

16.072

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600034

**Date of Tax Deed Application**  
Apr 07, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 271**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **01-3638-470**

**Cert Holder:**  
**DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**  
**2912 PARK ARBOR COURT**  
**FORT WORTH, TX 76116**

**Property Owner:**  
**WARNER BOBBY L**  
**PO BOX 365**  
**LILLIAN, AL 36549**  
ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30 LYING W OF OLD  
FERRY PASS HWY NO 10 (OLD SCENIC HWY 80 Full legal  
attached.

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
2014/271	01-3638-470	06-01-2014	1,167.32	83.90	1,251.22
2015/336	01-3638-470	06-01-2015	1,149.47	189.66	1,339.13

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
/						

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

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

## Total Amount Paid

2,590.35
0.00
1051.89
200.00
175.00
4,017.24

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

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

## Total Amount Paid

12.50

Done this the 6th day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By BH

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
01-3638-470 2014

ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30 LYING W OF OLD FERRY PASS HWY NO 10 (OLD SCENIC HWY 80 FT R/W) LESS BEG AT NE COR OF SEC 1 N 87 DEG 08 MIN 57 SEC W 744 98/100 FT FOR POB SD PT BEING ON W R/W LI OF OLD FERRY PASS HWY SD PT ALSO BEING ON CURVE CONCAVE TO E RADIUS 1785 29/100 FT (CENTRAL ANG 16 DEG 11 MIN 31 SEC) S ALG SD CURVE & R/W LI ARC DIST 504 53/100 FT (CHORD DIST 502 85/100 FT CHORD BEARIING S 15 DEG 15 MIN 47 SEC W) N 73 DEG 55 MIN 0 SEC W 424 44/100 FT N 22 DEG 45 MIN 03 SEC E 848 14/100 FT TO SHORE LI OF FERRY BAYOU ELY MEANDER ALG SHORE LI 570 FT TO W R/W LI OF OLD FERRY PASS HWY NO 10 SWLY ALG SD R/W LI 680 FT TO N LI OF SEC 1 AND POB LESS PROP CONVEYED TO UWF LESS OR 4356 P 972 MITCHELL CO LESS OR 4286 P 523 BAPTIST HEALTH AFFILIATES INC OR 4089 P 1214

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH, TX 76116

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 271	06-01-2014	ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30 LYING W OF OLD FERRY PASS HWY NO 10 (OLD SCENIC HWY 80 FT R/W) LESS BEG AT NE COR OF SEC 1 N 87 DEG 08 MIN 57 SEC W 744 98/100 FT FOR POB SD PT BEING ON W R/W LI OF OLD FERRY PASS HWY SD PT ALSO BEING ON CURVE CONCAVE TO E RADIUS 1785 29/100 FT (CENTRAL ANG 16 DEG 11 MIN 31 SEC) S ALG SD CURVE & R/W LI ARC DIST 504 53/100 FT (CHORD DIST 502 85/100 FT CHORD BEARIING S 15 DEG 15 MIN 47 SEC W) N 73 DEG 55 MIN 0 SEC W 424 44/100 FT N 22 DEG 45 MIN 03 SEC E 848 14/100 FT TO SHORE LI OF FERRY BAYOU ELY MEANDER ALG SHORE LI 570 FT TO W R/W LI OF OLD FERRY PASS HWY NO 10 SWLY ALG SD R/W LI 680 FT TO N LI OF SEC 1 AND POB LESS PROP CONVEYED TO UWF LESS OR 4356 P 972 MITCHELL CO LESS OR 4286 P 523 BAPTIST HEALTH AFFILIATES INC OR 4089 P 1214

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above- mentioned 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*

Applicant's Signature

04-07-2016

Date



# 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:** 0115301001001009  
**Account:** 013638470  
**Owners:** WARNER BOBBY L  
**Mail:** C/O BOBBY LUCILLE STEPHENS  
PO BOX 365  
LILLIAN, AL 36549

## Situs:

**Use Code:** WASTE LAND

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$68,951	\$0	\$68,951	\$68,951
2014	\$68,951	\$0	\$68,951	\$68,951
2013	\$68,951	\$0	\$68,951	\$68,951

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1996	4089	1214	\$100,000	WD	<a href="#">View Instr</a>
12/1996	4085	1449	\$100	QC	<a href="#">View Instr</a>

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

## 2015 Certified Roll Exemptions

### Legal Description

ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30  
LYING W OF OLD FERRY PASS HWY NO 10 (OLD  
SCENIC HWY 80 FT R/W)...

### Extra Features

None

## Parcel Information

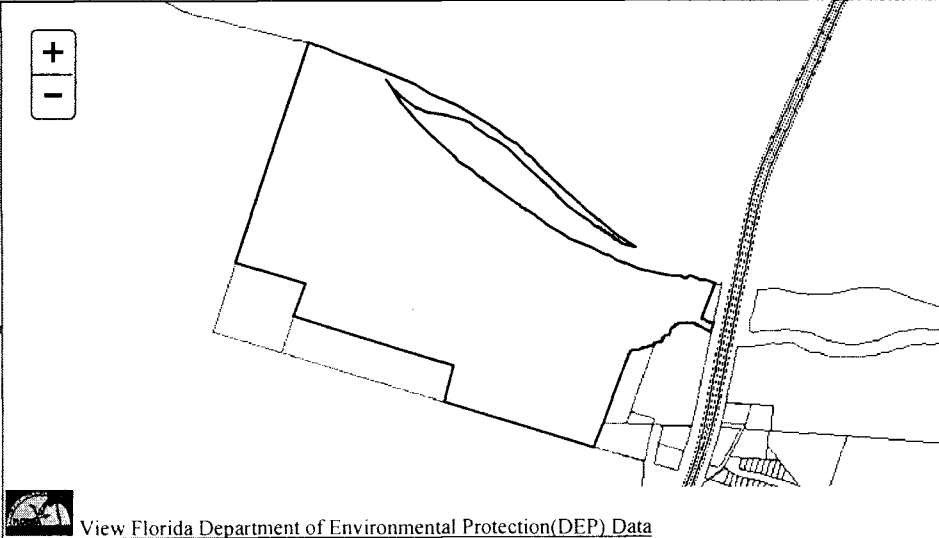
[Launch Interactive Map](#)

**Section Map Id:**  
01-1S-29-2

**Approx. Acreage:**  
145.1600

**Zoned:**   
MDR

**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.

Last Updated:04/12/2016 (tc.1619)

16-072

# **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.: 12523

April 12, 2016

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 04-12-1996, through 04-12-2016, and said search reveals the following:

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

Bobby L. Warner AKA Bobby Lucille Stephens

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: 

April 12, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12523

April 12, 2016

**011S301001001009 - Full Legal Description**

ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30 LYING W OF OLD FERRY PASS HWY NO 10 (OLD SCENIC HWY 80 FT R/W) LESS BEG AT NE COR OF SEC 1 N 87 DEG 08 MIN 57 SEC W 744 98/100 FT FOR POB SD PT BEING ON W R/W LI OF OLD FERRY PASS HWY SD PT ALSO BEING ON CURVE CONCAVE TO E RADIUS 1785 29/100 FT (CENTRAL ANG 16 DEG 11 MIN 31 SEC) S ALG SD CURVE & R/W LI ARC DIST 504 53/100 FT (CHORD DIST 502 85/100 FT CHORD BEARIING S 15 DEG 15 MIN 47 SEC W) N 73 DEG 55 MIN 0 SEC W 424 44/100 FT N 22 DEG 45 MIN 03 SEC E 848 14/100 FT TO SHORE LI OF FERRY BAYOU ELY MEANDER ALG SHORE LI 570 FT TO W R/W LI OF OLD FERRY PASS HWY NO 10 SWLY ALG SD R/W LI 680 FT TO N LI OF SEC 1 AND POB LESS PROP CONVEYED TO UWF LESS OR 4356 P 972 MITCHELL CO LESS OR 4286 P 523 BAPTIST HEALTH AFFILIATES INC OR 4089 P 1214

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12523

April 12, 2016

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

1. Possible Conservation Agreement recorded in O.R. Book 4465, page 219.
2. Judgment filed by RREF RB-FL BWS, LLC recorded in O.R. Book 7208, page 954.
3. Apparent Judgments filed by American Express Bank, FSB recorded in O.R. Book 6907, page 612, and O.R. Book 6998, page 105.
4. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 6872, page 998.
5. Taxes for the year 2013-2015 delinquent. The assessed value is \$68,951.00. Tax ID 01-3638-470.

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: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-11-2016

TAX ACCOUNT NO.: 01-3638-470

CERTIFICATE NO.: 2014-271

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

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

       X Notify Escambia County, 190 Governmental Center, 32502

       X Homestead for        tax year.

Bobby L. Warner aka  
Bobby Lucille Stephens  
P.O. Box 365  
Lillian, AL 36549

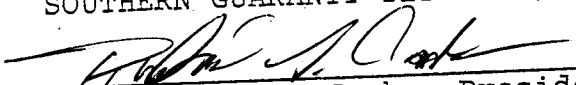
RREF RB Acquisitions, LLC  
790 NW 107th Ave.  
Miami, FL 33172

American Express Bank, FSB  
World Financial Center  
200 Vesey St., 44th Floor  
New York, NY 10285-3820

City of Pensacola Code Enforcement  
P.O. Box 12910  
Pensacola, FL 32521

Certified and delivered to Escambia County Tax Collector,  
this 13th day of April, 2016.

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.



94.50  
700.00

OR BK 4089 PG 1214  
Escambia County, Florida  
INSTRUMENT 97-353836

DEED DOC STAMPS PD & ESC CO \$ 700.00  
01/08/97 EMMIE LEE HARRIS, CLERK  
By: *Sally Arnold*

..... Reserved for Recording Information  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **FIRST NATIONAL BANK OF SANTA ROSA**, Grantor, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant unto **Bobby L. Warner**, Grantee, whose mailing address is **524 E ZARAGOZA ST., PENSACOLA, FL. 32501** successors and assigns, all that certain land situate in Escambia County, Florida, to-wit:

See attached Exhibit "A"

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

Tax Parcel No.

Federal I.D. Number for Grantee(s): \_\_\_\_\_

Together with all and singular the tenements, hereditament and appurtenances hereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

AND Grantor does hereby covenant with Grantee, except as above noted, that at the time of delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor warrants and will defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto and has duly authorized the undersigned officer to sign on its behalf this 31 day of December, 1996.

Signed, sealed and delivered  
in the presence of:

*Karen Bennett*  
Witness: KAREN BENNETT

*Susan Johnson*  
Witness: SUSAN JOHNSON

FIRST NATIONAL BANK OF SANTA ROSA

By: *BEN C OTIS*  
BEN C OTIS  
Its SR VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 31 day of December, 1996, by BEN C OTIS as SR VICE PRES of First National Bank of Santa Rosa, on behalf of said bank. He/She is personally known to me.

*Karen D. Bennett*  
Notary Public  
My Commission Expires:

✓ This Document Prepared by:  
Jack Locklin, Jr., Attorney  
JOHNSON, GREEN & LOCKLIN, P.A.  
P.O. Box 605  
Milton, FL 32572

JGL#96n/a

Exhibit "A"

All of Section 29, Township 1 North, Range 30 West, and Section 1, Township 1 South, Range 30 West, Escambia County, Florida, lying West of Old Ferry Pass Highway No. 10 (Old Scenic Highway 80' R/W), less and except the following described parcel: Commence at the Northeast corner of said Section 1, Township 1 South, Range 30 West, Escambia County, Florida; thence North 87 degrees 08'57" West along the North line of said Section 1 a distance of 744.98 feet for the Point of Beginning, said point being on the West right of way line of said Old Ferry Pass Highway (Old Scenic Highway 80' R/W); said point also being on a curve concave to the East having a radius of 1785.29 feet (Central Angle: 16 degrees 11'31"); thence South along said curve and right of way line an arc distance of 504.53 feet (chord distance: 502.85 feet; chord bearing: South 15 degrees 15'47" West); thence North 73 degrees 55'00" West a distance of 424.44 feet; thence North 22 degrees 45'03" East a distance of 848.14 feet more or less to the Shoreline of Ferry Bayou; thence Easterly, meander along said shoreline a distance of 570.00 feet more or less to the west right of way line of Old Ferry Pass Highway No. 10 (Old Scenic Highway 80' R/W); thence Southwesterly along said right of way line a distance of 680.00 feet, more or less to the North line of said Section 1, Township 1 South, Range 30 West, Escambia County, Florida, and the Point of Beginning.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of Section 1, Township 1 South, Range 30 West, Escambia County, Florida; thence North 87 degrees 08'57" West along the North line of Section 1 a distance of 744.98 feet to a point on the West right of way line of Old Highway 90, said point being on a curve concave to the East, having a radius of 1785.29 feet (central angle: 05 degrees 05'49"); thence South along said curve an arc distance of 158.81 feet (chord distance: 158.76 feet; chord bearing: South 20 degrees 48'39" West) for the Point of Beginning; thence continue along said curve an arc distance of 50.00 feet (chord distance: 50 feet; chord bearing: South 17 degrees 27'18" West); thence North 87 degrees 08'57" West a distance of 389.27 feet; thence North 22 degrees 45'03" East a distance of 51.46 feet; thence South 87 degrees 08'57" East a distance of 384.37 feet to the Point of Beginning. All lying and being in Section 1, Township 1 South, Range 30 West, Escambia County, Florida.

RCD Jan 08, 1997 01:36 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-353836

Recorded in Public Records 07/23/2014 at 10:03 AM OR Book 7200 Page 1490,  
Instrument #2014052245, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

RREF RB ACQUISITIONS, LLC,

Plaintiff,

2014 JUL 21 P 3 29

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

v.

CASE NO.: 2011-CA-674-C

BOBBY L. WARNER a/k/a  
BOBBY LUCILLE STEPHENS a/k/a  
BOBBY L. STEPHENS;  
BOBBY L. STEPHENS, AS  
TRUSTEE OF THE BOBBY LUCILLE  
STEPHENS REVOCABLE TRUST  
AGREEMENT DATED MAY 16, 2006;  
JEFFREY T. SAUER, AS TRUSTEE  
OF THE BOBBY LUCILLE STEPHENS  
REVOCABLE TRUST AGREEMENT  
DATED MAY 16, 2006; and PERDIDO  
BAY COUNTRY CLUB ESTATES  
CONSERVATION ASSOCIATION,  
UNITS 5 & 6, INC. f/k/a PERDIDO  
BAY COUNTRY CLUB ESTATES  
CONSERVATION ASSOCIATION, INC.

Defendants.

**STIPULATED FINAL JUDGMENT IN FAVOR OF RREF RB-FL BWS, LLC  
AND FINAL JUDGMENT OF FORECLOSURE**

THIS CAUSE came before this Court upon stipulation of the parties and upon the Motion for Summary Judgment by RREF RB-FL BWS, LLC ("Plaintiff"), whose address is 790 NW 107<sup>th</sup> Avenue, Miami, Florida 33172. The Defendants, BOBBY L. WARNER a/k/a BOBBY LUCILLE STEPHENS a/k/a BOBBY L. STEPHENS (hereinafter "Stephens"), whose address is Post Office Box 365, Lillian, Alabama 36549 and Stephens and JEFFREY T. SAUER, AS TRUSTEES OF THE BOBBY LUCILLE STEPHENS REVOCABLE TRUST AGREEMENT DATED MAY 16, 2006 (hereinafter collectively, individually and interchangeably the "Trustee" or the "Trustees"), whose address is Post Office Box 365, Lillian, Alabama 36549 (hereinafter Stephens, and the Trustees may be collectively, individually and interchangeably referred to as

BK: 7200 PG: 1491

"Defendants") have been properly served. Stephens and the Trustees have filed an answer to the Complaint in this cause and stipulate to the entry of this Final Judgment. This Court being fully advised and having considered the arguments, pleadings, applicable law and evidence before the Court finds that Plaintiff has sustained the allegations of the complaint against the Defendants; and Plaintiff is entitled to the relief prayed for, and that the Court has jurisdiction to grant same. It is, therefore,

**ORDERED AND ADJUDGED** as follows:

1. That RREF RB-FL BWS, LLC shall be substituted as Plaintiff in this action
2. That this Court has jurisdiction of the parties in this cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, and there are no material issues of fact or law and this Final Judgment is in satisfaction of all counts in the complaint.
3. That the equities of this cause are with the Plaintiff and against the Defendants.
4. The Court finds that \$235.00 per hour, \$210.00 per hour, \$200.00 per hour, and \$140.00 per hour are appropriate and reasonable hourly rates to be charged by Plaintiff's attorneys in this action, that 71.20 hours is an appropriate and reasonable amount of time to be expended by attorneys in connection with this action, and 14.8 hours for paralegal time at \$85 per hour, \$75.00 per hour, \$65.00 per hour and \$55.00 per hour are appropriate and reasonable hourly rates and reasonable amount of time to be expended by the paralegals in connection with this action, and that no enhancement or reduction of the fee is appropriate. Accordingly, attorneys' fees in the amount indicated below are awarded to Plaintiff.

**AS TO ALL COUNTS IN THE COMPLAINT**

5. That Plaintiff shall recover from Stephens the following amounts under the promissory notes sued upon:

Principal Due on the Notes	\$3,546,455.43
Interest through July 21, 2014	\$2,380,709.95
Subtotal	\$5,927,165.38

BK: 7200 PG: 1492

Filing Fee	\$95.00
Service of Process Fees	\$3,099.20
Photocopy	\$10.00
Postage	\$5.61
Court Reporter Fees	\$65.00
<b>Costs Subtotal</b>	<b>\$3,274.81</b>

<b>JUDGMENT SUBTOTAL</b>	<b>\$5,930,440.19</b>
<b>ATTORNEYS' FEES</b>	<b>\$15,229.50</b>

**JUDGMENT TOTAL \$5,945,669.69**

with interest continuing to accrue at the per diem rate of \$1,745.55, until the date of this judgment, plus interest at the rate of 4.75% per year pursuant to §55.03, Florida Statutes, from the date of this judgment until paid, plus any further sums in connection herewith, for all of which let execution issue.

**AS TO COUNT 1 - MORTGAGE-1 FORECLOSURE AND COUNT 2 - MORTGAGE-2 FORECLOSURE IN THE COMPLAINT**

6. Plaintiff holds a lien for the amount equal to the indebtedness described in paragraph 5 above upon the property covered by that certain Mortgage dated January 4, 2006, executed by Stephens, which Mortgage was recorded on the 5th day of January, 2006 in Official Records Book 5814 at Page 580 of the Public Records of Escambia County, Florida, as modified by the Modification of Mortgage dated May 29, 2007, executed by Stephens, which Modification of Mortgage was recorded on the 31st day of May, 2007, in Official Records Book 6155, at Page 24 of the Public Records of Escambia County, Florida, as further modified by the Modification of Mortgage and of Second Mortgage and Security Agreement and Additional Advance of Second Mortgage dated August 25, 2008, executed by Stephens and the Trustee, which Modification of Mortgage and of Second Mortgage and Security Agreement and Additional Advance of Second Mortgage was recorded on the 26th day of August, 2008, in Official Records Book 6369, at Page 448 of the Public Records of Escambia County, Florida, as

further modified by the Modification of Mortgage and of Second Mortgage and Security Agreement dated June 15, 2010, executed by Stephens and the Trustee, which Modification of Mortgage and of Second Mortgage and Security Agreement was recorded on the 2nd day of July, 2010, in Official Records Book 6609, at Page 1389 of the Public Records of Escambia County, Florida (collectively "Mortgage-1"); and that certain Second Mortgage and Security Agreement was recorded on the 1st day of October, 2007, in Official Records Book 6226 at Page 1023 of the Public Records of Escambia County, Florida, as modified by the Modification of Mortgage and of Second Mortgage and Security Agreement and Additional Advance of Second Mortgage dated August 25, 2008, executed by Stephens and the Trustee, which Modification of Mortgage and of Second Mortgage and Security Agreement and Additional Advance of Second Mortgage was recorded on the 26th day of August, 2008, in Official Records Book 6369, at Page 448 of the Public Records of Escambia County, Florida, as further modified by the Modification of Mortgage and of Second Mortgage and Security Agreement dated June 15, 2010, executed by Stephens and the Trustee, which Modification of Mortgage and of Second Mortgage and Security Agreement was recorded on the 2nd day of July, 2010, in Official Records Book 6609, at Page 1389 of the Public Records of Escambia County, Florida (collectively referred to as "Mortgage-2")(hereinafter Mortgage-1 and Mortgage-2 are collectively, individually and interchangeably may be referred to as the "Mortgage"), which lien is prior, paramount and superior to all rights, claim, title, interest, liens, encumbrances and equities of the Defendants, and all persons, firms or corporations claiming by, through or under them, and any junior lienholders; and that if said indebtedness is not paid prior to the sale of the above-described property as set out below, said property described in the complaint and in the Mortgage herein sought to be foreclosed, situate, lying and being in Escambia County, Florida, and also described as to wit:

**BEFORE THE CODE ENFORCEMENT BOARD  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
a Florida municipal corporation, :  
by its Code Enforcement (436-5500)  
X Inspection Services (436-5600)  
Petitioner, :

vs. :

**BOBBY LUCILLE STEPHENS & REGIONS  
BANK,** :

Respondent(s).

Case # 09-096

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Board having heard and considered sworn testimony and other evidence presented in this matter on January 5, 2010, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 524 East Zarragossa Street, Pensacola, Escambia County, Florida, legally described as:

E 40 FT OF LT 41 BLK 8 OLD CITY TRACT OR 3949 P 405 OR 5941/6072 P 1411/1535 LESS OR 1098 P 400 RD R/W OR 6184 P 1547 CA 70. TAX ID # 130099000.

2. The following described condition exists on the property: the building was damaged by fire and the interior of the building was subsequently gutted without the required permit being issued and the condition constitutes fire damage to exterior and interior of building, and to the structural members of the building, broken windows from fire damage, and lack of proper permits.

3. The date this condition was first observed was March 5, 2009; re-inspection made on January 5, 2010, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
the posting of a notice on the property and at City Hall for ten (10) days beginning  
X certified mail, return receipt requested,

on December 11, 2009, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public hearing thereon would be held by the Board beginning at 5:00 p.m. on January 5, 2010, at which hearing the respondent(s) did appear.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):  
of the Code of the City of Pensacola, Florida.  
X 105.1 of the Florida Building Code.  
of the Standard Housing Code.  
X 304.1, 305.1, 305.2 & 305.3 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Board and, if the City requested that the amount of the costs it incurred to date in doing so be determined at this time, the Board finds the City's costs to be \$.

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) by respondent(s) or a licensed contractor of respondent's/s' choosing obtaining before February 2, 2010, the necessary city work permits to repair the fire-damaged building to code and, before March 2, 2010, beginning the repair work.

2. In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) AND THE PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Department or Division prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Inspector finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Board order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).



6. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on the 1<sup>st</sup> day of January, 2010, at Pensacola, Florida.

[BOARD SEAL]



PENSACOLA CODE ENFORCEMENT BOARD

*Danny Grundhoefer*  
(Signature of Chairperson)

DANIEL GRUNDHOEFER  
(Printed Name of Chairperson)

Post Office Box 12910  
Pensacola, FL 32521-0001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

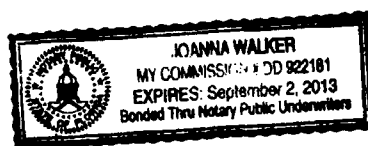
The execution of the foregoing order was acknowledged before me on the 1<sup>st</sup> day of January, 2010, by Danny Grundhoefer, as Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Louis F. Ray, Jr., Esq.  
Attorney at Law  
Florida Bar No. 097641  
118 West Cervantes Street  
Pensacola, FL 32501  
rev. 2/4/09

*Joanna Walker*  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)

[NOTARY SEAL OR STAMP]



CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY  
IN THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
CASE NO.: 2008-CA-002358  
DIVISION:  
2013 MAR 27 P 2:54  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

AMERICAN EXPRESS BANK, FSB

Plaintiff,

vs.

BOBBY WARNER a/k/a BOBBY LUCILLE WARNER

a/k/a BOBBY L. WARNER,

Defendant(s),

**FINAL JUDGMENT**

The Court finding the Defendant(s) in Default of the Stipulation is/are still indebted to the Plaintiff in the  
sum of \$119,693.74, it is:

ADJUDGED that the Plaintiff, AMERICAN EXPRESS BANK, FSB recover from the Defendant(s),

BOBBY WARNER, the sum of \$119,693.74, for which let execution issue.

DONE AND ORDERED at Pensacola, ESCAMBIA County, Florida this

27<sup>th</sup> day of March, 2013.

Copies Furnished to:

✓ G. Michael Samples, II  
Florida Bar#0032962  
Christina N. Howard  
Florida Bar #0099460  
Eduardo A. Clark  
Florida Bar#0657778  
Parker Hastings  
Florida Bar#0093586  
ZWICKER AND ASSOCIATES, P.C.  
A Law Firm Engaged in Debt Collection  
Attorney for Plaintiff  
10550 Deerwood Park Blvd.  
Bldg. 300, Suite 300  
Jacksonville, FL 32256  
Ph# 904-997-1120  
Fax#904-997-2151

PLAINTIFF'S ADDRESS (F.S. 55.10)

✓ American Express Centurion Bank,  
World Financial Center  
200 Vesey Street, 44<sup>th</sup> Floor  
New York, New York, 10285-3820

Bobby Warner

✓ Defendant

38 S BLUE ANGEL PKWY APT 234  
PENSACOLA FL 32506-6045

Case: 2008 CA 002358



00087714261

Dkt: CA1036 Pg#:

CLERK OF THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FL

2012 SEP 10 P 2:52

IN THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NUMBER: 2010-CA-1759  
DIVISION:

AMERICAN EXPRES BANK, FSB,  
Plaintiff,

vs.

BOBBY WARNER,  
Defendant(s).

**SUMMARY FINAL JUDGMENT**

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment. The Court having heard argument of both parties and reviewed the proofs and pleadings in the court file, the Court finds that the Defendant(s) is/are indebted to the Plaintiff. Accordingly, it is:

ADJUDGED that the Plaintiff, AMERICAN EXPRES BANK, FSB, recover from the Defendant(s), BOBBY WARNER, the sum of \$48,813.78 , together with court costs in the amount of \$500.00, all of which shall bear interest at the prevailing statutory interest rate of four point seventy five percent (4.75%) per year from this date through December 31<sup>st</sup> of this current year. Thereafter, on January 1<sup>st</sup> of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes. For all of the above, let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 7<sup>th</sup> day of Sept-, 2012.

[Signature]  
JUDGE

JF 9/13/12  
Copies Furnished to:  
Brian K. Szilvasy, Esq.  
Zwicker & Associates, P.C.  
Attorneys for Plaintiff  
10550 Deerwood Park Blvd  
Bldg. 300, Ste. 300  
Jacksonville, FL 32256

J Jeffrey T. Sauer  
Attorney for Defendant  
510 East Zaragoza Street  
Pensacola, FL 32502

PLAINTIFF'S ADDRESS (F.S. 55.10)  
World Financial Center  
200 Vesey Street, 44<sup>th</sup> Floor  
New York, New York, 10285-3820

Case: 2010 CA 001759

00078540164

Dkt: CA1036 Pg#: 1

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00271 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 8, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BOBBY L WARNER PO BOX 365 LILLIAN AL 36549	RREF RB ACQUISITIONS LLC 790 NW 107TH AVE MIAMI FL 33172
AMERICAN EXPRESS BANK FSB WORLD FINANCIAL CENTER 200 VESEY ST 44TH FLOOR NEW YORK NY 10285-3820	CITY OF PENSACOLA CODE ENFORCEMENT PO BOX 12910 PENSACOLA FL 32521
BOBBY LUCILLE STEPHENS 524 E ZARAGOZA ST PENSACOLA FL 32501	BOBBY LUCILLE WARNER 38 S BLUE ANGEL PKWY APT 234 PENSACOLA FL 32506-6045
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 8th day of June 2016.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

14/000271

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 0351 27

NEOPOST

FIRST-CLASS MAIL

06/08/2016

**US POSTAGE \$005.11**



ZIP 32502  
041M11272965

*VAC*

BOBBY LUCILLE STEPHENS [16-072] XIE  
524 E ZARAGOZA ST  
PENSACOLA FL 32501

322 DE 1

0905/11/16

RETURN TO SENDER  
UNABLE TO FORWARD

3250205833  
3250205833

BC: 3250258335

\*2187-01266-08-43



BOBBY L WARNER [16-072]  
PO BOX 365  
LILLIAN AL 36549

**9171 9690 0935 0128 0350 80**

RREF RB ACQUISITIONS LLC [16-072]  
790 NW 107TH AVE  
MIAMI FL 33172

**9171 9690 0935 0128 0350 97**

AMERICAN EXPRESS BANK FSB  
[16-072]  
WORLD FINANCIAL CENTER  
200 VESEY ST 44TH FLOOR  
NEW YORK NY 10285-3820

**9171 9690 0935 0128 0351 03**

CITY OF PENSACOLA CODE  
ENFORCEMENT [16-072]  
PO BOX 12910  
PENSACOLA FL 32521

**9171 9690 0935 0128 0351 10**

BOBBY LUCILLE STEPHENS [16-072]  
524 E ZARAGOZA ST  
PENSACOLA FL 32501

**9171 9690 0935 0128 0351 27**

BOBBY LUCILLE WARNER [16-072]  
38 S BLUE ANGEL PKWY APT 234  
PENSACOLA FL 32506-6045

**9171 9690 0935 0128 0351 34**

CITY OF PENSACOLA [16-072]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

**9171 9690 0935 0128 0351 41**

**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: 013638470 Certificate Number: 000271 of 2014**

**Payor: David Hudgens (Hudges & Associates) 38 S BLUE ANGEL #234 PENSACOLA, FL 32506  
 Date 07/08/2016**

Clerk's Check #	500009662	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$4,210.52
		Postage	\$37.38
		Researcher Copies	\$11.00
		Total Received	\$4,729.15

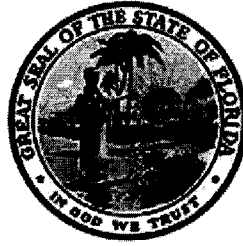
**PAM CHILDERS  
 Clerk of the Circuit Court**

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>**

16-072

**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 # 2014 TD 000271**

**Redeemed Date 07/08/2016**

**Name** David Hudgens (Hudges & Associates) 38 S BLUE ANGEL #234 PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$4,210.52
Postage = TD2	\$37.38
ResearcherCopies = TD6	\$11.00

• For Office Use Only

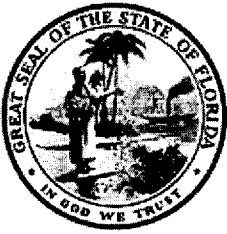
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 013638470 Certificate Number: 000271 of 2014**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/11/2016"/>	Redemption Date <input type="text" value="07/08/2016"/>
Months	3	3
Tax Collector	<input type="text" value="\$4,017.24"/>	<input type="text" value="\$4,017.24"/>
Tax Collector Interest	\$180.78	\$180.78
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$4,210.52	<input type="text" value="\$4,210.52"/> TC
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	<input type="text" value="\$20.25"/>
Total Clerk	\$470.25	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$37.38"/>	<input type="text" value="\$37.38"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	\$4,729.15	<input type="text" value="\$4,729.15"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/> <input type="text" value="\$120.00"/> redeemer

Notes

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DIH TAX PARTNERS LLC** **DIH TAX PARTNERS LLC** holder of Tax Certificate No. 00271, issued the 1st day of June, A.D., 2014 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:

### LEGAL DESCRIPTION

ALL OF SEC 29 T 1N R 30 AND SEC 1 T 1S R 30 LYING W OF OLD FERRY PASS HWY NO 10 (OLD SCENIC HWY 80 FT R/W) LESS BEG AT NE COR OF SEC 1 N 87 DEG 08 MIN 57 SEC W 744 98/100 FT FOR POB SD PT BEING ON W R/W LI OF OLD FERRY PASS HWY SD PT ALSO BEING ON CURVE CONCAVE TO E RADIUS 1785 29/100 FT (CENTRAL ANG 16 DEG 11 MIN 31 SEC) S ALG SD CURVE & R/W LI ARC DIST 504 53/100 FT (CHORD DIST 502 85/100 FT CHORD BEARING S 15 DEG 15 MIN 47 SEC W) N 73 DEG 55 MIN 0 SEC W 424 44/100 FT N 22 DEG 45 MIN 03 SEC E 848 14/100 FT TO SHORE LI OF FERRY BAYOU ELY MEANDER ALG SHORE LI 570 FT TO W R/W LI OF OLD FERRY PASS HWY NO 10 SWLY ALG SD R/W LI 680 FT TO N LI OF SEC 1 AND POB LESS PROP CONVEYED TO UWF LESS OR 4356 P 972 MITCHELL CO LESS OR 4286 P 523 BAPTIST HEALTH AFFILIATES INC OR 4089 P 1214

SECTION 01, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER  
013638470 (16-072)

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

**BOBBY L WARNER**

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 July, which is the 11th day of July 2016.

Dated this 8th day of June 2016.

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.

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 00271 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 6-8-16 and end date of 7-5-16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X

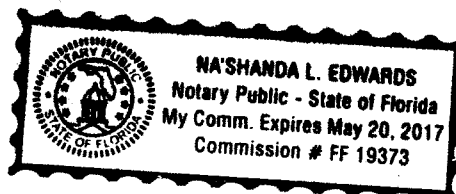
Malcolm G. Ballinger  
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 30 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X

Na'Shanda L. Edwards  
NA'SHANDA L. EDWARDS, NOTARY PUBLIC





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 15, 2016

DIH TAX PARTNERS LLC  
2912 PARK ARBOR COURT  
FORT WORTH TX 76116

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 09610	\$450.00	\$20.25	\$470.25
2014 TD 09639	\$450.00	\$20.25	\$470.25
2014 TD 00271	\$450.00	\$20.25	\$470.25
2014 TD 09520	\$490.00	\$22.05	\$512.05

TOTAL \$1,922.80

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Mylynda Johnson  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 18, 2016

DAVID HUDGENS  
38 S BLUE ANGEL #234  
PENSACOLA FL 32506

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2014 TD 06448	\$40.00
2014 TD 00271	\$120.00

**TOTAL \$160.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Myllinda Johnson  
Tax Deed Division