

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600580

**Date of Tax Deed Application**  
Sep 27, 2016

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2014 / 2019**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **04-3085-000**

Cert Holder:  
**TAX EASE FUNDING 2016-1 LLC**  
**14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254**

Property Owner:  
**WILSON STEVE H**  
**817 N 48TH ST.**  
**PENSACOLA, FL 32506**  
N1/2 OF LT 42 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR  
6889 P 1626

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
2014/2019	04-3085-000	06/01/2014	545.60	28.64	574.24

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
2016/1912	04-3085-000	06/01/2016	608.16	6.25	30.41	644.82
2015/2167	04-3085-000	06/01/2015	426.71	6.25	32.71	465.67

**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**

1,684.73  
0.00  
0.00  
200.00  
175.00  
  
2,059.73

**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**

6.25

Done this the 3rd day of October, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: February 6, 2017

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-3085-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TAX EASE FUNDING 2016-1 LLC  
14800 LANDMARK BLVD SUITE 400  
DALLAS, TX 75254

, 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/ 2019	06-01-2014	N1/2 OF LT 42 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR 6889 P 1626

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

09-27-2016

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:** 471S302000000042  
**Account:** 043085000  
**Owners:** WILSON STEVE H  
**Mail:** 817 N 48TH ST.  
 PENSACOLA, FL 32506  
**Situs:** 1026 N CARY MEMORIAL DR 32505  
**Use Code:** SINGLE FAMILY RESID   
**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
2016	\$15,000	\$13,339	\$28,339	\$28,339
2015	\$15,000	\$14,131	\$29,131	\$29,131
2014	\$14,250	\$13,271	\$27,521	\$27,521

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/27/2012	6889	1626	\$18,000	WD	<a href="#">View Instr</a>
06/14/2012	6872	153	\$100	CT	<a href="#">View Instr</a>
05/2005	5633	1546	\$38,000	WD	<a href="#">View Instr</a>
05/2005	5633	1542	\$23,500	WD	<a href="#">View Instr</a>
05/1991	3011	693	\$19,200	WD	<a href="#">View Instr</a>
02/1985	2019	478	\$27,000	WD	<a href="#">View Instr</a>

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

### 2016 Certified Roll Exemptions

### Legal Description

N1/2 OF LT 42 WENTWORTH 1ST ADDN TO BRENT PB 2 P  
 60 OR 6889 P 1626

### Extra Features

MOBILE HOME

### Parcel Information

[Launch Interactive Map](#)

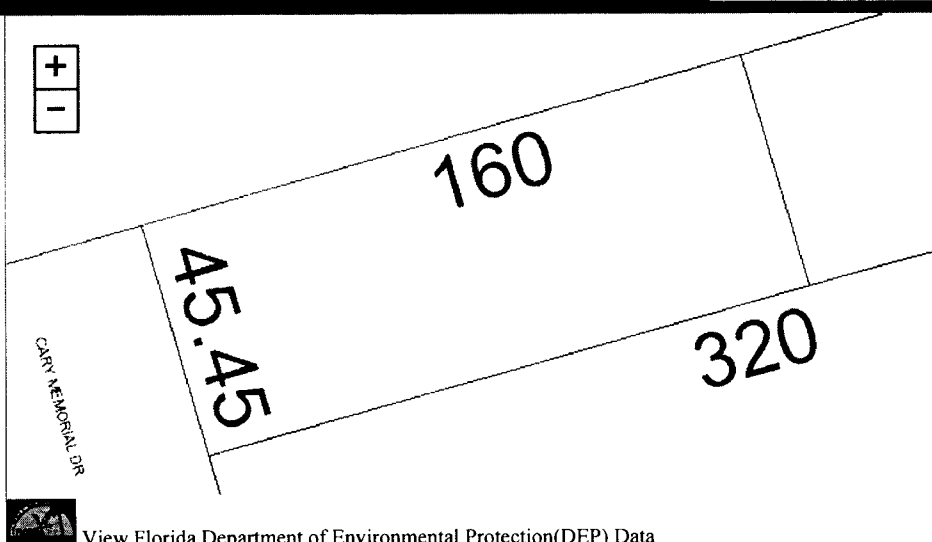
**Section Map Id:**  
 47-1S-30



**Approx. Acreage:**  
 0.2238

**Zoned:**   
 HDMU

**Evacuation & Flood Information**  
[Open Report](#)




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

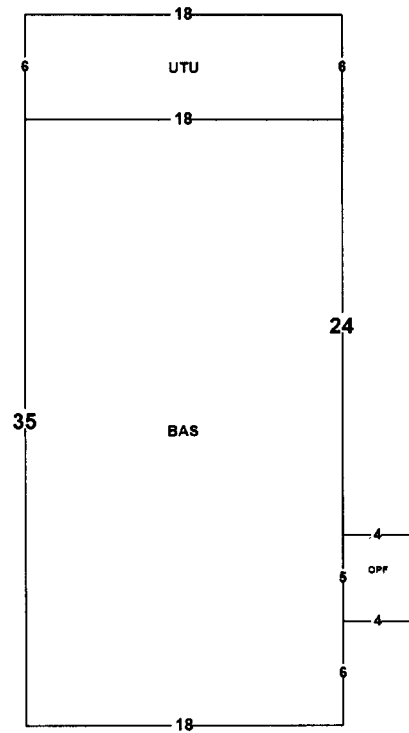
### Buildings

Address: 1026 N CARY MEMORIAL DR, Year Built: 1954, Effective Year: 1954

### Structural Elements

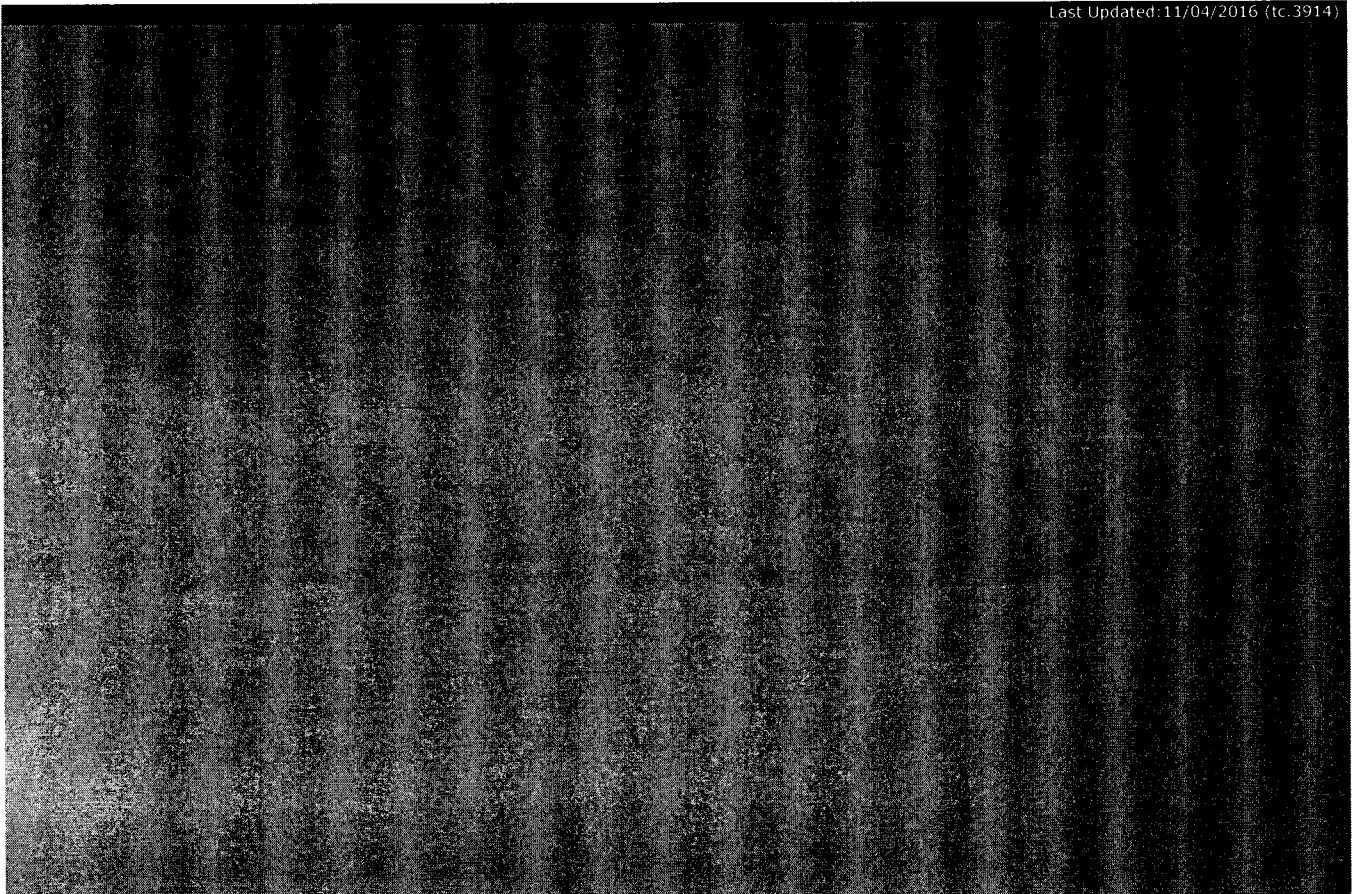
DECOR/HVAC WORK: MINOR  
 DWELLING UNIT: 1

 Areas - 758 Total SF  
**BASE AREA - 630**  
**OPEN PORCH FIN - 20**  
**UTILITY UNF - 108**



None

Last Updated: 11/04/2016 (tc.3914)



**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.: 13245

December 2, 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 12-01-1996, through 12-01-2016, and said search reveals the following:

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

Steve H. Willson

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 2, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13245

December 2, 2016

**The North 1/2 of Lot 42, Wentworth's First Addition to Brent, as per plat thereof, recorded in Plat Book 2, Page 60, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13245

December 2, 2016

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6115, page 806.
2. Apparent Judgment filed by Asset Acceptance, LLC recorded in O.R. Book 7108, page 806.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$28,339.00. Tax ID 04-3085-000.

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: 2-6-2017

TAX ACCOUNT NO.: 04-3085-000

CERTIFICATE NO.: 2014-2019

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, 221 Palafox Place, 4th Floor/  
      X   Homestead for     tax year.

Steve H. Wilson  
817 N. 48th Avenue  
Pensacola, FL 32506

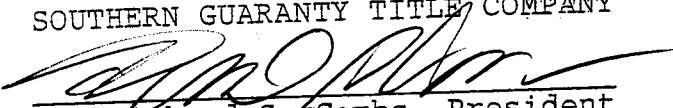
Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Unknown Tenants  
1026 N. Carry Memorial Dr.  
Pensacola, FL 32505

Asset Acceptance, LLC  
P.O. Box 2036  
Warren, MI 48090

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of December, 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.

Prepared By & Return To:  
MARK A. BEDNAR, P.A.  
11 E. ZARAGOZA STREET  
PENSACOLA, FL 32502

(Space above this line reserved for recording office use only)

**SPECIAL WARRANTY DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: STEARNS BANK NATIONAL ASSOCIATION  
4191 2ND STREET SOUTH  
ST. CLOUD, MINNESOTA 56301

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: STEVE H. WILSON,  
A Married Man  
817 N. 48th Street  
Pensacola, FL 32506

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

The North 1/2 Lot 42, Wentworth's First Addition to Brent, according to the map or plat thereof as recorded in Plat Book 2, Page 60, Public Records of Escambia County, Florida, lying and being in Section 47, Township 1 South, Range 30 West.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 471S30-2000-000-042.

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. SPECIAL WARRANTY**

I do hereby warrant title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under me except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2011.

**8. NOT HOMESTEAD**

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

**9. EXCEPTIONS**

This conveyance is subject to taxes for year 2012 and subsequent years.

Executed on 07/27, 2012.

STEARNS BANK NATIONAL ASSOCIATION

By: [Signature] 7/27/12  
Tom Ethen (Date)  
Vice President  
STEARNS BANK NATIONAL ASSOCIATION  
4191 2ND STREET SOUTH  
ST. CLOUD, MINNESOTA 56301

Signed in the presence of:

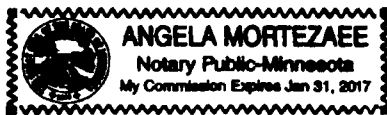
[Signature] 7/27/12  
(Date)  
Printed Name: Jim Muehlbauer

Signed in the presence of:

[Signature] 7/27/12  
(Date)  
Printed Name: Dave Kahlhauer

STATE OF MINNESOTA  
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 27 day of July, 2012, by Tom Ethen, Vice President of STEARNS BANK NATIONAL ASSOCIATION, who is personally known to me or has produced personally known as identification.



[Signature]  
Notary Public

**RESIDENTIAL SALES ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

**NAME OF ROADWAY:** Cary Memorial Drive

**LEGAL ADDRESS OF:** 1026 N. Cary Memorial Drive  
Pensacola, FL 32505

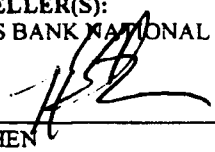
The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

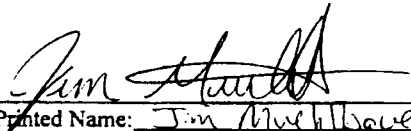
This form completed by:

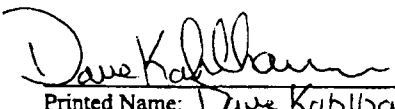
MARK A. BEDNAR, P.A.  
Post Office Drawer 13146  
Pensacola, Florida 32591

**AS TO SELLER(S):**  
STEARNS BANK NATIONAL ASSOCIATION

**WITNESSES TO SELLER(S):**

By:   
TOM ETHEN  
Vice President

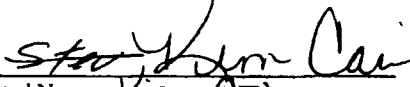
  
Printed Name: Jim Muehlbauer

  
Printed Name: Dave Kahlbauer

**AS TO BUYER(S):**

**WITNESSES TO BUYER(S):**

  
STEVE H. WILSON

  
Printed Name: Kim Cain

  
Printed Name: Mark A. Bednar

This form approved by the  
Escambia County Board  
Of County Commissioners  
Effective: 4/15/95

Recorded in Public Records 03/29/2007 at 01:27 PM OR Book 6115 Page 806,  
Instrument #2007029837, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

Recorded in Public Records 03/29/2007 at 01:19 PM OR Book 6115 Page 776,  
Instrument #2007029828, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-12-0369  
Location: 2230 Border Street  
PR# 162S30-2300-001-026

Nicholas P. Christodolus Jr.,  
Steve H. Wilson  
109 N. W. Gilliland Drive  
Pensacola, FL 32507

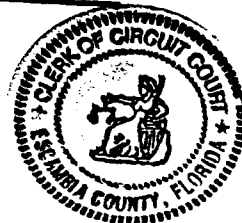
Steve H. Wilson  
817 N. 48<sup>th</sup> Avenue  
Pensacola, FL 32506

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] D.C.  
DATE: 3-29-2007

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
Nicholas P. Christodolus Jr., a  
Steve H. Wilson as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the Code of Ordinances 42-196 (4), 42-196 (5)  
42-196 (e), 42-196 (d), 42-196 (e)  
has occurred and continues.



THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Nicholas P. Christodoulou Jr and Steve H. Wilson shall have until June 25,, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: Repair/Replace privacy fence.  
Removal of all Overgrowth, by April 26, 2007.  
Remove all trash & debris, and Remove/or waterproof  
and store all vehicles properly, by June 25, 2007.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing June 26, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Nicholas P. Christodoulou Jr. & Steve H. Wilson

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

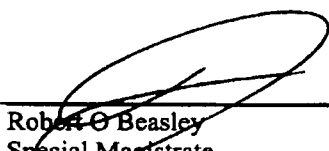
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 27 day of March, 2007.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

Prepared by:

MARK A. BEDNAR, P.A.  
11 E. ZARAGOZA STREET  
PENSACOLA, FL 32502

When recorded return to:

MARK A. BEDNAR, P.A.  
11 E. ZARAGOZA STREET  
PENSACOLA, FL 32502

(Space above this line reserved for recording office use only)

**AFFIDAVIT**

Before me, the undersigned authority, personally appeared the undersigned party who has executed this Affidavit, who made the following statements:

1. Purpose of Affidavit. I am making this Affidavit for the purpose of establishing and I hereby state that I am not the same person as STEVEN DEWAYNE WILSON against whom the judgments, liens or other encumbrances were recorded as follows:
  - A. Final Judgment recorded July 29, 2011 in Official Records Book 6746, Page 1575 of the public records of Escambia County, Florida.
  - B. Judgment recorded November 9, 2006 in Official Records Book 6028, Page 421 of the public records of Escambia County, Florida.
  - C. Judgment recorded August 23, 2004 in Official Records Book 5482, Page 564 of the public records of Escambia County, Florida.
  - D. Judgment recorded February 3, 2004 in Official Records Book 5337, Page 1602 of the public records of Escambia County, Florida.
  - E. Judgment recorded February 3, 2004 in Official Records Book 5337, Page 1601 of the public records of Escambia County, Florida.
  - F. Judgment recorded January 12, 2004 in Official Records Book 5324, Page 1511 of the public records of Escambia County, Florida.
  - G. Judgment recorded November 24, 2003 in Official Records Book 5293, Page 2003 of the public records of Escambia County, Florida.

H. Judgment recorded November 24, 2003 in Official Records Book 5293, Page 2002 of the public records of Escambia County, Florida.

2. Ownership. I am the owner of the real property described as follows:  
The North 1/2 Lot 42, Wentworth's First Addition to Brent, according to the map or plat thereof as recorded in Plat Book 2, Page 60, Public Records of Escambia County, Florida, lying and being in Section 47, Township 1 South, Range 30 West..

3. Places of Residence. During the past 21 years I have resided at the following address:

Beginning Date:  
10/1991

Ending Date:  
Present

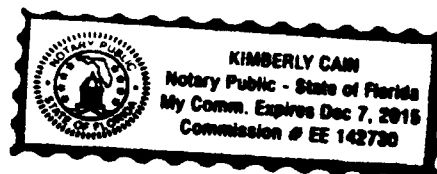
Residence Address:  
817 N. 48TH STREET  
PENSACOLA, FLORIDA 32506

  
\_\_\_\_\_  
STEVE H. WILSON

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 31st day of July, 2012 A.D. by STEVE H. WILSON who is personally known to me or has produced his FL Driver's License as identification.

  
\_\_\_\_\_  
Notary Public - State of Florida



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL DIVISION

ASSET ACCEPTANCE, LLC,  
Plaintiff,

-vs-

STEVE H WILSON,  
Defendants.

Case No. 11CA1435

2013 DEC -3 P 2:57

**FINAL SUMMARY JUDGMENT**

**THIS CAUSE** came before the Court on November 18, 2013, upon Plaintiff's Motion for Summary Judgment as to Defendant, STEVE H WILSON, and the Court having considered the Affidavits on file and examined the record herein, finds that there is no genuine issue of any material fact, and that Plaintiff is entitled to a Final Summary Judgment as a matter of law. Accordingly,

**IT IS ORDERED AND ADJUDGED:** That said Motion is GRANTED

**IT IS FURTHER ORDERED AND ADJUDGED** that Plaintiff, ASSET ACCEPTANCE, LLC, P.O. BOX 2036, WARREN, MI 48090 recover from the Defendant, STEVE H WILSON, 817 N 48TH AVE, PENSACOLA, FL 325064827 the sum of \$17,410.56 in principal, \$745.44 in prejudgment interest, costs of \$465.00, less \$0.00 in payments, for a total of \$18,621.00, that shall bear interest at the prevailing statutory interest rate in accordance with the section 55.03 Florida statutes, for which let execution issue,

**IT IS FURTHER ORDERED AND ADJUDGED** that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.

**DONE AND ORDERED** in chambers, at ESCAMBIA County, Florida, on this 3rd day of December, 2013.

JUDGE

Copies to:

FULTON, FRIEDMAN & GULLACE, LLP  
On behalf of Plaintiff, ASSET ACCEPTANCE, LLC  
PO BOX 9059

BRANDON FL 33509-9059

E-mail: [e-servicefl@fultonfriedman.com](mailto:e-servicefl@fultonfriedman.com)

Defendant(s)

STEVE H WILSON

817 N 48TH AVE

PENSACOLA FL 325064827

JANET HOLLEY, CFC  
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
04-3085-000		SEE BELOW	06	471S302000000042

2016 Real Estate Taxes

**PRIOR YEAR(S) TAXES OUTSTANDING**

WILSON STEVE H

817 N 48TH ST.

PENSACOLA, FL 32506

INSTALLMENT 2 (SEP) 2016

1026 N CARY MEMORIAL DR

N1/2 OF LT 42 WENTWORTH 1ST ADDN TO  
BRENT PB 2 P 60

See Additional Legal on Tax Roll

17-100  
14/209  
OFFICE  
(850) 438-6500  
Ext. 3252

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	28,339	0	28,339	187.50
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	28,339	0	28,339	62.63
BY STATE LAW	4.6660	28,339	0	28,339	132.23
WATER MANAGEMENT	0.0366	28,339	0	28,339	1.04
SHERIFF	0.6850	28,339	0	28,339	19.41
M.S.T.U. LIBRARY	0.3590	28,339	0	28,339	10.17
TOTAL MILLAGE					14.5731
AD VALOREM TAXES					\$412.98

RETAIN THIS  
PORTION  
FOR  
YOUR  
RECORDS

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

PLEASE  
PAY ONE  
AMOUNT  
SHOWN IN  
YELLOW  
SHADED  
AREA

COMBINED TAXES AND ASSESSMENTS

\$538.31

PAY ONLY  
ONE AMOUNT

See reverse side for  
important information

If Paid By  
Please Pay

Sep 30, 2016  
\$126.89

Oct 31, 2016  
\$132.87

AMOUNT  
DUE  
IF PAID  
BY

JANET HOLLEY, CFC  
ESCAMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
04-3085-000		SEE ABOVE	06	471S302000000042

2016 Real Estate Taxes

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817 N 48TH ST.

PENSACOLA, FL 32506

INSTALLMENT 2 (SEP) 2016

1026 N CARY MEMORIAL DR

N1/2 OF LT 42 WENTWORTH 1ST ADDN TO  
BRENT PB 2 P 60

See Additional Legal on Tax Roll

CURRENT  
YEAR  
TAXES  
BECOME  
DELINQUENT  
APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By  
Please Pay

Sep 30, 2016  
\$126.89

Oct 31, 2016  
\$132.87

Installment due in December

RETURN WITH  
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

4 043085000 2016 8

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 02019 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEVE H WILSON 817 N 48TH ST. PENSACOLA, FL 32506	STEVE H WILSON C/O TENANTS 1026 N CARY MEMORIAL DR PENSACOLA FL 32505
ASSET ACCEPTANCE LLC PO BOX 2036 WARREN MI 48090	STEVE H WILSON 109 N W GILLILAND DR PENSACOLA FL 32507
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 22th day of December 2016.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 6, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

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**N1/2 OF LT 42 WENTWORTH 1ST ADDN TO BRENT PB 2 P 60 OR 6889 P 1626**

**SECTION 47, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043085000 (17-100)**

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**STEVE H WILSON**

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 Monday** in the month of February, which is the **6th day of February 2017**.

Dated this 22nd day of December 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.



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

By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

**1026 N CARY MEMORIAL DR 32505**

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



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**STEVE H WILSON**  
817 N 48TH ST.  
PENSACOLA, FL 32506

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



By:  
Emily Hogg  
Deputy Clerk

STEVE H WILSON [17-100]  
817 N 48TH ST.  
PENSACOLA, FL 32506

9171 9690 0935 0128 1059 12

12-24-14 DELIVERED  
SIGNED LINDA WILSON

STEVE H WILSON [17-100]  
C/O TENANTS  
1026 N CARY MEMORIAL DR  
PENSACOLA FL 32505

9171 9690 0935 0128 1059 05

ASSET ACCEPTANCE LLC [17-100]  
PO BOX 2036  
WARREN MI 48090

9171 9690 0935 0128 1058 99

STEVE H WILSON [17-100]  
109 N W GILLILAND DR  
PENSACOLA FL 32507

9171 9690 0935 0128 1058 82

ESCAMBIA COUNTY [17-100]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 1058 75

ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [17-100]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0128 1058 68

12-21-14  
TIFFANY WILSON  
DAUGHTER  
CALLED

## My Services

 [Profile](#)  [Print](#)  [Guide](#)  [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)


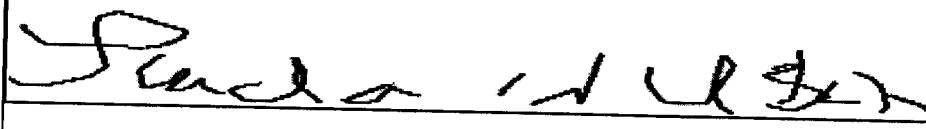
[Home](#) > [Tracking](#) > Status History

### Status History ?

#### Tracking Number Information

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	12/22/16 08:45 AM
<b>Tracking Number:</b>	9171969009350128105912	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32506
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.465	<b>State:</b>	FL

[Proof of Delivery](#)

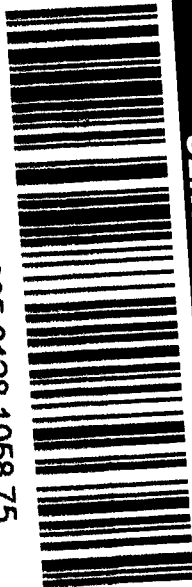
  


#### Status Details

▼ Status Date	Status
Sat, 12/24/16, 02:29:00 PM	OK : Delivered
Sat, 12/24/16, 10:52:00 AM	Out for Delivery
Sat, 12/24/16, 10:42:00 AM	Sorting / Processing Complete
Sat, 12/24/16, 08:52:00 AM	Arrival at Unit

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

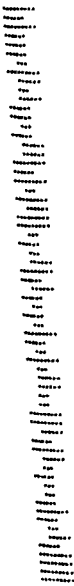
**CERTIFIED MAIL™**



9171 9690 0935 0128 1058 75

ESCAMBIA COUNTY [17-100]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

3250285837 0003



NEOPOST

REGISTERED MAIL

12/22/2016

**US POSTAGE**

**\$005.11<sup>15</sup>**



ZIP 32502

041M11272965

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

17-100

**Document Number:** ECSO16CIV062774NON

**Agency Number:** 17-002855

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 02019 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE STEVE H WILSON

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/22/2016 at 1:43 PM and served same at 8:45 AM on 12/27/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
E. HARRIS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

## WARNING

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**Post Property:**

**1026 N CARY MEMORIAL DR 32505**

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
 SHERIFF'S OFFICE  
 CIVIL UNIT

2016 DEC 22 PM 1:11

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

17-100

**Document Number:** ECSO16CIV062844NON

**Agency Number:** 17-002902

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02019 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: STEVE H WILSON

**Defendant:**

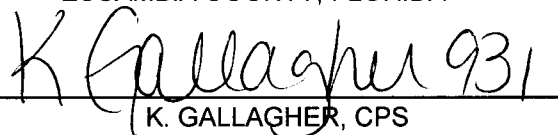
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/22/2016 at 1:45 PM and served same on STEVE H WILSON , at 7:48 AM on 12/28/2016 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

 931  
K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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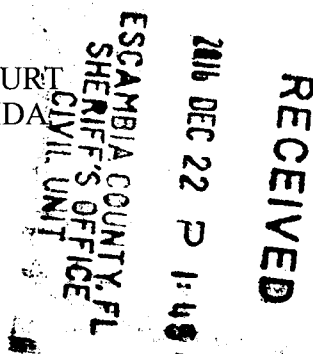
**Personal Services:**

**STEVE H WILSON**  
817 N 48TH ST.  
PENSACOLA, FL 32506



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

By:  
Emily Hogg  
Deputy Clerk





# 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 31, 2017

TAX EASE FUNDING 2016-1 LLC  
14800 LANDMARK BLVD SUITE 400  
DALLAS TX 75254

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
2014 TD 001744	\$450.00	\$27.00	\$477.00
2014 TD 002019	\$450.00	\$27.00	\$477.00
2014 TD 001251	\$450.00	\$27.00	\$477.00

**TOTAL \$1,431.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

# THE SUMMATION WEEKLY

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

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SECTION 47, TOWNSHIP 1 S, RANGE 30  
W

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(17-100)

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR1/4-1/25TD

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 TD 02019 2014 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 1/25/17 of 1/4/17 and end date of 1/25/17.

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

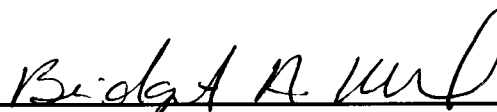


MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 25th day of January 2017, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020

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

2017 JAN 23 2:22 PM  
CLERK OF CIRCUIT COURT  
PENSACOLA COUNTY, FL  
OFFICIAL RECORDS

**CERTIFIED MAIL™**



9171 9690 0935 0128 1058 82

NEOPOST  
12/22/2016  
**US POSTAGE** \$005.11<sup>12</sup>  
FIRST-CLASS MAIL  
ZIP 32502  
041M11272965



STEVE H WILSON [17-100]  
109 N W GILLILAND DR  
PENSACOLA FL 32507

SEE US AT THE  
2017 JAN 23 2:22 PM  
UNABLE TO FORWARD

ENCLOSURE  
2017 JAN 23 2:22 PM  
UNABLE TO FORWARD

**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: 043085000 Certificate Number: 002019 of 2014**

**Payor: STEVE WILSON 817 N 48TH ST. PENSACOLA, FL 32506      Date 01/23/2017**

Clerk's Check #            1  
 Tax Collector Check #    1

Clerk's Total                \$483.75  
 Tax Collector's Total      \$2,220.46  
 Postage                      \$30.72  
 Researcher Copies        \$10.00  
 Total Received            \$2,744.93

**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>**