

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600310

Date of Tax Deed Application

Apr 26, 2016

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2014 / 3315**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **06-2815-000**

Cert Holder:

CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154

Property Owner:

DEAN WILLIAM H
2422 N DAVIS HWY
PENSACOLA, FL 32503

BEG 10 FT E & 35 FT S OF NE COR OF LT 5 W 90 FT S 35 FT E 90 FT N 35 FT TO POB PART OF LTS 3 4 5 6 B 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
2014/3315	06-2815-000	06-01-2014	538.47	26.92	565.39

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
2015/3508	06-2815-000	06-01-2015	564.05	6.25	28.20	598.50

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,163.89
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	529.23
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,068.12

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

Total Amount Paid

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	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

October 3, 2016 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
06-2815-000 2014

BEG 10 FT E & 35 FT S OF NE COR OF LT 5 W 90 FT S 35 FT E 90 FT N 35 FT TO POB PART OF LTS 3 4 5 6 BLK 36 ENGLEWOOD HGTS
PLAT DB 59 P 107 OR 4589 P 1847

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAZENOVIA CREEK FUNDING I, LLC
PO BOX 54897
NEW ORLEANS, LA 70154

, 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/ 3315	06-01-2014	BEG 10 FT E & 35 FT S OF NE COR OF LT 5 W 90 FT S 35 FT E 90 FT N 35 FT TO POB PART OF LTS 3 4 5 6 BLK 36 ENGLEWOOD HGTS PLAT DB 59 P 107 OR 4589 P 1847

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

04-26-2016

Date



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information

Reference: 182S306000032036
Account: 062815000
Owners: DEAN WILLIAM H
Mail: 2422 N DAVIS HWY
PENSACOLA, FL 32503
Situs: 809 W HATTON ST 1/2 32501
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
2015	\$7,466	\$20,473	\$27,939	\$27,939
2014	\$7,466	\$20,308	\$27,774	\$27,774
2013	\$7,466	\$18,351	\$25,817	\$25,817

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2000	4589	1847	\$1,500	WD	View Instr
08/1992	3223	349	\$100	WD	View Instr
08/1992	3223	348	\$100	WD	View Instr
01/1976	1067	89	\$100	QC	View Instr

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

2015 Certified Roll Exemptions

Legal Description

BEG 10 FT E & 35 FT S OF NE COR OF LT 5 W 90 FT
S 35 FT E 90 FT N 35 FT TO POB PART OF LTS 3 4 5
6 BLK 36...

Extra Features

None

**Parcel
Information**

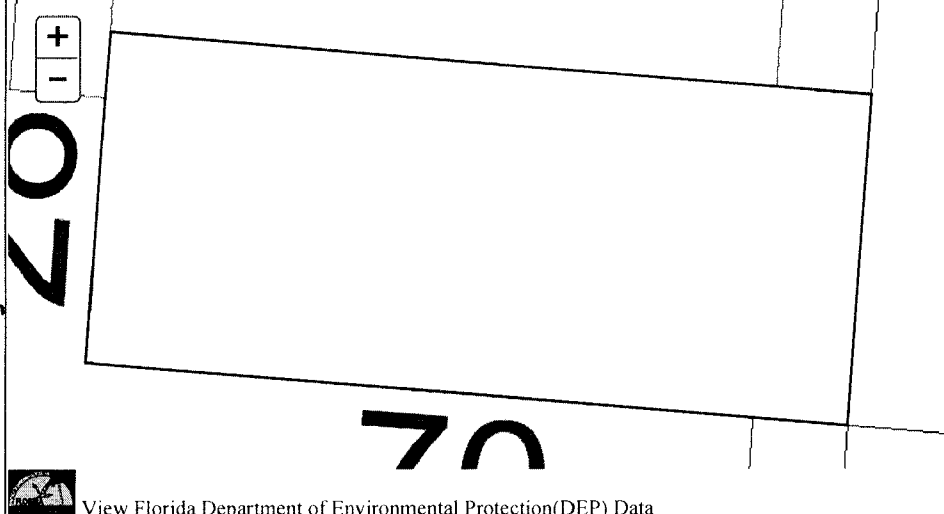
[Launch Interactive Map](#)

**Section
Map Id:**
18-2S-30

**Approx.
Acreage:**
0.0723

Zoned:
Com

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



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

Buildings

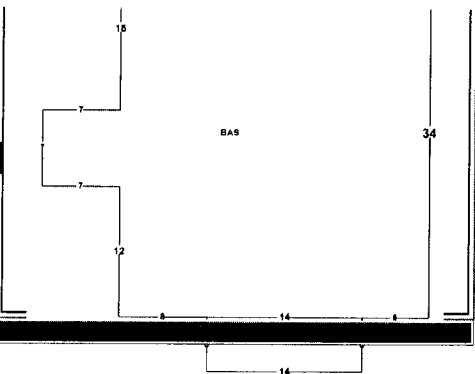
Address:809 W HATTON ST 1/2, Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1071 Total SF
BASE AREA - 1001
OPEN PORCH UNF - 70



Images



5/6/14

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

Last Updated:05/04/2016 (tc.7203)

Escambia County Receipt of Transaction
Receipt # 2016050207

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:
CAZENOVIA CREEK FUNDING I LLC

On Behalf Of:
CAZENOVIA CREEK FUNDING I LLC

On: 5/18/16 11:03 am
Transaction # 100961375

CaseNumber 2014 TD 003315

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TAXDEED) TAX DEED CERTIFICATES	320.00	0.00	0.00	320.00	320.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	0.00	0.00	70.00	70.00	0.00
(TD10) TAX DEED APPLICATION	60.00	0.00	0.00	60.00	60.00	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

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	9101976124	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



**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: 062815000 Certificate Number: 003315 of 2014**

Payor: WILLIAM H DEAN 2422 N DAVIS HWY PENSACOLA, FL 32503 Date 05/31/2016

Clerk's Check #	183015660	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,260.50
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,851.00

\$ 2242.14

**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>**

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
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**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 003315
 Redeemed Date 05/31/2016**

Name WILLIAM H DEAN 2422 N DAVIS HWY PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,260.50
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

\$2242.14

• 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: 062815000 Certificate Number: 003315 of 2014

Redemption ☒ Yes ☐ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/03/2016	Redemption Date 05/31/2016
Months	6	1
Tax Collector	\$2,068.12	\$2,068.12
Tax Collector Interest	\$186.13	\$31.02
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,260.50	\$2,105.39 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$6.75
Total Clerk	\$490.50	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,851.00	\$2,562.14
	Repayment Overpayment Refund Amount	\$288.86

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 •

June 3, 2016

CAZENOVIA CREEK FUNDING I LLC
PO BOX 54897
NEW ORLEANS LA 70154

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.

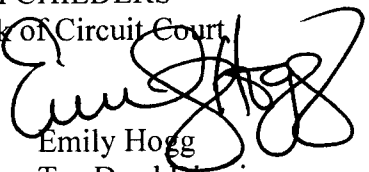
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 004150	\$450.00	\$6.75	\$456.75
2014 TD 008510	\$450.00	\$6.75	\$456.75
2014 TD 003315	\$450.00	\$6.75	\$456.75
2014 TD 003317	\$450.00	\$6.75	\$456.75
2014 TD 005022	\$450.00	\$6.75	\$456.75

TOTAL 2283.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed
16-354

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12907

July 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 07-12-1996, through 07-12-2016, and said search reveals the following:

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

William H. Dean

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: 

July 12, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12907

July 12, 2016

182S306000032036 - Full Legal Description

BEG 10 FT E & 35 FT S OF NE COR OF LT 5 W 90 FT S 35 FT E 90 FT N 35 FT TO POB PART OF LTS 3 4 5 6 BLK
36 ENGLEWOOD HGTS PLAT DB 59 P 107 OR 4589 P 1847

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12907

July 12, 2016

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

1. Possible Civil Lien filed by State of Florida/Dept. of Community Corrections against William Dean recorded in O.R. Book 6321, page 1246.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4449, page 1405.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$27,939.00. Tax ID 06-2815-000.

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: 10-3-2016

TAX ACCOUNT NO.: 06-2815-000

CERTIFICATE NO.: 2014-3315

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. 190 Governmental Center, 32502

William H. Dean
2422 N. Davis Hwy. and 2 Harmony Ave.
Pensacola, FL 32503 Pensacola, FL 32505

Unknown Tenants
809 W. Hatton St. 1/2
Pensacola, FL 32501

State of Florida/
Dept. of Community Corrections
190 Governmental Center
Pensacola, FL 32502

Pensacola, FL 32502
Certified and delivered to Escambia County Tax Collector,
this 13th day of July, 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.

WARRANTY DEED

MAIL ADDRESS 2422 N. Davis #32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED DOC STAMPS PD & ESC CO \$ 10.50
08/04/00 ERNE LEE ARNOLD, CLERK
By: Jerry Driscoll

THIS WARRANTY DEED made the 4th day of August 19-2000, by
and between JOHN C. WYCHE and ALICIA A. WYCHE, hereinafter called the Grantors, to
WILLIAM H. DEAN, hereinafter called the Grantee,

WITNESSETH

That the Grantors, for and in consideration of the sum of TEN DOLLARS(\$10.00) and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell,
alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in
Escambia County, Florida, to wit:

Commencing at a point 10 feet East and 35 feet South of the Northeast
corner of Lot 5, thence West 90 feet, thence South 35 feet, thence East
90 feet, thence North 35 feet to point of beginning, same being part of
Lots 3,4,5 and 6 of Block 36, Englewood Heights, being Pensacola Realty
Company's Subdivision on West 1297 feet of Section 18, Township 2 South,
Range 30 West in Escambia County, Florida, according to plat of said
subdivision made by L.E. Thornton, C.E. in October 1909 and recorded in
Deed Book 59 at Page 107 of the public records of said county.

Parcel ID# 18-2S-30-6000-032-036

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

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

AND the Grantors hereby covenants with the Grantee that the Grantors is lawfully seized
of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey
said land; that the Grantors fully warrants the title to said land and will defend the same against
the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantors has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered
in our presence

Joe Knight
William H. Dean, RAM
Michael Jackson

JOHN H. WYCHE
Alicia A. Wyche
ALICIA A. WYCHE

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2007 MM 024952 A

vs.

DIVISION: TWO

William Dean

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on **April 10, 2008**.

Upon the evidence presented, the Court assessed **\$330.00 Cost of Supervision** and **\$50 Hearing Fee**. Therefore, the Court determines that **\$380.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of supervision arrears to the **Department of Community Corrections**, in the amount of **\$380.00** which shall accrue interest at the rate of eleven percent (11%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

the 25th **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, day of April 2008.



G.J. ROARK, II, COUNTY JUDGE

cc: Public Defender
✓ Assistant State Attorney, Division TWO
✓ Community Corrections, Justin Morrell
✓ Accounting, Sue Mayo

4/30/08
PB
✓ William Dean : Defendant
DOB: 06-22-72 SSN: [REDACTED]

E# 22059

Case: 2007 MM 024952 A



00040493389

Dkt: MM642 Pg#:

COUNTY CLERK
FILED & RECORDED

2008 APR 28 P 3:05

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
700A FOUNTAIN
PENSACOLA, FL 32501