 feet; thence run South 53° 31' 00" East for 110.17 feet; thence run North 36° 50' 30" East for 92.00 feet; thence run North 48° 35' 48" West for 114.31 feet to the Point of Beginning.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1606 W. Highway 90, Baker, FL 32531

Subject to easements, restrictions, reservations, and limitations of record, if any.

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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Handwritten Signature]
Witness Signature

Joyce E. Lacey-Kaulei, as Trustee of the Joyce E. Lacey Trust under Trust Agreement dated January 25, 1990

Witness Signature

Ina Bell
Printed Name of First Witness

BY: Joyce E. Lacey-Kaulei
Joyce E. Lacey-Kaulei

[Handwritten Signature]
Witness Signature

Witness Signature

Miranda Whatmough
Printed Name of Second Witness

Grantor Address:
1606 W. Highway 90
Baker, FL 32531

STATE OF FLORIDA

COUNTY OF Okaloosa

I, Melanie Faye Lush, a Notary Public for the County of Okaloosa and State of Florida, do hereby certify that Joyce E. Lacey-Kaulei, Individually and as Trustee of the Joyce E. Lacey Trust under Trust Agreement dated January 25, 1990 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of May, 2017.

[Handwritten Signature]
Notary Public

My Commission Expires: Sept 30, 2018

(SEAL)

