



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1022.10

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 13, 2022
Property description	DOCKHAM STEPHANIE 4928 LA VENTANA CIR PENSACOLA, FL 32526 4928 LA VENTANA CIR 09-2568-563 LT 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29	Certificate #	2020 / 4887
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/4887	06/01/2020	827.14	41.36	868.50
→ Part 2: Total*				868.50

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/3849	06/01/2021	848.25	6.25	42.41	896.91
Part 3: Total*					896.91

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,765.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	786.13
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,926.54

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Shirley Rich, CFCA
Signature, Tax Collector or Designee

Escambia, Florida

Date April 22nd, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	42,927.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

• 0.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200093

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
09-2568-563	2020/4887	06-01-2020	LT 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29

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, property information 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
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

04-13-2022
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [→](#)

[Printer Friendly Version](#)

<div>General Information</div> <div><div>Parcel ID:</div><div>012S313000027005</div></div> <div><div>Account:</div><div>092568563</div></div> <div><div>Owners:</div><div>DOCKHAM STEPHANIE</div></div> <div><div>Mail:</div><div>4928 LA VENTANA CIR PENSACOLA, FL 32526</div></div> <div><div>Situs:</div><div>4928 LA VENTANA CIR 32526</div></div> <div><div>Use Code:</div><div>SINGLE FAMILY RESID </div></div> <div><div>Taxing Authority:</div><div>COUNTY MSTU</div></div> <div><div>Tax Inquiry:</div><div>Open Tax Inquiry Window</div></div> <div><div>Tax Inquiry link courtesy of Scott Lunsford</div><div>Escambia County Tax Collector</div></div>	<div>Assessments</div> <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2021</td><td>\$15,000</td><td>\$111,125</td><td>\$126,125</td><td>\$85,855</td></tr><tr><td>2020</td><td>\$15,000</td><td>\$99,811</td><td>\$114,811</td><td>\$84,670</td></tr><tr><td>2019</td><td>\$9,500</td><td>\$93,805</td><td>\$103,305</td><td>\$82,767</td></tr></table> <div>Disclaimer</div> <div>Market Value Breakdown Letter</div> <div>Tax Estimator</div> <div>File for New Homestead Exemption Online</div>	Year	Land	Imprv	Total	Cap Val	2021	\$15,000	\$111,125	\$126,125	\$85,855	2020	\$15,000	\$99,811	\$114,811	\$84,670	2019	\$9,500	\$93,805	\$103,305	\$82,767										
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<div>Sales Data</div> <table><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr><tr><td>05/2005</td><td>5648</td><td>29</td><td>\$100</td><td>QC</td><td></td></tr><tr><td>06/2001</td><td>4722</td><td>857</td><td>\$55,300</td><td>WD</td><td></td></tr><tr><td>10/1995</td><td>3855</td><td>355</td><td>\$68,000</td><td>WD</td><td></td></tr><tr><td>04/1990</td><td>2839</td><td>142</td><td>\$65,500</td><td>WD</td><td></td></tr></table> <div>Official Records Inquiry courtesy of Pam Childers</div> <div>Escambia County Clerk of the Circuit Court and Comptroller</div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/2005	5648	29	\$100	QC		06/2001	4722	857	\$55,300	WD		10/1995	3855	355	\$68,000	WD		04/1990	2839	142	\$65,500	WD		<div>2021 Certified Roll Exemptions</div> <div>HOMESTEAD EXEMPTION</div> <div>Legal Description</div> <div>LT 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29</div> <div>Extra Features</div> <div>POOL</div>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
05/2005	5648	29	\$100	QC																											
06/2001	4722	857	\$55,300	WD																											
10/1995	3855	355	\$68,000	WD																											
04/1990	2839	142	\$65,500	WD																											

Parcel Information Section Map Id: 01-2S-31-2 Approx. Acreage: 0.2096 Zoned: MDR Evacuation & Flood Information Open Report	<div> Launch Interactive Map </div> <div> View Florida Department of Environmental Protection (DEP) Data </div>
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Buildings

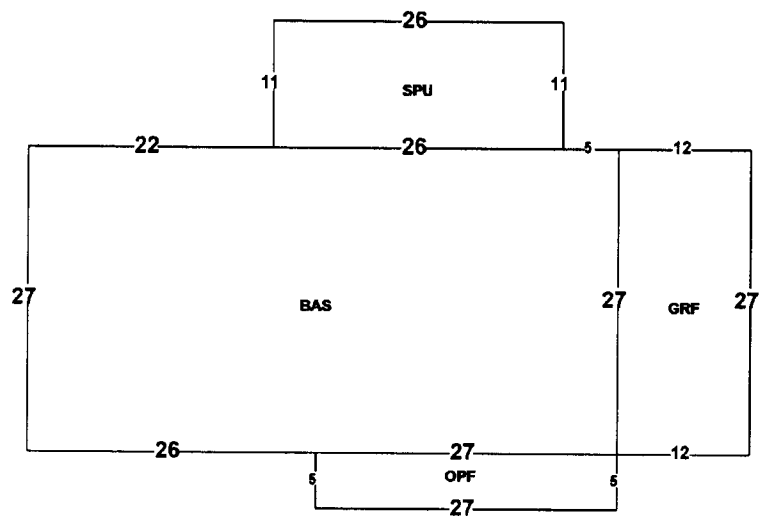
Address: 4928 LA VENTANA CIR, Year Built: 1974, Effective Year: 1974, PA Building ID#: 100649

Structural Elements

DECOR/MILLWORK-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-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2176 Total SF

BASE AREA - 1431
GARAGE FIN - 324
OPEN PORCH FIN - 135
SCRN PORCH UNF - 286



Images



8/7/2019 12:00:00 AM

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

Last Updated:04/25/2022 (tc.22585)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLAG OF FLORIDA LLC** holder of **Tax Certificate No. 04887**, issued the **1st day of June, A.D., 2020** 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 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092568563 (1022-10)

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

STEPHANIE DOCKHAM

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 **October**, which is the **3rd day of October 2022**.

Dated this 10th day of May 2022.

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8781, Page 186, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04887, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **092568563 (1022-10)**

DESCRIPTION OF PROPERTY:

LT 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: STEPHANIE DOCKHAM

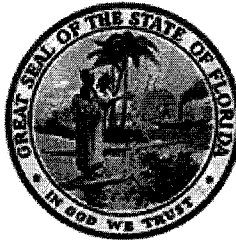
Dated this 31st day of May 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 092568563 Certificate Number: 004887 of 2020**

**Payor: STEPHANIE J DOCKHAM 4928 LA VENTANA CIR PENSACOLA, FL 32526 Date
5/31/2022**

Clerk's Check # 3000388
Tax Collector Check # 1

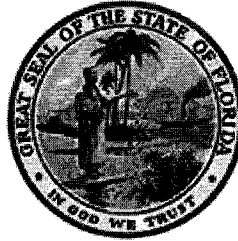
Clerk's Total	\$497.04	\$3,119.53
Tax Collector's Total	\$3,126.18	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$3,770.22	\$3,136.53

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: N Coppage
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 # 2020 TD 004887

Redeemed Date 5/31/2022

Name STEPHANIE J DOCKHAM 4928 LA VENTANA CIR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$497.04	\$3,119.53
Due Tax Collector = TAXDEED	\$3,196.18	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092568563 Certificate Number: 004887 of 2020

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="4/13/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment		Redemption Overpayment	ACTUAL
		ESTIMATED			
		Auction Date	<input type="text" value="10/3/2022"/>	Redemption Date	<input type="text" value="5/31/2022"/>
Months			6		1
Tax Collector		<input type="text" value="\$2,926.54"/>		<input type="text" value="\$2,926.54"/>	
Tax Collector Interest		<input type="text" value="\$263.39"/>		<input type="text" value="\$43.90"/>	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		<input type="text" value="\$3,196.18"/>		<input type="text" value="\$2,976.69"/>	T.C.
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$17.00"/>	
Clerk Fee		<input type="text" value="\$119.00"/>		<input type="text" value="\$119.00"/>	
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		<input type="text" value="\$41.04"/>		<input type="text" value="\$6.84"/>	
Total Clerk		<input type="text" value="\$497.04"/>		<input type="text" value="\$462.84"/>	CH.
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$60.00"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		<input type="text" value="\$3,770.22"/>		<input type="text" value="\$3,456.53"/>	-120-200
					\$3,136.53
		Repayment Overpayment Refund Amount		<input type="text" value="\$313.69"/>	
Book/Page		<input type="text" value="8781"/>		<input type="text" value="186"/>	



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-2568-563 CERTIFICATE #: 2020-4887

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 28, 2002 to and including June 28, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: July 5, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 5, 2022

Tax Account #: **09-2568-563**

1. The Grantee(s) of the last deed(s) of record is/are: **STEPHANIE DOCKHAM**

By Virtue of Quit Claim Deed recorded 5/26/2005 in OR 5648/29

2. The land covered by this Report is: **See Attached Exhibit "A"**

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

- a. **Code Enforcement in favor of Escambia County Florida recorded 8/26/2016 OR 7580/1428 together with Order recorded 6/16/2017 OR 7730/629**
- b. **Judgment in favor of State of Florida recorded 1/14/2010 OR 6550/169**
- c. **Judgment in favor of State of Florida recorded 1/14/2010 OR 6550/174**
- d. **Judgment in favor of State of Florida recorded 1/14/2020 OR 6550/175**
- e. **Judgment in favor of State of Florida recorded 1/14/2020 OR 6550/176**
- f. **Judgment in favor of Portfolio Recovery Associates, Inc. recorded 1/17/2020 OR 8232/1574**
- g. **Judgment in favor of Unifund CCR, LC recorded 10/28/2021 OR 8649/1014**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-2568-563

Assessed Value: \$85,855.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: OCT 3, 2022
TAX ACCOUNT #: 09-2568-563
CERTIFICATE #: 2020-4887

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA, FL 32526

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

ESCAMBIA COUNTY ANIMAL CONTROL
3363 W PARK PL
PENSACOLA, FL 32505

PORTFOLIO RECOVERY ASSOCIATES, LLC
140 CORPORATE BLVD, SUITE 100
NORFOLK, VA 23502

UNIFUND CCR, LLC
10625 TECHWOODS CIRCLE
CINCINNATI, OH 45242

Certified and delivered to Escambia County Tax Collector, this 5th day of July, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

July 5, 2022

Tax Account #:09-2568-563

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 27 BLK E LA VILLA ROBLE UNIT 3 PB 8 P 17 OR 5648 P 29

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-2568-563(1002-10)

Recorded in Public Records 05/26/2005 at 04:03 PM OR Book 5648 Page 29,
Instrument #2005377355, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 21st day of MAY, 2005,
by first party, Grantor, Robert Rosenthal and Janice Rosenthal
whose post office address is 24 Castlewood Drive, Fredericksburg, VA. 22406
to second party, Grantee, Stephanie Dockham = (Dockham)
whose post office address is 4928 La Ventana Circle, Pensacola, FL. 32526

WITNESSETH, That the said first party, for good consideration and for the sum of ~~100~~ NO
Dollars (\$ 0)

paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Escambia

State of Florida to wit: Lot 27 Block E La Villa Robles
Unit B, a subdivision of a portion sec 1, twp. 2 S.
R. 31 W. Escambia City FL. P.B. 8 pg 17 of public
records of said county.

BK: 5648 PG: 30 Last Page

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness:

Print name of Witness:

Signature of Witness:

Print name of Witness:

Signature of First Party:

Print name of First Party:

Signature of ~~Second~~ Party:Print name of ~~Second~~ Party:

Signature of Preparer

Print Name of Preparer

Address of Preparer

State of

County of

On

MAY 21, 2005

before me,

J. ANNE BANE

appeared

ROBERT ROSENTHAL

JANICE ROSENTHAL

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known ☒ Produced ID
Type of ID VA DRIVER LIC

(Seal)

Recorded in Public Records 08/26/2016 at 02:53 PM OR Book 7580 Page 1302,
Instrument #2016066066, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

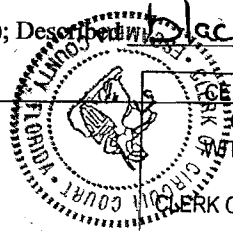
**CASE NO: CE#16-04-01164
LOCATION: 4928 La Ventana Cir
PR# 012S313000027005**

**Dockham, Stephanie
4928 La Ventana Circle
Pensacola, FL 32526
RESPONDENT**

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,
thereof, NAMED ABOVE, 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 following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Description black truck
- ☐ 42-196 (d) Overgrowth



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.
DATE: 8.26.16

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☒ Accessory Building(s) Pool
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until * See below, 2016 to correct the violation and to bring the violation into compliance.

* September 22, 2016 (As to all violations other than pool)
 * October 22, 2016 (As to pool)

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other Pool (owner shall demonstrate that pool is properly chlorinated)
so as to discourage insects
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

△ Such demonstration
shall take place
within 30 days, or
by September 22, 2016

September 22, 2016 (as to pool chlorination and all violations
* October 22, 2016 (except pool operation or removal)
(as to pool operation or removal)

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20 .00 per day, commencing * see above, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to 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 take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** 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 awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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 will certify to the Special Magistrate all costs 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 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this 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 23^d day of August, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-04-01164
Location: 4928 La Ventana Cir
PR# 012S313000027005

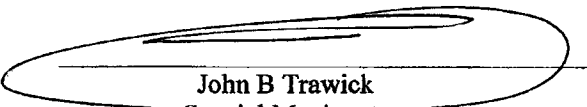
Dockham, Stephanie
4928 La Ventana Circle
Pensacola, FL 32526

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 23, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (c) Inoperable Vehicle(s) black truck, 30-203 (cc). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 23, 2016.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 14 day of June, 2016.7


John B Trawick
Special Magistrate
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA FL 32526

CASE NO: 2009 CO 028140 A
CITATION NO: 18862
/F DOB: 08/25/1988

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 JAN 13 P 2:36
COUNTY CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$70.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$80.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 12 day of Jan, 2010.


Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

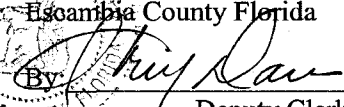
I do hereby certify that copy of hereof had been furnished to defendant by delivery (mail), this 14th day of Jan, 2010.

Case: 2009 CO 028140 A



00046186870

Dkt: ACLIEN Pg#:

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida
By 
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA FL 32526

CASE NO: 2009 CO 028143 A
CITATION NO: 18865
/F DOB: 08/25/1988

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 JAN 13 P 2:36
COUNTY ORIGINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$170.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$180.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 12 day of July, 2010.


Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery (mail) this 14th day of Jan., 2010.

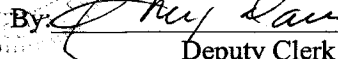
Case: 2009 CO 028143 A



00003946899

Dkt: ACLIEN Pg#:

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: 
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA FL 32526

CASE NO: 2009 CO 028142 A
CITATION NO: 18864
/F DOB: 08/25/1988

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 JAN 13 P 2:39
COUNTY CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$170.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$180.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 12 day of Jan.



Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery mail, this 14th day of Jan., 2010.

Case: 2009 CO 028142 A

00054980105
Dkt: ACLIEN Pg#:

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By 
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

VS

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA FL 32526

CASE NO: 2009 CO 028141 A
CITATION NO: 18863
/F DOB: 08/25/1988

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 JAN 13 P 2:46
COUNTY CRIMINAL DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$70.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$80.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 12 day of July, 2010.

[Signature]
Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery (mail) this 14th day of Jan., 2010.

Case: 2009 CO 028141 A
00020704708
Dkt: ACLIEN Pg#:

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: [Signature]
Deputy Clerk

Recorded in Public Records 1/17/2020 9:28 AM OR Book 8232 Page 1574,
Instrument #2020004946, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 12/13/2019 3:29 PM OR Book 8215 Page 878,
Instrument #2019108972, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 100175975 E-Filed 12/11/2019 04:39:10 PM

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 2019-SC-001423

PORTFOLIO RECOVERY ASSOCIATES,
LLC
140 CORPORATE BLVD, SUITE 100
NORFOLK, VA 23502

Plaintiff

vs.

STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA, FL 32526-3432

Defendant

FINAL JUDGMENT


At a Small Claims Pretrial Conference on May 8, 2019, the Plaintiff appeared, but the Defendant did not after proper service. Therefore the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall recover from Defendant STEPHANIE DOCKHAM the principal sum of \$913.83, court costs in the amount of \$239.50, for all of which let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

DONE AND ORDERED in chambers, Penacola, Escambia County, Florida.


Signed by COUNTY COURT JUDGE PAT KINSEY
on 12/11/2019 12:40:16 LS-lpl

Copies furnished to:
HAYT, HAYT & LANDAU, P.L.
7765 SW 87 Ave, Suite 101
Miami, FL 33173
eservice@haytfla.com
STEPHANIE DOCKHAM
4928 LA VENTANA CIR
PENSACOLA, FL 32526-3432
Our File # 396521
Last 4 Digits of Account # 1600

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL FILED IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: 	D.C.
DATE: 12/11/2019	

Filing # 114223126 E-Filed 09/30/2020 04:51:46 PM

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2020 SC 001011

UNIFUND CCR, LLC
10625 TECHWOODS CIRCLE
CINCINNATI, OH 45242

Plaintiff,

vs.

STEPHANIE DOCKHAM
4928 La Ventana Cir
Pensacola, FL 32526

Defendant

FINAL JUDGMENT

At a Small Claims Pretrial Conference on June 22, 2020, the plaintiff appeared but the defendant did not after proper service. Therefore, the plaintiff is entitled to a Final Judgment and it is

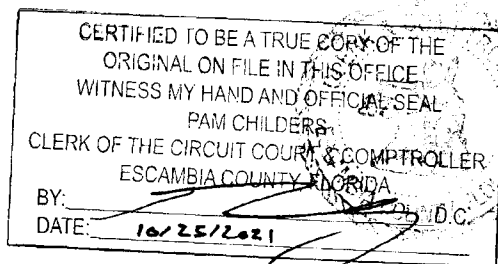
ORDERED AND ADJUDGED that Plaintiff, UNIFUND CCR, LLC whose address is 10625 TECHWOODS CIRCLE, CINCINNATI, OH 45242, shall recover from Defendant, Stephanie Dockham, 4928 La Ventana Cir, Pensacola, FL 32526, Social Security # XXXXXXXX, the sum of \$3,236.41 in principal, with costs in the sum of \$355.00; for a total of \$3,591.41, that shall bear interest at the prevailing statutory interest rate of 6.03% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes **FOR ALL OF WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED IN CHAMBERS, PENSACOLA, ESCAMBIA COUNTY,
FLORIDA.**


Signed by COUNTY COURT JUDGE PAT KINSEY
on 09/30/2020 15:32:59 pl1zuJ/z

Copies furnished:

Hunt & Kahn, P.A., Post Office Box 934788, Margate, Florida 33093-4788
Stephanie Dockham, 4928 La Ventana Cir, Pensacola, FL 32526



52219468