

18-211

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700722

Date of Tax Deed Application

Dec 14, 2017

This is to certify that **GARNET ROCK LLC - 850 US BANK % GARNET ROCK LLC-850**, holder of **Tax Sale Certificate Number 2015 / 10322**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **17-0839-500**

Cert Holder:

GARNET ROCK LLC - 850 US BANK % GARNET ROCK LLC-850
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:

CASA PILETA LLC
16 MOHEGAN LN
RYE BROOK, NY 10573

LTS 14 & 15 BLK 10 VILLA SEGUNDA PB 3 P 80 OR 6732 P 735
 SHEET 10

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/10322	17-0839-500	06/01/2015	4,469.84	223.49	4,693.33

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/8841	17-0839-500	06/01/2017	3,391.92	6.25	169.60	3,567.77

Amounts Certified by Tax Collector (Lines 1-7):

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

Total Amount Paid

8,261.10

0.00

3,344.15

200.00

175.00

11,980.25

Amounts Certified by Clerk of Court (Lines 8-15):

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

Total Amount Paid

6.25

Done this the 19th day of December, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **5 March 2018**

By *Shirley Rich, CFC*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 17-0839-500

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700722

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GARNET ROCK LLC - 850 US BANK % GARNET ROCK LLC-850
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
17-0839-500	2015/10322	06-01-2015	LTS 14 & 15 BLK 10 VILLA SEGUNDA PB 3 P 80 OR 6732 P 735 SHEET 10

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, ownership and encumbrance 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
GARNET ROCK LLC - 850 US BANK % GARNET ROCK
LLC-850
PO BOX 645040
CINCINNATI, OH 45264-5040

12-14-2017
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	282S262150014010
Account:	170839500
Owners:	CASA PILETA LLC
Mail:	16 MOHEGAN LN RYE BROOK, NY 10573
Situs:	813 ARIOLA DR 32561
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	PENSACOLA BEACH
Schools (Elem/Int/High):	SUTER/WORKMAN/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$275,000	\$0	\$275,000	\$222,543
2016	\$230,000	\$0	\$230,000	\$202,312
2015	\$200,000	\$0	\$200,000	\$183,920

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/15/2011	6732	735	\$300,000	LI	View Instr
07/2004	5462	1550	\$750,000	LI	View Instr
12/1998	4356	226	\$335,000	LI	View Instr
12/1998	4342	1988	\$100	LI	View Instr
12/1994	3693	551	\$100	LI	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions
None

Legal Description
LTS 14 & 15 BLK 10 VILLA SEGUNDA PB 3 P 80 OR 6732 P 735 SHEET 10

Extra Features
None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
PB010

Approx. Acreage:
0.3873

Zoned:
LDR-PB

Evacuation & Flood Information
[Open Report](#)

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

Buildings
Images
None

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.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14127

December 19, 2017

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-19-1997, through 12-19-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

CASA PILETA LLC, a Florida limited liability company

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

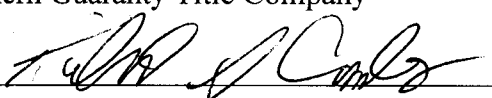
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By:  _____

December 19, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14127

December 19, 2017

Lots 14 and 15, Block 10, Villa Segunda, Santa Rosa Island, Escambia County, Florida, as per plat thereof, recorded in Plat Book 3, Page 80, of the Public Records of said County.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14127

December 19, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments, or condominium documents applicable to this parcel.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$275,000.00. Tax ID 17-0839-500.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-5-2018

TAX ACCOUNT NO.: 17-0839-500

CERTIFICATE NO.: 2015-10322

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 Notify City of Pensacola, P.O. Box 12910, 32521

 Notify Escambia County, 190 Governmental Center, 32502

 Homestead for tax year.

CASA PILETA, LLC
16 Mohegan Lane
Rye Brook, NY 10573
and
Edward L. Lombardi, Manager
555 E. Boston Post Rd. Box 400 and
951 E. Boston Post Rd., Box 400
Mamaroneck, NY 10543

Property address:
813 Ariola Dr.
Pensacola Beach, FL 32561

Santa Rosa Island Authority
P.O. Box 1208
Pensacola Beach, FL 32562

Janice Spector (Registered Agent)
245 SW 11th Ave.
Boyton Beach, FL 33435

Certified and delivered to Escambia County Tax Collector,
this 19th day of December, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

This instrument prepared by:

A. ALAN MANNING, Esquire
Clark, Partington, Hart, Larry,
Bond, & Stackhouse
Post Office Box 13010
Pensacola, FL 32591-3010
(850) 434-9200
CPH&H File no. 11-0277

Parcel ID Number: 28-2S-26-2150-014-010

State of Florida
County of Escambia

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that **JAMES, W. WOOTEN**, a married man, whose address is 461 Walda Drive, Biloxi, Mississippi 39531-2845, ("Assignor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Assignor by **CASA PILETA LLC**, a Florida limited liability company, whose address is 16 Mohegan Lane, Rye Brook, New York, 10573, ("Assignee"), receipt and sufficiency of which is hereby acknowledged, hereby sets over, conveys, assigns and transfers forever to Assignee that certain lease granted by Santa Rosa Island Authority, as leasing agent of Escambia County Florida, to W.T. Creel, Lessee, dated May 22, 1968, and recorded in Official Records Book 403 at page 104, of the public records of Escambia County, Florida, regarding the following described land situated, lying and being in Escambia County, Florida to-wit:

Lots 14 and 15, Block 10, Villa Segunda, Santa Rosa Island, Escambia County, Florida, according to the plat of said subdivision as recorded in Plat Book 3, Page 80, Public records of Escambia County, Florida.

The above described property is vacant land and not the constitutional homestead of the Assignor.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and agrees to hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold interest estate subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals. Assignor further covenants that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate, and that Assignor shall make such further assurances to perfect the leasehold estate in such property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

"Assignor" and "Assignee" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Assignor and Assignee whenever the context so requires or admits.

Date: June 15, 2011

Signed, sealed and delivered in our presence:

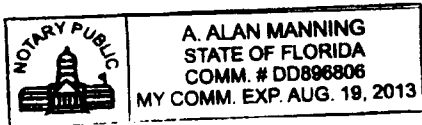
A. Alan Manning
[Type/print name of witness]

James W. Wooten
JAMES W. WOOTEN

Fred H. Simpson Jr
[Type/print name of witness]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of June, 2011, by JAMES W. WOOTEN, who () is personally known to me or who () has produced *Ann's Pass* as identification.



(NOTARIAL SEAL)

A. Alan Manning

(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____

Escambia County Receipt of Transaction

Receipt # 2017129151

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:
GARNET ROCK LLC

On Behalf Of:

On: 12/22/17 3:08 pm
Transaction # 101185871

CaseNumber 2015 TD 010322

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	0.00	0.00	60.00	60.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	0.00	0.00	70.00	70.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	0.00	0.00	320.00	320.00	0.00
Total:	450.00	0.00	0.00	450.00	450.00	0.00

Grand Total:	450.00	0.00	0.00	450.00	450.00	0.00
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PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	20488	OK	450.00	0.00	0.00	0.00	450.00
Payments Total:			450.00	0.00	0.00	0.00	450.00

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 170839500 Certificate Number: 010322 of 2015

Payor: CASA PILETA LLC 6 OVERLOOK RD #2861 WHITE PLAINS NY 10605 Date
 12/29/2017

Clerk's Check #	1012105726	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$12,525.61
		Postage	\$26.30
		Researcher Copies	\$2.00
		Total Received	\$13,024.16

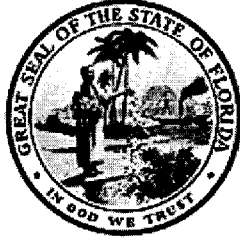
12,090.20
 12,118.50

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

A large, stylized handwritten signature in black ink, likely belonging to the Deputy Clerk mentioned in the text.

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 # 2015 TD 010322
Redeemed Date 12/29/2017

Name CASA PILETA LLC 6 OVERLOOK RD #2861 WHITE PLAINS NY 10605

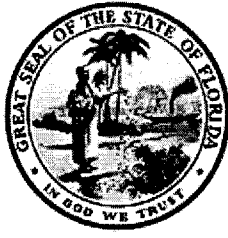
Clerk's Total = TAXDEED	\$470.25	\$ 12,090.20
Due Tax Collector = TAXDEED	\$12,625.61	
Postage = TD2	\$26.30	
ResearcherCopies = TD6	\$2.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



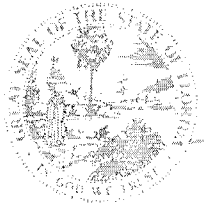
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 170839500 Certificate Number: 010322 of 2015

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/05/2018"/>	Redemption Date <input type="text" value="12/29/2017"/>
Months	3	0
Tax Collector	<input type="text" value="\$11,980.25"/>	<input type="text" value="\$11,980.25"/>
Tax Collector Interest	\$539.11	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$12,525.61	<input type="text" value="\$11,986.50"/> <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$0.00
Total Clerk	\$470.25	<input type="text" value="\$450.00"/> <i>CH</i>
Postage	<input type="text" value="\$26.30"/>	<input type="text" value="\$26.30"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$13,024.16	\$12,464.80
	Repayment Overpayment Refund Amount	\$559.36

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 11, 2018

GARNET ROCK LLC-850 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

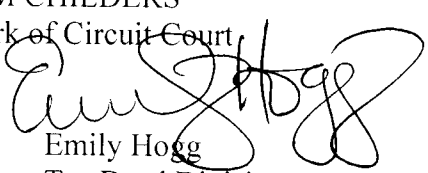
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 010322	\$450.00	\$0.00	\$450.0

TOTAL \$450.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division