



# 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

0925.30

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 17, 2025
Property description	4421 LLC 11348 LOWER MT VERNON RD EVANSVILLE, IN 47712 8507 SAN JUAN CALZADA 09-5015-476 LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W	Certificate #	2023 / 4737
		Date certificate issued	06/01/2023

## 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)
# 2023/4737	06/01/2023	459.14	158.40	617.54
→Part 2: Total*				617.54

## 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)
# /					
Part 3: Total*					0.00

## 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)	617.54
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	992.54

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>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 21st, 2025</u>

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>09/03/2025</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.

### **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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500134

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
09-5015-476	2023/4737	06-01-2023	LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W

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  
ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991

04-17-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information							Assessments				
Parcel ID:	3325312400011008						Year	Land	Imprv	Total	Cap Val
Account:	095015476						2024	\$20,000	\$10,242	\$30,242	\$23,128
Owners:	4421 LLC						2023	\$12,000	\$9,738	\$21,738	\$21,026
Mail:	11348 LOWER MT VERNON RD EVANSVILLE, IN 47712						2022	\$12,000	\$8,092	\$20,092	\$19,115
Situs:	8507 SAN JUAN CALZADA 32507						Disclaimer				
Use Code:	MOBILE HOME						Tax Estimator				
Taxing Authority:	COUNTY MSTU						Change of Address				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Report Storm Damage				
Sales Data Type List:							2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None				
04/20/2016	7512	1090	\$100	TR	N		Legal Description				
05/14/2013	7017	1270	\$100	QC	N		LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W				
03/05/2013	6984	1239	\$100	TR	N		Extra Features				
03/05/2013	6984	1237	\$100	CJ	N		None				
10/04/2011	6770	772	\$10,100	CT	Y						
10/04/2011	6670	772	\$10,100	CT	Y						
07/2006	5966	1420	\$675,000	WD	Y						
07/2004	5447	638	\$30,000	WD	N						
02/2000	4524	1127	\$32,500	WD	N						
09/1994	3648	122	\$100	QC	N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											

**Parcel Information**

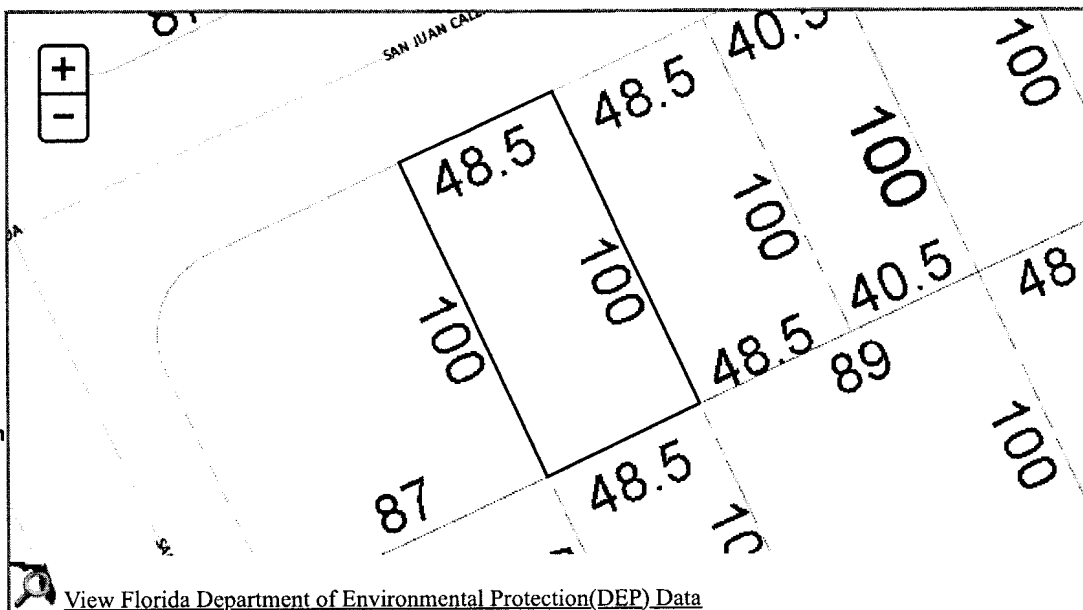
[Launch Interactive Map](#)

Section  
Map Id:  
33-2S-31-2

Approx.  
Acreage:  
0.1113

Zoned:  
HDMU

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

#### Buildings

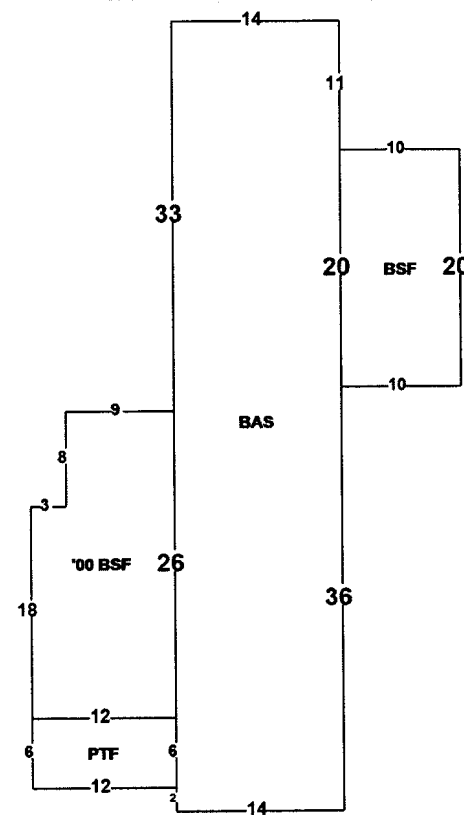
Address: 8507 SAN JUAN CALZADA, Improvement Type: MOBILE HOME, Year Built: 1980, Effective Year: 1980, PA Building  
ID#: 129091

#### Structural Elements

**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-CARPET**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-HEAT & AIR**  
**MH INTERIOR FINISH-PANEL PLYWOOD**  
**MH MILLWORK-TYPICAL**  
**MH ROOF COVER-METAL**  
**MH ROOF FRAMING-FLAT/SHED**  
**MH STRUCTURAL FRAME-TYPICAL**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**STORY HEIGHT-0**

Areas - 1498 Total SF

**BASE AREA - 938**  
**BASE SEMI FIN - 488**  
**PATIO FINISHED - 72**



#### Images



7/15/2021 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 04737**, issued the **1st day of June, A.D., 2023** 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:

**LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 095015476 (0925-30)**

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

**4421 LLC**

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 September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

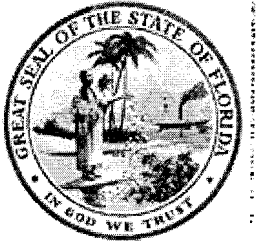
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

Redeemed From Sale



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

**Tax Deed Sales - Redeemed From Sale**  
**Account: 095015476 Certificate Number: 004737 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$774.00

Postage  Tax Deed Court Registry \$740.00

Payor Name

Notes

Commit Redemption ☒

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 09-5015-476 CERTIFICATE #: 2023-4737

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: June 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: June 20, 2025



**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

June 20, 2025

Tax Account #: **09-5015-476**

1. The Grantee(s) of the last deed(s) of record is/are: **4421 LLC**

**By Virtue of Quit Claim Deed recorded 5/16/2013 in OR 7017/1270**

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. **Lien in favor of Bayou Grande Villa Association, Inc. recorded 10/25/2024 – OR 9223/428**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-5015-476**

**Assessed Value: \$23,128.00**

**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): **BAYOU GRANDE VILLA 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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** SEPT 3, 2025  
**TAX ACCOUNT #:** 09-5015-476  
**CERTIFICATE #:** 2023-4737

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>2024</u> tax year.

**4421 LLC**  
**11348 LOWER MT VERNON RD**  
**EVANSVILLE, IN 47712**

**4421 LLC**  
**8507 SAN JUAN CALZADA**  
**PENSACOLA, FL 32507**

**BAYOU GRANDE VILLA**  
**ASSOCIATION INC**  
**8510 MATADOR CAMINO**  
**PENSACOLA, FL 32507**

**JERRY BAYS AS REGISTERED AGENT OF**  
**4421 LLC**  
**9131 GULF BEACH HWY**  
**PENSACOLA, FL 32507**

**4421 LLC**  
**8507 MATADOR CAMINO**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of June 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**June 20, 2025**

**Tax Account #:09-5015-476**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-5015-476(0925-30)**

Recorded in Public Records 05/16/2013 at 04:41 PM OR Book 7017 Page 1270,  
Instrument #2013034967, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument prepared by:  
Colleen Cleary Ortiz, P.A.  
1127 North Palafox Street  
Pensacola, FL 32501

[Space Above This Line For Recording Data]

THIS DEED HAS BEEN PREPARED AT THE  
GRANTOR'S AND GRANTEE'S REQUEST,  
WITHOUT EXAMINATION OR LEGAL OPINION  
OF TITLE.

### QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **JANICE PEERCY**, whose address is 8507 Matador Camino, Pensacola, FL 32507, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do remise, release, convey and quitclaim unto **4421, L.L.C.**, "Grantee," whose address is 8507 Matador Camino, Pensacola, FL 32507, along with its executors, administrators, successors and assigns, forever, all right, title and interest unto the following described real property situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 11, Block H, Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to the plat of said subdivision recorded in Plat Book 8 at Page 4 of the Public Records of Escambia County, Florida.

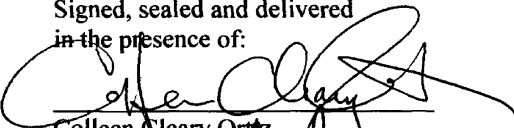
(Also known as 8507 San Juan Calzada, Pensacola, FL 32507)

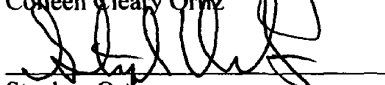
Property Appraiser's Parcel Identification Number: 33-2S-31-2400-011-008

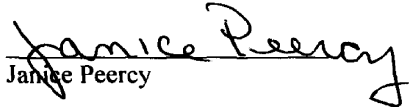
Together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF the Grantor has set her hand and seal on this 14<sup>th</sup> day of May, 2013.

Signed, sealed and delivered  
in the presence of:

  
Colleen Cleary Ortiz

  
Stephen Ortiz

  
Janice Percy

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2013, by Janice Percy, who is personally known to me or produced Driver's License as identification.

-SEAL-



  
NOTARY PUBLIC

Paige L. Graves  
(Print/Type Name)

Recorded in Public Records 10/25/2024 9:15 AM OR Book 9223 Page 428,  
Instrument #2024081662, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Prepared By:  
John "Jay" A. Fraiser, Esq.  
127 Palafox Place, Suite 200  
Pensacola, FL 32502-5813  
CA-1520-012

### **CLAIM OF LIEN**

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

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o 8510 Matador Camino, Pensacola, FL 32507, incident to the collection of the assessments and enforcement of this lien, which is granted by §720.3085, Florida Statutes, and the Declaration of Covenants, Conditions, and Restrictions of Bayou Grande Villa, recorded on March 27, 2019, in Official Records Book 8069, Page 363 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

#### **LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W**

The property address is 8507 San Juan Calzada, Pensacola, FL 32507. The record titled owner of the property is 4421, LLC, whose mailing address is 11348 Lower Mt. Vernon Road, Evansville, IN 47712.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts (less any partial payments applied in accordance with Florida statutory law), as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
General Assessments (due January 1, 2021 through October, 1, 2024)	\$876.78
Interest	\$303.60
Attorneys Fees	\$762.50
Costs and Recording Fees	<u>\$74.34</u>
<b>Total Due:</b>	<b>\$2,017.22</b>

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of six percent (6%) per annum, from the date each assessment became due, and will include all administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

BK: 9223 PG: 429 Last Page

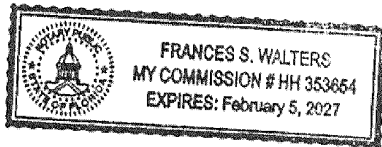
EXECUTED this 22 day of October, 2024.

**BAYOU GRANDE VILLA  
ASSOCIATION, INC.**, a Florida not-for-  
profit corporation

Brenda Gavin  
By: Brenda Gavin  
Its: Authorized Agent

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 22 day of October, 2024, by Brenda Gavin as the Authorized Agent for Bayou Grande Villa Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.



Frances S. Walters  
(Signature of Notary Public)  
**Notary Public, State of Florida**  
Print Name: Frances S. Walters  
My Commission Expires: 2/5/2027

**I HEREBY CERTIFY** that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 9589071052702364 7314 74 and # 9589071052702364 7314 81 and U.S. Mail to 4421, LLC, 8507 San Juan Calzada, Pensacola, FL 32507 and 11348 Lower Mt. Vernon Road, Evansville, IN 47712 on this 22 day of October, 2024.

John "Jay" A. Fraiser, Jr.

John "Jay" A. Fraiser, Jr.  
Moorhead Law Group  
127 Palafox Place, Suite 200  
Pensacola, FL 32502  
Attorneys for Bayou Grande Villa  
Association, Inc.