

18-559

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800344

Date of Tax Deed Application

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 6329**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-0179-070**

Cert Holder:

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:

STEGALL ANN
1509 HUNTER CREEK DR
CANTONMENT, FL 32533
 LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

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
2016/6329	11-0179-070	06/01/2016	1,847.93	92.40	1,940.33

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/6137	11-0179-070	06/01/2017	1,865.84	6.25	93.29	1,965.38

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
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)

3,905.71

0.00

1,737.81

200.00

175.00

6,018.52

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
19. Total Amount to Redeem

73,723.00

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lunsford*

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

11-0179-070 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800344

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-0179-070	2016/6329	06-01-2016	LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
Reference:	151N302003035001
Account:	110179070
Owners:	STEGALL ANN
Mail:	1509 HUNTER CREEK DR CANTONMENT, FL 32533
Situs:	1509 HUNTERS CREEK DR 32533
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	RC LIPSCOMB/RANSOM/TATE
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$20,900	\$134,565	\$155,465	\$147,446
2016	\$20,900	\$130,852	\$151,752	\$144,414
2015	\$20,900	\$125,900	\$146,800	\$143,411
Disclaimer				

[Amendment 1/Portability Calculations](#)

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

Sales Data				
Sale Date	Book	Page	Value	Type
12/18/2013	7118	955	\$142,400	WD
08/01/2013	7055	277	\$100	CT
04/2007	6127	994	\$201,800	WD
06/2006	5932	1416	\$100	CJ
06/2006	5932	1414	\$100	CJ
02/1996	3921	665	\$116,800	WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

Extra Features
FRAME SHED POOL POOL SCREEN

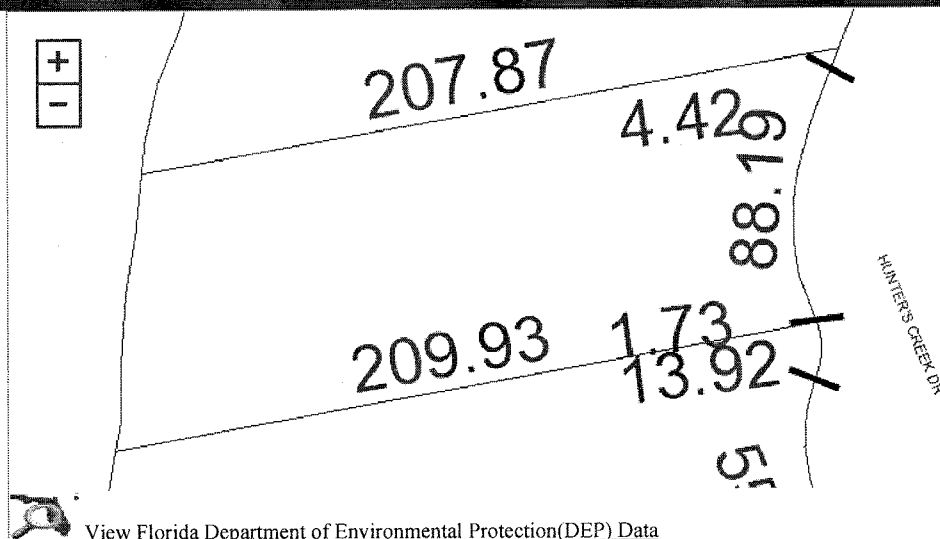
Parcel Information [Launch Interactive Map](#)

Section Map Id:
15-1N-30

Approx. Acreage:
0.3712

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 1509 HUNTERS CREEK DR, Year Built: 1996, Effective Year: 1996

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



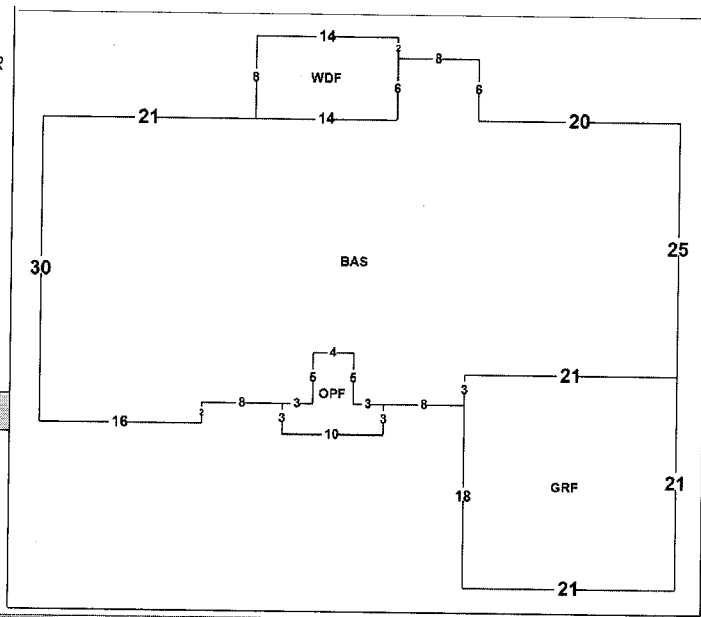
Areas - 2364 Total SF

BASE AREA - 1761

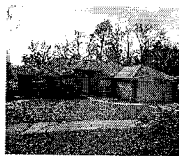
GARAGE FIN - 441

OPEN PORCH FIN - 50

WOOD DECK FIN - 112



Images



3/5/14

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: 05/11/2018 (tc.22792)

18-559

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14585

August 10, 2018

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 08-10-1998, through 08-10-2018, and said search reveals the following:

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

Ann Stegall

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 10, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14585

August 10, 2018

Lot 35, Block A, Hunters Creek, as per plat thereof, recorded in Plat Book 14, Page 49, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14585

August 10, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$155,465.00. Tax ID 11-0179-070.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 11-0179-070

CERTIFICATE NO.: 2016-6329

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

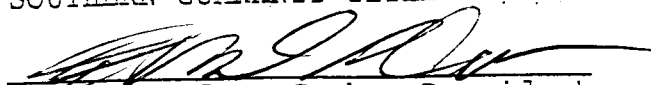
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2017 tax year.

Ann Stegall
1509 Hunter Creek Dr.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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 and Return to:
Jonathan W. Mesker
New House Title, L.L.C.
4919 Memorial Highway, Suite 200
Tampa, Florida 33634

File Number: R13038305

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 18th day of December, 2013, between **Federal National Mortgage Association A/K/A Fannie Mae** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Ann Stegall, a single person**, whose post office address is 1509 Hunters Creek Drive, Cantonment, FL 32533, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

LOT 35, BLOCK A, HUNTERS CREEK, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, AT PAGE 49, OF THE PUBLIC RECORDS OF SAID COUNTY.

Parcel Identification Number: 151N302003035001

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on June 13th, 2012, in Official Records Book 21181, Page 1292-1293, of the Public Records of Hillsborough County, Florida.


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

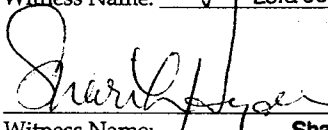
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

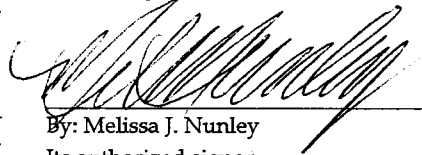
Signed, sealed and delivered in our presence:


Witness Name: Lora Johnson


Witness Name: Shari L. Hyde

Federal National Mortgage Association A/K/A
Fannie Mae

By Ronald R. Wolfe & Associates, P.L.
as attorney in fact

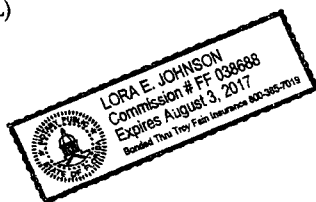

By: Melissa J. Nunley
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 18th day of December, 2013, by Melissa J. Nunley, as Authorized Signor of Ronald R. Wolfe & Associates, P.L. on behalf of the corporation, who (X) is/are personally known to me or () has/have produced _____ as identification.

(SEAL)





Notary Public
Printed Name: Lora Johnson
My Commission Expires: _____

EXHIBIT "A"

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

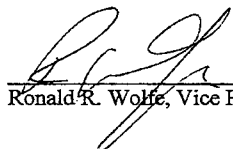
It is hereby resolved this 14th day of June, 2012 that the following individuals are authorized to sign as Attorney-in-Fact for Fannie Mae under the Limited Power of Attorney recorded on June 13, 2012 in Official Records Book 21181, Pages 1292-1293, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
CHRISTIE ROONEY
MELISSA J. NUNLEY
BETTY L. GUEST
COLLEEN E. LEHMANN

REBECCA M. DALY
ANDREA SOMERS
HENRY DINNAN
TINA WORKMAN
JONATHAN W. MESKER

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 14th DAY OF JUNE, 2012.



Ronald R. Wolfe, Vice President

File #: R13038305

EXHIBIT "B"

RESIDENTIAL SALE ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County 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 Ordinances Chapter 1-29.2, Article V, requires 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 of filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway

1509 Hunters Creek Drive, Cantonment, FL, 32533

Legal Address of Property

LOT 35, BLOCK A, HUNTERS CREEK, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, AT PAGE 49, OF THE PUBLIC RECORDS OF SAID COUNTY.

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

This form completed by: New House Title, LLC

Name

4919 Memorial Highway, Suite 114

Address

Tampa, Florida 33634

City, State, Zip Code

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Buyer(s):

Troy S. Hammack Ann Stegall
Witness Printed Name: Troy S. Hammack Ann Stegall

Soloman M. Abercrombie
Witness Printed Name: Soloman M. Abercrombie

State of

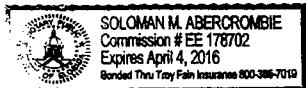
FL

County of

Escambia

The foregoing instrument was acknowledged before me this 20 day of Dec, 2013 by Ann Stegall, who is () personally known to me or (X) has produced Driver License as identification.

Soloman M. Abercrombie
Notary Public
Printed Name: Soloman M. Abercrombie

My Commission Expires: April 4, 2016

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06329 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 20, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ANN STEGALL 1509 HUNTER CREEK DR CANTONMENT, FL 32533

WITNESS my official seal this 20th day of September 2018.



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 November 5, 2018, 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 06329**, issued the **1st day of June, A.D., 2016** 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:

LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

SECTION 15, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110179070 (18-559)

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

ANN STEGALL

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 November, which is the **5th day of November 2018**.

Dated this 20th day of September 2018.

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:

1509 HUNTERS CREEK DR 32533



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ANN STEGALL
1509 HUNTER CREEK DR
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ANN STEGALL [18-559]
1509 HUNTER CREEK DR
CANTONMENT, FL 32533

9171 9690 0935 0128 2536 75

9/22/18 DELIVERED ✓

Owner
Contact

WARNING

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ANN STEGALL

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Dated this 20th day of September 2018.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	09/21/18 09:23 AM
Tracking Number:	9171969009350128253675	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32533
Service:	ERR	City:	CANTONMENT
Value	\$0.470	State:	FL

Proof of Delivery



Status Details

▼ Status Date	Status
Sat, 09/22/18, 01:48:00 PM	OK : Delivered
Sat, 09/22/18, 07:49:00 AM	Out for Delivery
Sat, 09/22/18, 07:39:00 AM	Sorting / Processing Complete

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

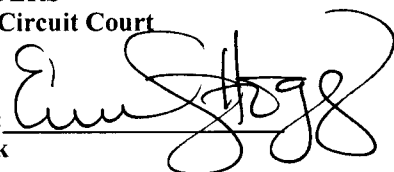
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110179070 Certificate Number: 006329 of 2016**

Payor: ANN STEGALL 1509 HUNTER CREEK DR CANTONMENT, FL 32533 Date 10/19/2018

Clerk's Check #	6635801913	Clerk's Total	\$497.25 \$706.94
Tax Collector Check #	1	Tax Collector's Total	\$6,066.71
		Postage	\$5.42
		Researcher Copies	\$4.00
		Total Received	\$7,163.38

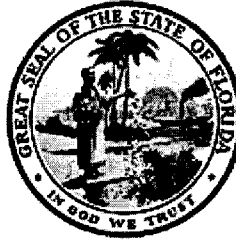
\$7026.36

**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
 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 # 2016 TD 006329
Redeemed Date 10/19/2018

Name ANN STEGALL 1509 HUNTER CREEK DR CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$497.25	\$ 7016.94
Due Tax Collector = TAXDEED	\$6,696.71	
Postage = TD2	\$5.42	
ResearcherCopies = TD6	\$4.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110179070 Certificate Number: 006329 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="10/18/2018"/> 
Months	7	6
Tax Collector	<input type="text" value="\$6,018.52"/>	<input type="text" value="\$6,018.52"/>
Tax Collector Interest	\$631.94	\$541.67
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,656.71	<input type="text" value="\$6,566.44"/> 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	\$47.25	\$40.50
Total Clerk	\$497.25	<input type="text" value="\$490.50"/> CH
Postage	<input type="text" value="\$5.42"/>	<input type="text" value="\$5.42"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$7,163.38	\$7,066.36
	Repayment Overpayment Refund Amount	\$97.02

Notes

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-559

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV046725NON

Agency Number: 18-012526

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06329 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANN STEGALL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/20/2018 at 2:59 PM and served same on ANN STEGALL , at 8:00 AM on 10/1/2018 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: _____

A. Hardin 921

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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 November 5, 2018, 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 06329**, issued the **1st day of June, A.D., 2016** 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:

LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

SECTION 15, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110179070 (18-559)

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

ANN STEGALL

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 November, which is the **5th day of November 2018**.

Dated this 20th day of September 2018.

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.

Personal Services:

**ANN STEGALL
1509 HUNTER CREEK DR
CANTONMENT, FL 32533**

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



By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2018 SEP 20 PM 2:59

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-559

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV046721NON

Agency Number: 18-012525

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06329 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANN STEGALL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/20/2018 at 2:59 PM and served same at 12:17 PM on 9/24/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Hardin 821

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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 November 5, 2018, 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 06329**, issued the **1st day of June, A.D., 2016** 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:

LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955

SECTION 15, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110179070 (18-559)

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

ANN STEGALL

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 November, which is the **5th day of November 2018**.

Dated this 20th day of September 2018.

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.

Post Property:

1509 HUNTERS CREEK DR 32533



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

By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
CIVIL UNIT

2018 SEP 20 PM 2:59

RECEIVED



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 24, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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
2016 TD 006329	\$450.00	\$40.50	\$490.50
2016 TD 002469	\$450.00	\$40.50	\$490.50
2016 TD 002678	\$450.00	\$40.50	\$490.50
2016 TD 003694	\$450.00	\$40.50	\$490.50
2016 TD 003712	\$450.00	\$40.50	\$490.50

TOTAL \$2,452.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE - 11-05-2018 - TAX CERTIFICATE # 06329

in the CIRCUIT Court
 was published in said newspaper in the issues of

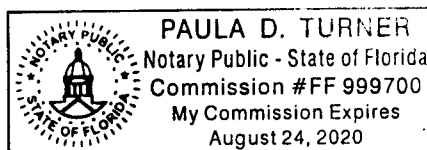
OCTOBER 4, 11, 18, & 25, 2018

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 25TH day of OCTOBER
 A.D., 2018

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 06329, issued the 1st day of June, A.D., 2016 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:

LT 35 BLK A HUNTERS CREEK S/D PB
 14 P 49 OR 7118 P 955 SECTION 15,
 TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110179070
 (18-559)

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

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 November, which is the 5th day of November 2018.

Dated this 20th day of September 2018.

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
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-10-04-11-18-25-2018



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

Redeemed

18-559

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-0179-070	06		151N302003035001

STEGALL ANN
1509 HUNTER CREEK DR
CANTONMENT, FL 32533

PROPERTY ADDRESS:
1509 HUNTERS CREEK DR

EXEMPTIONS:
HOMESTEAD EXEMPTION

PRIOR YEAR(S) TAXES OUTSTANDING

16/6329

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	150,542	50,000	100,542	665.24
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	150,542	25,000	125,542	266.78
BY STATE LAW	4.2000	150,542	25,000	125,542	527.28
WATER MANAGEMENT	0.0338	150,542	50,000	100,542	3.40
SHERIFF	0.6850	150,542	50,000	100,542	68.87
M.S.T.U. LIBRARY	0.3590	150,542	50,000	100,542	36.09
TOTAL MILLAGE		14.0193	AD VALOREM TAXES		\$1,567.66

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
LT 35 BLK A HUNTERS CREEK S/D PB 14 P 49 OR 7118 P 955	FP FIRE PROTECTION 125.33
NON-AD VALOREM ASSESSMENTS \$125.33	

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,692.99

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	1,625.27	1,642.20	1,659.13	1,676.06	1,692.99

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	1,625.27
AMOUNT IF PAID BY	Dec 31, 2018
	1,642.20
AMOUNT IF PAID BY	Jan 31, 2019
	1,659.13
AMOUNT IF PAID BY	Feb 28, 2019
	1,676.06
AMOUNT IF PAID BY	Mar 31, 2019
	1,692.99

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-0179-070
PROPERTY ADDRESS
1509 HUNTERS CREEK DR

STEGALL ANN
1509 HUNTER CREEK DR
CANTONMENT, FL 32533

1 110179070 2018 4