

**Notice to Tax Collector of Application for Tax Deed**

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
11265.0000	17-0254-015	06/01/2012	UNIT A-3 VILLAS ON THE GULF CONDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 6698 P 260 SHEET 14

**2013 TAX ROLL**

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/25/2014

Date

**NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED**

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK  
PO BOX 645132  
LOCKBOX # 005132  
CINCINNATI OH 45264

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

Certificate No.	Property No.	Date	Legal Description
2012/ 11265.000	17-0254-015	06/01/2012	UNIT A-3 VILLAS ON THE GULF CONDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 6698 P 260 SHEET 14

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 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.

April 25, 2014

---

Applicant's Signature

Date

## TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 11265.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:  
17-0254-015

**Cert** US BANK AS CUST FOR CAZ CREEK  
**Holder** PO BOX 645132  
 LOCKBOX # 005132  
 CINCINNATI OH 45264

**Property** STARKEY DON  
**Owner** 36448 HIDDEN OAKS  
 PRAIRIEVILLE LA 70769

UNIT A-3  
 VILLAS ON THE GULF  
 CONDOMINIUM

ALSO A .888640% INT IN  
 COMMON ELEMENTS

OR 6698 P 260  
 SHEET 14

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.

## Certificates owned by Applicant and Filed in Connection With This Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 11265.000	06/01/2012	1,577.13	0.00	78.86	1,655.99

## Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 10285.000	06/01/2013	2,012.54	6.25	100.63	2,119.42

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	3,775.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	1,727.13
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	250.00
4. Ownership and Encumbrance Report Fee	75.00
5. Total Tax Deed Application Fee	5,827.54
6. Total Certified By Tax Collector To Clerk of Court	
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	
13. Interest Computed by Clerk of Court Per Florida Statutes .....{ % }	
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

\* Done this the 06th day of May, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: December 1, 2014

By

*Blenda Mahuron*

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

**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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**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:

7-15-11 Inst 2011048000  
Bk 6741 Pg 154

Deutsche Bank National Trust Company, as Trustee for  
Argent Securities Inc., Asset-Backed Pass-Through  
Certificates, Series 2006-M1 by American Home  
Mortgage Servicing as Attorney in Fact

By:

Its: Nashadrian Vaughn

### **Assistant Secretary**

## **Witness**

Kim Furman

**County of Dallas  
State of Texas**

THE FOREGOING INSTRUMENT was acknowledged before me this date September 20, 2011, Personally appearing before me was Nicholas Vaughn, an authorized agent of American Home Mortgage Servicing as Attorney In Fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who has shown a valid state drivers license as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

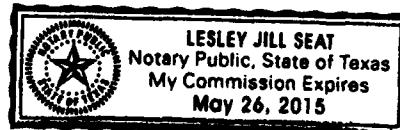
(SEAL)

*Pesley J. B. Reul*  
Notary Public

**Notary Public**

Print Name:

**My Commission Expires:**



Return To:  
PowerLink Settlement Services  
Attn: Post Closing  
345 Rouser Rd Bldg. 5  
Coraopolis, PA 15108

This Document Prepared By: Janet Shetano  
PowerLink Settlement Services  
345 Rouser Rd Bldg. 5  
Coraopolis, PA 15108  
PL# 154903  
PR# 4001901406  
Parcel ID: 2825261202003001  
Consideration \$95,500

### **SPECIAL WARRANTY DEED**

This Special Warranty Deed made this date of August 25, 2011, by Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1 whose address is 4600 Regent Blvd Irving, TX 75063, hereinafter called the Grantor, to Don Starkey, married, whose address is 36448 HIDDEN OAKS PRAIRIEVILLE LA 70769, hereinafter called the Grantee.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **\$95,500** Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, State of Florida, to wit:

**The following described property located in the County of Escambia, Florida to wit:**

**The Leasehold Estate to dwelling apartment A-3 and garage Unit A-13 of Villas on the Gulf Condominium, according to the Declaration of Condominium, recorded in Official Records Book 1370, Page 462, Public Records of Escambia County, Florida, including as an appurtenance thereto, an undivided percentage interest in the common elements and the same undivided percentage interest in the leasehold estate under the Master Lease and in the subleasehold estate as defined in the Declaration.**

Parcel ID: 2825261202003001

More commonly known as: **1650 VIA DE LUNA DR, PENSACOLA BEACH, FL 32561-2338**

This property is not the homestead of the Grantor(s).

**BEING** the same premises which the Clerk of Court of Escambia in Certificate of Title recorded March 10, 2011 in the Escambia County Recorder's Office in instrument #2011015991, granted and conveyed to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1, the Grantors herein.

**GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2011 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsqt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-1-2014

TAX ACCOUNT NO.: 17-0254-015

CERTIFICATE NO.: 2012-11265

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

Notify City of Pensacola, P.O. Box 12910, 32521  
 Notify Escambia County, 190 Governmental Center, 32502  
 Homestead for \_\_\_\_\_ tax year.

Don Starkey  
36448 Hidden Oaks  
Prairieville, LA 70769

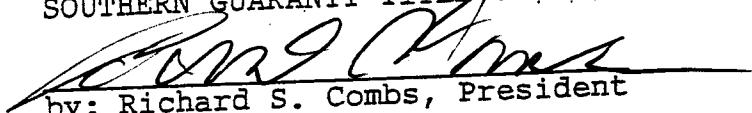
SRIA  
P.O. Box 1208  
Pensacola Beach, FL 32562

Unknown Tenants  
1650 Via DeLuna Dr. # A-3  
Pensacola Beach, FL 32561

Villas on the Gulf Condo. Assoc.  
P.O. Box 787  
Gulf Breeze, FL 32562

Certified and delivered to Escambia County Tax Collector,  
this 10th day of September, 2014.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11534

September 10, 2014

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

1. Subject to interest of Villas on the Gulf Condominium Association.
2. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to this property.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$95,362.00. Tax ID 17-0254-015.

**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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11534

September 10, 2014

**The Leasehold Estate to dwelling apartment A-3 and garage Unit A-13 of Villas on the Gulf Condominium, according to the Declaration of Condominium, recorded in Official Records Book 1370, Page 462, Public Records of Escambia County, Florida, including as an appurtenance thereto, an undivided percentage interest in the common elements and the same undivided percentage interest in the leasehold estate under the Master Lease and in the subleasehold estate as defined in the Declaration.**

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

14-905

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11534

September 10, 2014

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 09-10-1994, through 09-10-2014, and said search reveals the following:

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

Don Starkey

**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**

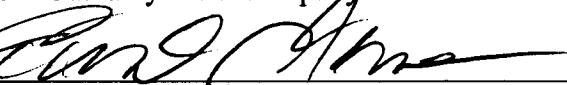
**4. Taxes:**

**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: 

September 10, 2014

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

VILLAS ON THE GULF CONDO ASSOC  
[14-905]  
PO BOX 787  
GULF BREEZE FL 32562

**2. Article Number  
(Transfer from service label)**

7008 1830 0000 0244 4049

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X** Agent Addressee**B. Received by (Printed Name)**

Dwight Provo

**C. Date of Delivery**

11/3/14

**D. Is delivery address different from item 1?** Yes No

If YES, enter delivery address below:

**3. Service Type**

Certified Mail    Express Mail  
 Registered    Return Receipt for Merchandise  
 Insured Mail    C.O.D.

**4. Restricted Delivery? (Extra Fee)** Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

SRIA [14-905]  
PO BOX 1208  
PENSACOLA BEACH FL 32562

**2. Article Number**

(Transfer from service label)

7008 1830 0000 0244 4056

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X** Agent Addressee**B. Received by (Printed Name)**

Terry Boccia

**C. Date of Delivery****D. Is delivery address different from item 1?** Yes No

If YES, enter delivery address below:

NOV 03 2014

**3. Service Type**

Certified Mail    Express Mail  
 Registered    Return Receipt for Merchandise  
 Insured Mail    C.O.D.

**4. Restricted Delivery? (Extra Fee)** Yes

7008 1830 0000 0244 4025

**U.S. Postal Service**  
**CERTIFIED MAIL** RECEIPT  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage

\$ .49

Certified Fee

\$ 3.30

Return Receipt Fee  
(Endorsement Required)

\$ 2.70

Restricted Delivery Fee  
(Endorsement Required)

\$ 0.40

Total Postage &amp; Fees

\$ 6.49



Sent

Street

or POE

City, St

DON STARKEY [14-905]  
 36448 HIDDEN OAKS  
 PRAIRIEVILLE, LA 70769

Instructions  
PS Form

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(Endorsement Required)

\$ 0.40

Total Postage &amp; Fees

\$ 6.49



DON STARKEY [14-905]  
 C/O TENANTS  
 1650 VIA DELUNA DR #A-3  
 PENSACOLA BEACH FL 32561

Instructions

7008 1830 0000 0244 4049

**U.S. Postal Service**  
**CERTIFIED MAIL** RECEIPT  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage

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Certified Fee

\$ 3.30

Return Receipt Fee  
(Endorsement Required)

\$ 2.70

Restricted Delivery Fee  
(Endorsement Required)

\$ 0.40

Total Postage &amp; Fees

\$ 6.49



VILLAS ON THE GULF CONDO ASSOC  
 [14-905]  
 PO BOX 787  
 GULF BREEZE FL 32562

Instructions  
PS Form

**U.S. Postal Service**  
**CERTIFIED MAIL** RECEIPT  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage

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Certified Fee

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Return Receipt Fee  
(Endorsement Required)

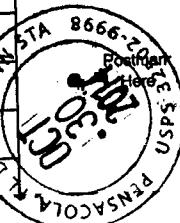
\$ 2.70

Restricted Delivery Fee  
(Endorsement Required)

\$ 0.40

Total Postage &amp; Fees

\$ 6.49



SRIA [14-905]  
 PO BOX 1208  
 PENSACOLA BEACH FL 32562

Instructions

10/2/02  
S

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 11265 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DON STARKEY 36448 HIDDEN OAKS PRAIRIEVILLE, LA 70769	DON STARKEY C/O TENANTS 1650 VIA DELUNA DR #A-3 PENSACOLA BEACH FL 32561
VILLAS ON THE GULF CONDO ASSOC PO BOX 787 GULF BREEZE FL 32562	SRIA PO BOX 1208 PENSACOLA BEACH FL 32562

WITNESS my official seal this 30th day of October 2014.

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



By:  
Emily Hogg  
Deputy Clerk

A handwritten signature in black ink, appearing to read "Emily Hogg".

## W A R N I N G

**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 December 1, 2014, 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 **US BANK AS CUST FOR CAZ CREEK** holder of Tax Certificate No. 11265, issued the 1st day of June, A.D., 2012 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:

**UNIT A-3 VILLAS ON THE GULF CONDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 6698 P 260 SHEET 14**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

**TAX ACCOUNT NUMBER 170254015 (14-905)**

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

**DON STARKEY**

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 December, which is the **1st day of December 2014**.

Dated this 30th day of October 2014.

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

## 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 December 1, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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**Post Property:**

**1650 VIA DELUNA DR A-3 32561**



**PAM CHILDERS**

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

By:  
Emily Hogg  
Deputy Clerk