

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300251

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488,

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
11-3326-060	2021/5394	06-01-2021	LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45

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
TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488

04-25-2023
Application Date

Applicant's signature

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: _____ Date of sale <u>11/01/2023</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.



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

1123.22

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488		Application date	Apr 25, 2023	
Property description	SANJAVIER AIOROS A & LEONOR 2935 N MARTHA AVE LAKE LAND, FL 33805 1028 WOODBURY PL 11-3326-060 LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45		Certificate #	2021 / 5394	
			Date certificate issued	06/01/2021	
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)	
# 2021/5394	06/01/2021	1,338.35	66.92	1,405.27	
→Part 2: Total*				1,405.27	
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)
# 2022/5816	06/01/2022	1,483.35	6.25	74.17	1,563.77
Part 3: Total*					1,563.77
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)					2,969.04
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,495.62
4. Property information report fee					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)					4,839.66
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>Jennifer N. Cassidy</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>May 5th, 2023</u>		

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

+ \$6.25

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-GABLE

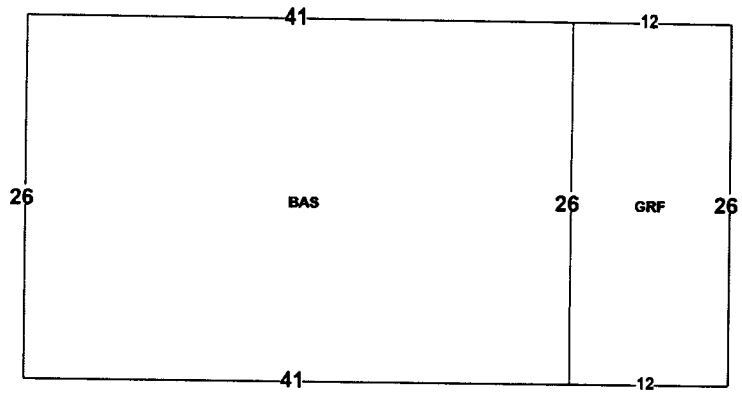
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 1378 Total SF

BASE AREA - 1066

GARAGE FIN - 312



Images



1/13/2021 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/08/2023 (tc.16423)



Chris Jones

Escambia County Property Appraiser

Real Estate Search





Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	141N311002018004	Year	Land	Imprv	Total	Cap Val
Account:	113326060	2022	\$15,000	\$92,205	\$107,205	\$93,724
Owners:	SANJAVIER AIOROS A & LEONOR	2021	\$15,000	\$73,635	\$88,635	\$85,204
Mail:	2935 N MARTHA AVE LAKELAND, FL 33805	2020	\$15,000	\$64,498	\$79,498	\$77,459
Situs:	1028 WOODBURY PL 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/2007	6108	45	\$104,000	WD		Legal Description LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45	
05/2005	5648	1727	\$100	WD			
05/2005	5648	1723	\$97,000	WD			
06/2003	5179	98	\$69,900	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

Parcel Information		Launch Interactive Map			
Section Map Id: 14-1N-31-1	<div><div>+</div><div>-</div></div>				
Approx. Acreage: 0.2730					
Zoned: MDR					
Evacuation & Flood Information Open Report					
View Florida Department of Environmental Protection(DEP) Data					
Buildings					
Address: 1028 WOODBURY PL, Year Built: 1975, Effective Year: 1975, PA Building ID#: 7397					

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037295 5/10/2023 4:02 PM
OFF REC BK: 8975 PG: 614 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 05394**, issued the **1st day of June, A.D., 2021** 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:

LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113326060 (1123-22)

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

AIOROS A SANJAVIER and LEONOR SANJAVIER

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**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: 113326060 Certificate Number: 005394 of 2021**

Payor: ABRAHAM SANJAVIER 702 HEISSE ST ALVON TEXAS 77511 Date 8/9/2023

Clerk's Check # 9542133883
Tax Collector Check # 1

Clerk's Total \$503.88
Tax Collector's Total \$5,354.07
Postage \$60.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$5,934.95

Reduced to 5,316.65

**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>

overpriced. 35¢

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 8975, Page 614, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05394, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 113326060 (1123-22)

DESCRIPTION OF PROPERTY:

LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: AIOROS A SANJAVIER and LEONOR SANJAVIER

Dated this 9th day of August 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Aicroz Abraham Sanjauer
701-610-8363

Case # 11-3326-060

Email: Saori2005@yahoo.com
mayra779@yahoo.com

Address: 708
702 Heisse Street
Alvin Texas 77511

Can you please call me
OR email me soonest are
received the payment
thanks



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 #: 11-3326-060 CERTIFICATE #: 2021-5394

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: August 6, 2003 to and including August 6, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: August 7, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 7, 2023

Tax Account #: **11-3326-060**

1. The Grantee(s) of the last deed(s) of record is/are: **AIOROS ABRAHAM SANJAVIER AND LEONOR SANJAVIER**

By Virtue of Warranty Deed recorded 3/19/2007 in OR 6108/45

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) 2020-2022 are delinquent.

Tax Account #: 11-3326-060

Assessed Value: \$93,724.00

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): **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: NOV 1, 2023

TAX ACCOUNT #: 11-3326-060

CERTIFICATE #: 2021-5394

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

AIOROS A SANJAVIER
LEONOR SANJAVIER
1028 WOODBURY PL
CANTONMENT, FL 32533

AIOROS A SANJAVIER
LEONOR SANJAVIER
2935 N MARTHA AVE
LAKELAND, FL 33805

Certified and delivered to Escambia County Tax Collector, this 7th day of August, 2023.

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

August 7, 2023

Tax Account #:11-3326-060

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 18 BLK 4 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 6108 P 45

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3326-060(1123-22)

Rec
Doc 728.00

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
4300 Bayou Boulevard, Suite 31
Pensacola Florida 32503
Incident to the issuance of a title insurance policy.
File Number: 07-022102
Parcel ID #: 141N311002018004

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **March 16, 2007** by **Raymond L Trail and Lori A Trail, husband and wife**, whose post office address is **677 Deedra Avenue Pensacola, FL 32514** hereinafter called the GRANTOR, to **Aioros Abraham Sanjavier and Leonor Sanjavier, husband and wife** whose post office address is **2935 N. Martha Avenue Lakeland, FL 33805** hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness

Print Name:

Witness

Print Name:

Karen McClammy
Maxine S. Gillerwater
MAXINE S. GILLERWATER

Raymond L Trail
Raymond L Trail

Lori A Trail
Lori A Trail

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this **March 16, 2007** by **Raymond L Trail and Lori A Trail, husband and wife** who is/are personally known to me or has produced a driver's license as identification.

(SEAL)

[Signature]
Notary Public

Print Name:

My Commission Expires:



Schedule A

Lot 18, Block 4, Resubdivision of Cantonment Heights, a subdivision of a part of Lots 2 & 3, Section 14, Township 1 North, Range 31 West, Escambia County, Florida, as recorded in Plat Book 3, Page 64, of the Public Records of said County.

ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32501



Raymond and Lori Trail
c/o Palm Realty
8445 Pensacola Boulevard
Pensacola, FL 32534

December 28, 2006

RE: Three Bedroom
Single Family Residence
1028 Woodbury Place
Cantonment, FL 32533
Parcel ID: 14-1N-31-1002018004

Dear Mr. and Mrs. Trail:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on December 27, 2006. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- It was determined that the drainfield does not have the proper separation from the seasonal high water table based on Florida Administrative Code 64E-6. In the event a repair to the OSTDS is warranted in the future, the drainfield may need to be modified to meet the code requirements.
- A severe amount of roots were noted in the tank and drainfield areas. Roots could alter system functionality; however, no structural deficiencies were apparent during the inspection.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time. However, with the data available at the time of the inspection, the system was operating properly.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A. I. ROS ABRAHAM SUGANER

A handwritten signature in black ink, appearing to read "Phillip L. Davies".

Phillip L. Davies
Environmental Supervisor I

PLD/fd/ccl
OSTDS # 06-2036
Fax To: Palm Realty, 484-0793

TOTAL P.02