### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2200294

| To: Tax                   | Collector of  | ESCAMBIA COUNTY   | _, Florida         |  |
|---------------------------|---|---|--------------------|--|
| I,<br>CITRUS              | CAPITAL HOLD  | DINGS, LLC  |                    |  |
| PO BOX<br>NEW OR          | 54226<br>RLEANS, LA 70  | ·   | come to the Toy    | Collector and marks to a dead and surface to   |
|                           | isted tax certifi   | cate and hereby surrender the   | same to the Tax    | Collector and make tax deed application thereon  |
| Acco                      | unt Number  | Certificate No.   | Date               | Legal Description  |
| 10-46                     | 601-154   | 2020/6199   | 06-01-2020         | UNIT C-140 VILLAGIO CONDOMINIUM<br>ALSO 1.67% INT IN COMMON ELEMENTS<br>OR 7697 P 891 OR 7808 P 1850 |
| l agree                   | pay any curre<br>redeem all ou  | ent taxes, if due and<br>tstanding tax certificates plus in<br>uent and omitted taxes, plus int |                    | -  |
| •                         |   | ollector's fees, property informati   | _                  | Clerk of the Court costs, charges and fees, and  |
| Attache which a           | d is the tax sale<br>re in my posses  | e certificate on which this applica<br>ssion.   | ition is based and | all other certificates of the same legal description   |
| CITRU:<br>CITRU:<br>PO BO | nic signature of<br>S CAPITAL HC<br>S CAPITAL HC<br>IX 54226<br>DRLEANS, LA | OLDINGS, LLC<br>OLDINGS FBO SEC PTY   |                    |  |
|                           |   | pplicant's signature  |                    | 04-21-2022<br>Application Date   |
|                           |   |   |                    |  |

| Par    | rt 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 I | here: Date of sale 01/09/2023 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.

### 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.



### 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

0123-57

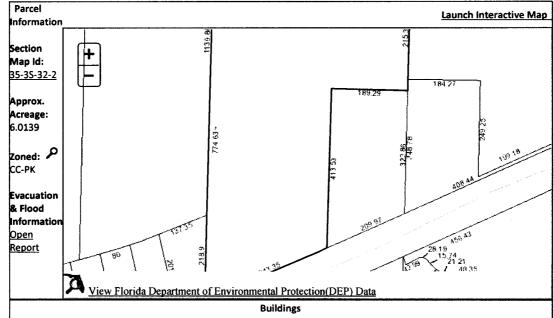
| Part 1: Tax Deed  | Application in  | formation                |                                   |                                       |                         |                                    |  |  |
|---|---|--------------------------|-----------------------------------|---------------------------------------|-------------------------|------------------------------------|--|--|
| Applicant Name<br>Applicant Address   |   |                          |                                   |                                       | Application date        |                                    | Apr 21, 2022                                 |  |
| Property CERTAIN STACEY S description 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507 |   |                          |                                   |                                       | Certificate #           |                                    | 2020 / 6199                                  |  |
|   | 13700 PERDIDO KEY DR C-140<br>10-4601-154<br>UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67%<br>INT IN COMMON ELEMENTS OR 7697 P 891 OR<br>7808 P 1850 |                          |                                   |                                       | Date certificate issued |                                    | 06/01/2020                                   |  |
| Part 2: Certificat  | es Owned by A   | pplicant an              | d Filed wi                        | th Tax Deed                           | Applic                  | etion                              |  |  |
| Column 1<br>Certificate Numbe   | 1   | umn 2<br>ertificate Sale |                                   | olumn 3<br>unt of Certificate         |                         | Column 4<br>Interest               | Column 5: Total<br>(Column 3 + Column 4)     |  |
| # 2020/6199   | 06/0  | 1/2020                   |                                   | 1,256.46                              | 62.82                   |                                    | 1,319.28                                     |  |
|   |   |                          | . 4                               | · · · · · · · · · · · · · · · · · · · |                         | →Part 2: Total*                    | 1,319.28                                     |  |
| Part 3: Other Ce  | tificates Rede  | med by Ap                | plicant (O                        | ther than Co                          | unty)                   |                                    |  |  |
| Column 1<br>Certificate Number  | Column 2 Date of Other Certificate Sale   | Face A                   | umn 3<br>Amount of<br>Certificate | Column 4 Tax Collector's I            | Fee                     | Column 5<br>Interest               | Total<br>(Column 3 + Column 4<br>+ Column 5) |  |
| # 2021/4834   | 06/01/2021  |                          | 1,564.80                          |                                       | 6.25 78.24              |                                    | 1,649.29                                     |  |
| ***   |   |                          |                                   |                                       |                         | Part 3: Total*                     | 1,649.29                                     |  |
| Part 4: Tax Colle   | ctor Certified  | Amounts (L               | ines 1-7)                         |                                       |                         |                                    |  |  |
| 1. Cost of all certi  | ficates in applicar   | it's possessio           | n and other                       |                                       |                         | by applicant<br>Parts 2 + 3 above) | 2,968.57                                     |  |
| 2. Delinquent tax   | es paid by the app  | licant                   |                                   |                                       |                         |                                    | 0.00   |  |
| 3. Current taxes p  | paid by the applica   | ınt                      |                                   |                                       |                         |                                    | 1,329.26                                     |  |
| 4. Property inform  | nation report fee   |                          |                                   |                                       |                         |                                    | 200.00                                       |  |
| 5. Tax deed appli   | cation fee  |                          |                                   |                                       |                         |                                    | 175.00                                       |  |
| 6. Interest accrue  | d by tax collector  | under s.197.5            | 542, F.S. (se                     | e Tax Collecto                        | r Instruc               | tions, page 2)                     | 0.00   |  |
| 7.  |   |                          |                                   | •                                     | Tota                    | Paid (Lines 1-6)                   | 4,672.83                                     |  |
| I certify the above in<br>have been paid, and   |   |                          |                                   |                                       | informa                 | ation report fee, an               | d tax collector's fees                       |  |
| P   |   |                          |                                   |                                       |                         | Escambia, Florida                  | a  |  |
| Sign here:  | tule, Tax Collector or  |                          |                                   |                                       | Dat                     | e <u>May 6th, 20</u>               | <b>22</b>                                    |  |

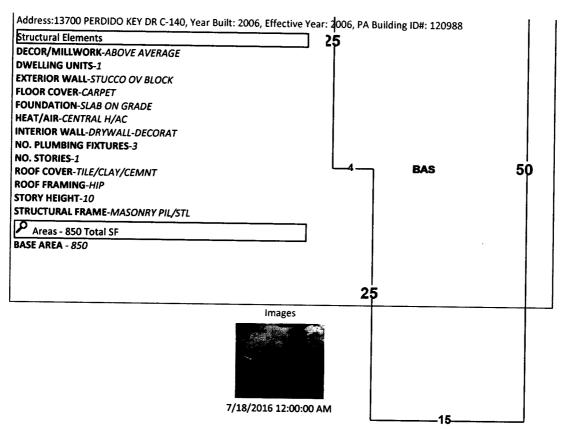
**Real Estate Search** 

**Tangible Property Search** 

Sale List

| Nav. Mo                                       | de 🖲 Acco   | unt O Parce                 | l ID  | •                                |           |            |             |               | Printer Frie | ndly Version   |
|---|---|-----------------------------|-------|----------------------------------|-----------|------------|-------------|---------------|--------------|----------------|
| General Info                                  | rmation   |                             |       |                                  | Assessi   | ments      |             |               |              |                |
| Parcel ID:                                    | 353S3201  | .00140003                   |       |                                  | Year      | Land       |             | Imprv         | Total        | <u>Cap Val</u> |
| Account:                                      | 10460115  | 4                           |       |                                  | 2021      |            | \$0         | \$84,150      | \$84,150     | \$84,150       |
| Owners:                                       | CERTAIN S   | STACEY S                    |       |                                  | 2020      |            | \$0         | \$93,500      | \$93,500     | \$93,500       |
| Mail:   |   | RDIDO KEY D<br>LA, FL 32507 |       | IT 140                           | 2019      |            | \$0         | \$72,250      | \$72,250     | \$72,250       |
| Situs:  | 13700 PE  | RDIDO KEY D                 | R C-1 | 40 32507                         |           |            |             | Disclaime     | er           |                |
| Use Code:                                     | CONDO-C   | OMMERCIA                    | م ا   |                                  |           |            |             |               |              |                |
| Taxing<br>Authority:                          | COUNTY  | мѕти                        |       |                                  |           | Mai        | ket '       | Value Break   |              | er             |
| Tax Inquiry:                                  | Open Tax  | Inquiry Win                 | dow   |                                  |           |            |             | Tax Estima    | tor          |                |
|   | Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector |                             |       | Fi                               | le for N  | ew H       | lomestead I | Exemption     | Online       |                |
| Sales Data                                    |   |                             |       |                                  | 2021 C    | ertified I | Roll E      | xemptions     |              |                |
| Sale Date                                     | Book Page   | Value                       | Туре  | Official Records<br>(New Window) | None      |            |             |               |              |                |
| 10/14/2019                                    | 8184 816  | \$250,000                   | WD    | D <sub>a</sub>                   |           |            |             |               |              |                |
| 11/13/2017                                    | 7808 1850   | \$100                       | WD    | Ľ,                               | Legal D   | escription | on          |               |              |                |
| 04/10/2017                                    | 7697 891  | \$1,000,000                 | WD    | Ē                                | 11        |            |             | CONDOMINI     |              | 7% INT IN      |
| 08/24/2012                                    | 6903 335  | \$2,200,000                 | WD    | Ē.                               | COMM      | ON ELEN    | /IEN I      | S OR 8184 P 8 | 10           |                |
| 03/20/2012                                    |   | \$100                       |       | Ċ.                               |           |            |             |               |              |                |
| 04/19/2011                                    |   | \$200                       |       | D.                               | Essaure 5 | eatures    |             |               |              | <del></del>    |
| Official Recor<br>Escambia Cor<br>Comptroller | rds Inquiry o   | ourtesy of P                | am Cl | nilders                          | None      | eatures    |             |               |              |                |
| Parcel<br>Information                         |   |                             |       |                                  |           |            |             |               | Launch Inte  | eractive Mag   |





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:05/11/2022 (tc.5162)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052674 5/20/2022 3:41 PM
OFF REC BK: 8789 PG: 1351 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06199, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

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

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

### STACEY S CERTAIN

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 second Monday in the month of January, which is the 9th day of January 2023.

Dated this 20th day of May 2022.

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.

COUNT ROBE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk BK: 8498 PG: 633 Last Page

Hiring Party: Name and Address of person or entity to whom Claimant furnished labor, services, October 28, 2020 equipment and/or materials: Villagio Homeowners Association 13700 Perdido Key Drive Pensacola, Florida 32507

Services: The lien is claimed for the following labor, services, equipment or materials: EMS

Amount Due and Unpaid: \$144,525.21

Amount of Total Contract: \$144,525.21

**Date Services First Furnished: Date Services Last Furnished:** November 11, 2020

Date Preliminary Notice to Owner Sent to Property Owner: November 11, 2020 Date Preliminary Notice to Owner Sent to Prime Contractor: November 11, 2020 Date Preliminary Notice to Owner Sent to Subcontractor (if any):

Before Me, the undersigned Notary Public, personally came and appeared Lloyd Stallard, the duly authorized agent of Restore Masters LLC for the purposes of only signing and presenting for filing this Claim of Lien, who was duly sworn and says that, pursuant to the information provided by Restore Masters LLC the information on this Claim of Lien is accurate and true. And, solely as represented by Restore Masters LLC through information provided, that in accordance with a contract with the Hiring Party, the Lienor Furnished the labor, services, and/or materials aboveidentified as the Services, said Services were furnished on the above-described Property.

The Property is owned by the Property Owner.

As represented by Restore Masters LLC the total contract price between the Hiring Party and the Lienor is above-identified as the Amount of Total Contract. Of this amount, the above-identified Amount of Total Claim remains unpaid, the Services were first furnished to the Property on the above-identified Dates Services First Furnished, and last furnished to the Property on the aboveidentified Dates Services Last Furnished, and the Lienor delivered the required preliminary Notice to Owner on the above-indicated dates to the above-indicated parties, if any.

Signed:

Restore Masters LLC, Lienor Signed by: Lloyd Stallard agent

Date: March 31, 2021

Sworn to (or affirmed) and subscribed before me, Notary Public, on March 31, 2021

Notary Public

Commission expires:

(SEAL)

Recorded in Public Records 4/1/2021 3:06 PM OR Book 8498 Page 632, Instrument #2021035109, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Recording Requested by: Restore Masters LLC

SPACE ABOVE FOR RECORDER'S USE

Return To: Restore Masters LLC c/o Mail Center 9450 SW Gemini Dr #7790 Beaverton, Oregon 97008-7105 Reference ID: 4949735

### AMENDMENT TO CLAIM OF LIEN § 713.08 (4)(B)

PURSUANT TO § 713.08 (4)(B)THIS DOCUMENT SERVES TO AMEND THE CLAIM OF LIEN ORIGINALLY FILED AS 2021013630.

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR DISCHARGE THIS LIEN.

Lienor Restore Masters LLC 5991 Chester Ave Suite 110 Jacksonville, Florida 32217 (904) 713-7663

Property Owner ("Owner")
Villagio Homeowners Association
13700 Perdido Key Drive
Pensacola, Florida 32507

Property Liened ("Property")

State of Florida County: Escambia County

13700 Perdido Key Dr Pensacola, Florida 32507

Legal Property Description: APNs: 35-3S-32-0100-001-005 through 35-3S-32-0100-251-003 BK: 8460 PG: 332 Last Page

Date Services First Furnished: October 28, 2020 Date Services Last Furnished: November 11, 2020

Amount Due and Unpaid:

\$144,525.21

**Amount of Total Contract:** 

\$144,525.21

Before Me, the undersigned Notary Public, personally came and appeared Bradford Seaton, the duly authorized agent of Restore Masters LLC for the purposes of only signing and presenting for filing this Claim of Lien, who was culy sworn and says that, pursuant to the information provided by Restore Masters LLC the information on this Claim of Lien is accurate and true. And, solely as represented by Restore Masters LLC through information provided, that in accordance with a contract with the Hiring Party, the Lienor Furnished the labor, services, and/or materials above-identified as the Services, said Services were furnished on the above-described Property.

The Property is owned by the Property Owner.

As represented by Restore Masters LLC the total contract orice between the Hiring Party and the Lienor is above-identified as the Amount of Total Contract. Of this amount, the above-identified Amount of Total Claim remains unpaid, the Services were first furnished to the Property on the above-identified Dates Services First Furnished, and last furnished to the Property on the above-identified Dates Services Last Furnished, and the Lienor delivered the required preliminary Notice to Owner on the above-indicated dates to the above-indicated parties. If any.

Signed:

Restore Masters LLC, Lienor Signed by: Bradford Seaton agent

Date: February 05, 2021

Sworn to (og affirmed) and subscribed before me, Notary Public, on February 05, 2021

**Notary Public** 

Commission Expires: A+

Recorded in Public Records 2/5/2021 10:50 AM OR Book 8460 Page 331, Instrument #2021013630, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Recording Requested by: Restore Masters LLC

Prepared by and Return To: Restore Masters LLC c/o Mail Center 9450 SW Gemini Dr #7790 Beaverton, Oregon 97008-7105 Reference ID: 4667821 SPACE ABOVE FOR RECORDER'S USE

#### **CLAIM OF LIEN**

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR DISCHARGE THIS LIEN.

Lienor Restore Masters LLC 5991 Chester Ave Suite 110 Jacksonville, Florida 32217 (904) 713-7663

Property Owner ("Owner")
Villagio Management Company LLC
1759 Saint Mary Ave
Pensacola, Florida 32501
TRINITY PROPERTIES OF N W FLORIDA LLC
13700 Perdido Key Drive
Pensacola, Florida 32507
EMS Villagio COA Inc

EMS Villagio COA Inc

Hiring Party: Name and Address of person or entity to whom Claimant furnished labor, services, equipment and/or materials:

EMS Villagio COA Inc

Services: The lien is claimed for the following labor, services, equipment or materials:EMS

Property Liened ("Property") State of Florida County: Escambia County

13700 Perdido Key Dr Pensacola, Florida 32507

Legal Property Description: APNs: 35-3S-32-0100-001-005 through 35-3S-32-0100-251-003 BK: 8184 PG: 828 Last Page

### Exhibit "A"

Units C-140 and Unit C-141 of Villagio, a mixed-use condominium according to Declaration of Condominium of Villagio, recorded in Official Records Book 5912, Page 1, of the Public Records of Escambia County, Florida (the 'Declaration'), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all the provisions of the Declaration.

File Number: 1-54497 Legal Description with Non Homestead BK: 8184 PG: 827

5.02 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof. "Herein," "hereby," "hereunder," "hereof," and other equivalent words or phrases refer to this Mortgage and not solely to the particular portion thereof in which any such word or phrase is used, unless otherwise clearly indicated by the context.

5.03 Gender; Number. Whenever the context so requires, the masculine includes the feminine and neuter, the singular includes the plural, and the plural includes the singular.

5.04 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage, in the Note, in any of the other Loan Documents, or in the Other Indebtedness Instruments shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein, and in the Note, in the other Loan Documents and in the Other Indebtedness Instruments shall be in no way affected, prejudiced or disturbed thereby.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness instruments, such reference shall include all renewels, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a scaled instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

(a) Name of Mortgagor (Debtor): Address of Mortgagor:

Stacey S. Certain PEDIDO KEY DR # 140
PEDISACOLA, FT 32507

(b) Name of Mortgagee (Secured Party): Address of Mortgagee:

Villagio Management Company, LLC 1759 St. Mary Avenue Pensacola, FL 32501

With Copy to:

(c) Record Owner of Real Estate described on Exhibit A hereto:

MORTGAGOR

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

Stacey & Certain

STATE OF FLORIDA

COUNTY OF ESCAMBIA

of October, 2019, by STACEY S. The foregoing instrument was acknowledged before me this CERTAIN, who is personally known to me or who has shown me an nath.

> SHANNON SENKARIN Commission # GG 190270 Expires July 23, 2021

Sign: \_ Print:

NOTARY PUBLIC, STATE OF THE CHARLES

------

My Commission Expires:

My Commission No.:

Recorded in Public Records 10/18/2019 9:01 AM OR Book 8184 Page 817, Instrument #2019091911, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$103.50 MTG Stamps \$100.80 Int. Tax \$57.47

103.50

This Instrument was Prepared By: William E. Farrington, II Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A. 307 South Palafox Street Pensacola, FL 32502

STATE OF FLORIDA

COUNTY OF ESCAMBIA

#### FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT (FLORIDA)

THIS INDENTURE (herein this "Mortgage") made effective the 14th day of October, 2019, by and between and STACEY S. CERTAIN, (hereinafter called the Mortgagor or Borrower,") in favor of VILLAGIO MANAGEMENT COMPANY, LLC, a Florida Limited Liability Company, (hereinafter called the Mortgagee or Lender).

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

THE PROPERTY ENCUMBERED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF BORROWER.

#### WITNESSETH:

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of \$28,736.00, or so much as may from time to time be disbursed thereunder, as evidenced by a Promissory Note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgages or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgages and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtodness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtodness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are ordered to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, hargain, sell, alica and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same maybe constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto and made a part hereof (the "Land");
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and improvements:
- (d) Together with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, leases, subleases, licenses, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor, and the reversion and reversions, remainder and remainders, rants, issues and profits thereof,

Recorded in Public Records 10/18/2019 9:01 AM OR Book 8184 Page 816, Instrument #2019091910, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$1,750.00

10.00

### Warranty Deed

This Indenture, made, October 14, 2019 A.D.

Between

Villagio Management Company, LLC whose post office address is: 1759 St. Mary Street, Pensacola, Florida 32501, a company, existing under the laws of the State of Florida, Grantor and Stacey S. Certain whose post office address is: 13700 Perdido Key Drive, Unit 140, Pensacola, Florida 32507, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Units C-140 and Unit C-141 of Villagio, a mixed-use condominium according to Declaration of Condominium of Villagio, recorded in Official Records Book 5912, Page 1, of the Public Records of Escambia County, Florida (the 'Declaration'), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all the provisions of the Declaration.

Subject to taxes for the current year, covenants, restrictions and casements of record, if any.

Parcel Identification Number: 353S320100140003

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer caused its corporate seal to be affixed the day and year first above written.

Villagio Management Company, LLC

Linver I. Leffe Its: Manager

Shannon Senkarik

Lisa Dorant Thompson

Florida

County of Escabla

The foregoing instrument was acknowledged before me this 14th day of October, 2019, by Linver L. Leffel, the Management Company, LLC, a company existing under the laws of the State of Florida, on behalf of the company. Leffel, the Manager of Villagio

Hc/She is personally known to me or has produced deptification.

> SHANNON SENECARIK Commission # GG 190270 ree July 23, 2021

Senkarik Notary Publi Shannon

My Commission Expires::

William E. Farrington, II, an employee of Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A., 14758 Perdido Key Drive Pensacola, Florida 32507

File Number: 1-54497

Florida Corporate Deed/Letter

(Seal)

### PROPERTY INFORMATION REPORT

October 22, 2022 Tax Account #:10-4601-154

### LEGAL DESCRIPTION EXHIBIT "A"

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

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

TAX ACCOUNT NUMBER 10-4601-154(0123-57)

### 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 T  | 'DA   |
|--|---|
| TAX DEED SALE DATE:  | Jan 9, 2023   |
| TAX ACCOUNT #:   | 10-4601-154   |
| CERTIFICATE #:   | 2020-6199   |
| those persons, firms, and/or agencies having le  | tatutes, the following is a list of names and addresses of egal interest in or claim against the above-described ficate is being submitted as proper notification of tax deed |
| YES NO  ☐ ☐ Notify City of Pensacola, P.O. B ☐ ☐ Notify Escambia County, 190 Go ☐ ☐ Homestead for 2021 tax year. | overnmental Center, 32502   |
| STACEY S. CERTAIN  | VILLAGIO MANAGEMENT COMPANY LLC   |
| 13700 PERDIDO KEY DR UNIT C-140  | 1759 ST MARY AVE  |
| PENSACOLA, FL 32507  | PENSACOLA, FL 32501   |
| RESTORE MASTERS LLC  | RESTORE MASTERS LLC   |
| 5991 CHESTER AVE SUITE 110   | 9450 SW GEMINI DR #7790   |
| JACKSONVILLE, FL 32217   | BEAVERTON, OR 97008-7105  |
| Certified and delivered to Escambia County T   | ax Collector, this 22nd day of October, 2022.   |
| PERDIDO TITLE & ABSTRACT, INC.   |   |

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

MANGEL

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

October 22, 2022

Tax Account #: 10-4601-154

- 1. The Grantee(s) of the last deed(s) of record is/are: STACEY S. CERTAIN
  - By Virtue of Warranty Deed recorded 10/18/2019 in OR 8184/816
- 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. Mortgage in favor of Villagio Management Company, LLC recorded 10/18/2019 OR 8184/817
  - b. Lien in favor of Restore Masters LLC recorded 2/5/2021 OR 8460/331 and Amendment recorded 4/1/2021 OR 8498/632
- 4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 10-4601-154 Assessed Value: \$92,565.00

**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): VILLAGIO CONDOMINIUM OWNERS ASSOCIATION, INC.

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 #:  | 10-4601-154  | CERTIFICATE #:  | 2020-6  | 199  |
|---|--|---|---|--|
| REPORT IS LIMITED   | TITLE INSURANCE. TH<br>FO THE PERSON(S) EXP<br>RT AS THE RECIPIENT(  | RESSLY IDENTIFIED B   | Y NAME IN TH  | IE PROPERTY  |
| listing of the owner(s) of<br>tax information and a list<br>encumbrances recorded<br>title to said land as listed | pared in accordance with the frecord of the land describe ting and copies of all open in the Official Record Boold on page 2 herein. It is the facopy of any document li | ed herein together with cur<br>or unsatisfied leases, mort<br>its of Escambia County, Fl<br>responsibility of the party | rent and delinque<br>gages, judgment<br>orida that appear<br>named above to | ent ad valorem s and r to encumber the o verify receipt of |
| and mineral or any subst  | to: Current year taxes; taxeurface rights of any kind or s, boundary line disputes, as the premises.   | nature; easements, restrict   | tions and covena  | ints of record;  |
|   | oure or guarantee the validit<br>nee policy, an opinion of tit   |   |   |  |
| Use of the term "Report"  | " herein refers to the Prope   | rty Information Report and  | d the documents   | attached hereto.   |
| Period Searched: Octo   | ober 19, 2002 to and inclu   | ding October 19, 2022   | _ Abstractor: _   | BYRON BROWN  |

BY

Michael A. Campbell,

As President

Dated: October 22, 2022



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

# Tax Deed - Redemption Calculator Account: 104601154 Certificate Number: 006199 of 2020

| Redemption Yes 🕶                 | Application Date 4/21/2022          | Interest Rate 18%               |
|----------------------------------|-------------------------------------|---------------------------------|
|                                  | Final Redemption Payment ESTIMATED  | Redemption Overpayment ACTUAL   |
|                                  | Auction Date 1/9/2023               | Redemption Date 12/1/2022       |
| Months                           | 9                                   | 8                               |
| Tax Collector                    | \$4,672.83                          | \$4,672.83                      |
| Tax Collector Interest           | \$630.83                            | \$560.74                        |
| Tax Collector Fee                | \$6.25                              | \$6.25                          |
| Total Tax Collector              | \$5,309.91                          | \$5,239.82 — TaxCollector       |
| Record TDA Notice                | \$17.00                             | \$17.00                         |
| Clerk Fee                        | \$119.00                            | \$119.00                        |
| Sheriff Fee                      | \$120.00                            | \$120.00                        |
| Legal Advertisement              | \$200.00                            | \$200.00                        |
| App. Fee Interest                | \$61.56                             | \$54.72                         |
| Total Clerk                      | \$517.56                            | \$510.72 - Certificat<br>Holdin |
| Release TDA Notice (Recording)   | \$10.00                             | \$10.00                         |
| Release TDA Notice<br>(Prep Fee) | \$7.00                              | \$7.00                          |
| Postage                          | \$26.40                             | \$26.40                         |
| Researcher Copies                | \$0.00                              | \$0.00                          |
| Total Redemption<br>Amount       | \$5,870.87                          | \$5,793.94                      |
|                                  | Repayment Overpayment Refund Amount | \$76.93                         |

Refund Amount

### **Heather Mahoney (COC)**

From:

Laurin Gray (COC)

Sent:

Thursday, December 1, 2022 12:49 PM

To:

Emily Hogg (COC); Whitney Boydon (COC); Mylinda Johnson (COC); Heather Mahoney

(COC)

Cc:

**COC ACCOUNTING** 

Subject:

**WIRE** 

☐ Incoming Money Transfer Credit (195)

5,753.94

5.753.94

0.00

0.00

Text

WIRE TYPE:WIRE IN DATE:120122 TIME:1158 ET

TRN:2022120100398586 SNDR REF:2022120100007631

SERVICE REF:20221201F2QCZ00C002016

RELATED REF:

ORIG:ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD STE 140

PENSACOLA FL 32507-0000 ID:0230594200

ORG BK: ID: INS BK: ID:

SND BK:REGIONS BANK ID:062005690

BNF:ESCAMBIA COUNTY CLERK OF CIRCUT CO 190 WEST GOVERMENT

STREET PENSACOLA FL 32502 ID:898033991356

BNF BK: ID:

PAYMENT DETAILS:

REFERENCE NAME STACEY CERTAIN

13700 PERDIDO KEY DR PENSACOLA FL 32507



### Laurin Gray

Manager, Accounting 850-595-4126

lgray@EscambiaClerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court** 

& Comptroller

190 W. Government Street, Pensacola FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

#### **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 # 2020 TD 006199

Redeemed Date 12/1/2022

Name ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD, STE 140 PENSACOLA, FL 32507

Clerk's Total = TAXDEED \$517.56

Due Tax Collector = TAXDEED \$5,309.91

Postage = TD2 \$26.40

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

**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: 104601154 Certificate Number: 006199 of 2020

### Payor: ISLAND EPICUREAN 13700 PERDIDO BEACH BLVD, STE 140 PENSACOLA, FL 32507 Date 12/1/2022

Clerk's Check # 0 Clerk's Total \$517.56 Tax Collector Check # Tax Collector's Total 1 \$5,309.91 Postage \$26.40 Researcher Copies \$0.00 Recording \$10.00 Prep Fee \$7.00 Total Received \$5,870.87 55,753.94

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022115431 12/1/2022 1:47 PM OFF REC BK: 8897 PG: 1535 Doc Type: RTD

### 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 8789, Page 1351, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06199, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 104601154 (0123-57)

DESCRIPTION OF PROPERTY:

### UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

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

NAME IN WHICH ASSESSED: STACEY S CERTAIN

Dated this 1st day of December 2022.

COMPTAGE TO STATE OF THE PARTY OF THE PARTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06199, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT C-140 VILLAGIO CONDOMINIUM ALSO 1.67% INT IN COMMON ELEMENTS OR 7697 P 891 OR 7808 P 1850

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

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

### STACEY S CERTAIN

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 **second** Monday in the month of January, which is the **9th day of January 2023.** 

Dated this 18th day of November 2022.

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.

### **Personal Services:**

**STACEY S CERTAIN** 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507

GOMP AO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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**Post Property:** 

13700 PERDIDO KEY DR C-140 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 18th day of November 2022.

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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

### CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

### **CERTIFICATE # 06199 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 24, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|                               | STACEY S CERTAIN    | RESTORE MASTERS LLC |                            |  |  |
|-------------------------------|---------------------|---------------------|----------------------------|--|--|
| 13700 PERDIDO KEY DR UNIT 140 |                     |                     | 5991 CHESTER AVE SUITE 110 |  |  |
|                               | PENSACOLA, FL 32507 | JA                  | CKSONVILLE, FL 32217       |  |  |
| VILLAGIO MANAGEMENT COMPANY L |                     |                     | RESTORE MASTERS LLC        |  |  |
| 1                             | 759 ST MARY AVE     |                     | 9450 SW GEMINI DR #7790    |  |  |
| F                             | PENSACOLA, FL 32501 |                     | BEAVERTON, OR 97008-7105   |  |  |

WITNESS my official seal this 24th day of November 2022.



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 18th day of November 2022.

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**Personal Services:** 

**STACEY S CERTAIN** 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

hedeemed

### NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO22CIV039166NON** 

Agency Number: 23-001451

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 06199 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: STACEY S CERTAIN** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/28/2022 at 1:32 PM and served same on STACEY S CERTAIN , at 9:48 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

D. NELSON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Dated this 18th day of November 2022.

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.

**Post Property:** 

13700 PERDIDO KEY DR C-140 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

Redeemed

### NON-ENFORCEABLE RETURN OF SERVICE

**Agency Number: 23-001483** 

0123-57

**Document Number: ECSO22CIV039164NON** 

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06199 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: STACEY S CERTAIN** 

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:35 PM and served same at 9:38 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

D. NELSON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: MLDENISCO

田田一田田一大日十日日日日 日本 22/51/2100 UNABLE TO FORWARD RETURN TO SENDER , OE 3250255335 9171 9690 0835 0128 2148 05 MEXIE Ü の記録やきまなは近ち VILLAGIO MANAGEMENT COMPANY PENSACOLA, FL 32501 1759 ST MARY AVE LLC [0123-57] Clerk of the Circuit Court & Comptroller 221 Palafox Place, Suite 110 Pam Childers Pensacola, FL 32502 Official Records ္ဌ

CERTIFIED MAIL

**JOSTAGE** 11/23/2022 ZIP 32502 FIRST-CLASS MAIL CHILDERS ECHT TROLL FILED 043M31219251 TOKERATO CATED DAY KINE TO WHEN KENDER TOKEN TOKEN AND THE DAY OF quadient 9171 9690 0935 0128 2148 12 322 tars@265353 ESTORE MASTERS LLC [0123-57]
SS99-CHESTER AVE SUITE 110
A JACKSONVILLE, FL 32217 Clerk of the Circuit Court & Comptroller 221 Palafox Place, Suite 110 Pam Childers Pensacola, FL 32502 Official Records LE AON ZZOZ

CERTIFIED MAIL

STACEY S CERTAIN [0123-57] 13700 PERDIDO KEY DR UNIT 140 PENSACOLA, FL 32507

9171 9690 0935 0128 2148 29

RESTORE MASTERS LLC [0123-57] 5991 CHESTER AVE SUITE 110 JACKSONVILLE, FL 32217

9171 9690 0935 0128 2148 12

VILLAGIO MANAGEMENT COMPANY LLC [0123-57] 1759 ST MARY AVE PENSACOLA, FL 32501

9171 9690 0935 0128 2148 05

RESTORE MASTERS LLC [0123-57] 9450 SW GEMINI DR #7790 BEAVERTON, OR 97008-7105

9171 9690 0935 0128 2147 99





(Warrington) Pensacola, Escambia County, Florida

### STATE OF FLORIDA

**County of Escambia** 

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being TAX DEED SALE NOTICE in the matter of

DATE - 01-09-2023 - TAX CERTIFICATE #'S 06199

in the

**CIRCUIT** 

Court

was published in said newspaper in the issues of

DECEMBER 8, 15, 22, 29, 2022

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Will Plan

Digitally signed by Michael P Driver
DN: c=US, 0=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2022.12.29 09:15:07 -06'00'

**PUBLISHER** 

Sworn to and subscribed before me this 29TH day of DECEMBER

**A.D.**, 2022

Hather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifar=0.4141000.000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2022.12.29 09:24:58 -06'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06199, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT C-140 VILLAGIO CONDO-MINIUM ALSO 1.67% INT IN COM-MON ELEMENTS OR 7697 P 891 OR 7808 P 1850 SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104601154 (0123-57)

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

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 second Monday in the month of January, which is the 9th day of January 2023.

Dated this 23rd day of November 2022.

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 (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-12-08-15-22-29-2022