

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600307

Date of Tax Deed Application
Apr 26, 2016

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2014 / 2223**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-1085-000**

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

Property Owner:
DIXON LOWARN & ADA
4040 GARCON POINT RD
MILTON, FL 32583-9015
LTS 21 & 22 BLK 21 N PENSACOLA UNITS 1/2/3/4 PB 2 P
2/6/33/57 OR 4186 P 1507

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/2223	05-1085-000	06-01-2014	553.77	27.69	581.46

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/2374	05-1085-000	06-01-2015	581.46	6.25	29.07	616.78

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,198.24
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	561.83
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,135.07

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

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

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

Date of Sale: October 3, 2016 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-1085-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

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

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

Certificate No.	Date	Legal Description
2014/ 2223	06-01-2014	LTS 21 & 22 BLK 21 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4186 P 1507

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's Signature

04-26-2016

Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

[Printer Friendly Version](#)

← Navigate Mode ☒ Account ☐ Reference →

General Information

Reference: 042S306001021021
Account: 051085000
Owners: DIXON LOWARN & ADA
Mail: 4040 GARCON POINT RD
MILTON, FL 32583-9015
Situs: 3417 N TARRAGONA ST 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$7,020	\$23,057	\$30,077	\$30,077
2014	\$7,020	\$21,811	\$28,831	\$28,831
2013	\$7,020	\$19,710	\$26,730	\$26,730

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1997	4186	1507	\$100	QC	View Instr
07/1980	1457	585	\$500	TD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LTS 21 & 22 BLK 21 N PENSACOLA UNITS 1/2/3/4 PB 2
P 2/6/33/57 OR 4186 P 1507

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
04-2S-30-2

Approx. Acreage:
0.1612

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 3417 N TARRAGONA ST, Year Built: 1954, Effective Year: 1954

Structural Elements

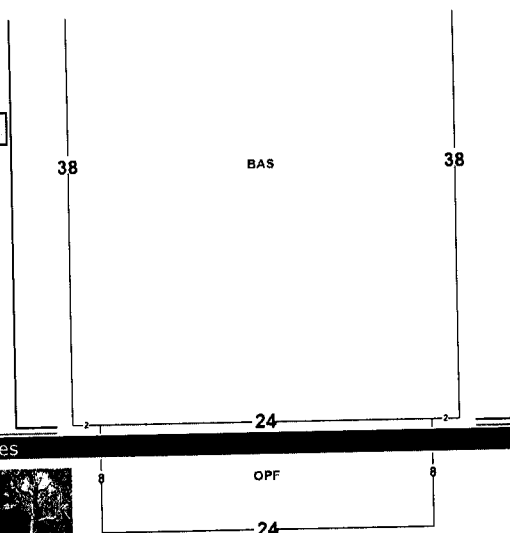
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1256 Total SF

BASE AREA - 1064

OPEN PORCH FIN - 192



Images



12/18/02

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:05/17/2016 (tc.2623)

941.50
70

OR BK 4186 PG1507
Escambia County, Florida
INSTRUMENT 97-429434

DEED DOC STAMPS PD @ ESC CO \$ 0.70
10/30/97 ERNIE LEE WAGNER, CLERK

By: Sally Arnold

QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that Duane M. Patterson and Mary L. Patterson, husband and wife, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release and quitclaim unto Lowarn Dixon and Ada Dixon, husband and wife, as tenants by the entirety, all the right, title, interest, claim and demand which Duane M. Patterson and Mary L. Patterson, husband and wife, have in and to the following described property, situated in the County of Escambia, State of Florida, to wit:

Lot 21, Block 21, North Pensacola Units
1/2/3/4, Plat Book 2 pages 2/6/33/57, Deed
Book 418 pages 644, Section 4, Township 2
South, Range 30 West.

Property Appraiser's I.D. No.: 05-1085-000

Lot 22, Block 21, North Pensacola Unit 4, Plat
Book 2 page 57, Deed Book 405 page 135,
Section 4, Township 2 South, Range 30 West.

Property Appraiser's I.D. No.: 05-1085-000

Grantor's Address: Golfview Trail
Wildwood, Florida 34785

Grantor's Social Security Nos.:
Duane M. Patterson [REDACTED]
Mary L. Patterson [REDACTED]

Grantee's Address: 3434 Market Street
Pensacola, Florida 32505

Grantee's Social Security Nos.:
Lowarn Dixon [REDACTED]
Ada Dixon [REDACTED]

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

In witness whereof, Duane M. Patterson and Mary L. Patterson have hereunto set their hands and seals this 10th day of October, 1997.

[Signature]
Name: MICHAEL J. STEADINS

[Signature]
Duane M. Patterson

[Signature]
Name: CYNTHIA A. BUSH

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 05-1085-000

CERTIFICATE NO.: 2014-2223

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
221 Palafox Place, 4th Floor/
☒ Notify Escambia County, 190 Governmental Center, 32502
☒ Homestead for _____ tax year.

Lowarn Dixon
Ada Dixon
4040 Garcon Point Rd.
Milton, FL 32583

Unknown Tenants
3417 N. Tarragona St.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 13th day of July, 2016.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12904

July 12, 2016

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4315, page 270, and O.R. Book 4445, page 948.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$30,077.00. Tax ID 05-1085-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12904

July 12, 2016

**Lots 21 and 22, Block 21, North Pensacola Units 1/2/3/4, as per plat thereof, recorded in Plat Book 2,
Page 2/6/33/57, O.R. Book 4186, page 1507, Public Records of Escambia County, Florida**

16-359

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12904

July 12, 2016

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-12-1996, through 07-12-2016, and said search reveals the following:

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

Lowarn Dixon and Ada Dixon, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

July 12, 2016

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 October 3, 2016, 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 CAZENOVIA CREEK FUNDING I LLC holder of Tax Certificate No. 02223, issued the 1st day of June, A.D., 2014 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:

LTS 21 & 22 BLK 21 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4186 P 1507

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051085000 (16-359)

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

LOWARN DIXON and ADA DIXON

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 2016.

Dated this 18th day of August 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

ADA DIXON
4040 GARCON POINT RD
MILTON, FL 32583-9015

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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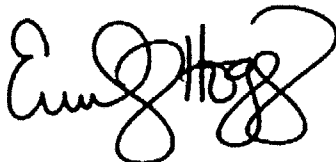
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Personal Services:

LOWARN DIXON
4040 GARCON POINT RD
MILTON, FL 32583-9015

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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Post Property:

3417 N TARRAGONA ST 32503



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

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02223 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LOWARN DIXON 4040 GARCON POINT RD MILTON, FL 32583-9015	ADA DIXON 4040 GARCON POINT RD MILTON, FL 32583-9015
LOWARN DIXON C/O TENANTS 3417 N TARRAGONA ST PENSACOLA FL 32503	LOWARN DIXON AND ADA DIXON 3434 MARKET STREET PENSACOLA FL 32505
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 18th day of August 2016.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

16-359

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV040939NON

Agency Number: 16-011326

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02223 2014

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LOWARN DIXON AND ADA DIXON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2016 at 1:39 PM and served same at 9:17 AM on 8/19/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERK'S OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

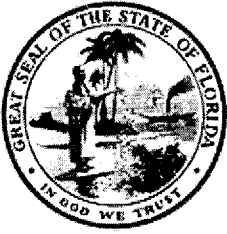
By: K. Lucas 919
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 051085000 Certificate Number: 002223 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/03/2016	Redemption Date 08/30/2016
Months	6	4
Tax Collector	\$2,135.07	\$2,135.07
Tax Collector Interest	\$192.16	\$128.10
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,333.48	\$2,269.42 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	\$477.00 CIt
Postage	\$25.60	\$25.60
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$2,851.58	\$2,774.02
	Repayment Overpayment Refund Amount	\$77.56 Redeemer

Notes

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: 051085000 Certificate Number: 002223 of 2014**

Payor: Ada Dixon 4040 GARCON POINT RD MILTON, FL 32583-9015 Date 08/30/2016

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,333.48
		Postage	\$25.60
		Researcher Copies	\$2.00
		Total Received	\$2,851.58

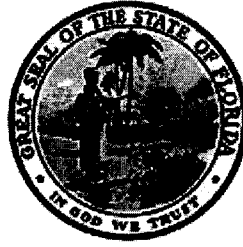
PAM CHILDERS
 Clerk of the Circuit Court

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>**

16-359

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 # 2014 TD 002223

Redeemed Date 08/30/2016

Name Ada Dixon 4040 GARCON POINT RD MILTON, FL 32583-9015

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,333.48
Postage = TD2	\$25.60
ResearcherCopies = TD6	\$2.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

LOWARN DIXON [16-359]
4040 GARCON POINT RD
MILTON, FL 32583-9015

9171 9690 0935 0129 0961 10

ADA DIXON [16-359]
4040 GARCON POINT RD
MILTON, FL 32583-9015

9171 9690 0935 0129 0961 27

LOWARN DIXON [16-359]
C/O TENANTS
3417 N TARRAGONA ST
PENSACOLA FL 32503

9171 9690 0935 0129 0961 34

LOWARN DIXON AND ADA DIXON
[16-359]
3434 MARKET STREET
PENSACOLA FL 32505

9171 9690 0935 0129 0961 41

ESCAMBIA COUNTY [16-359]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 0961 58

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

P.D.
14/02/13



9171 9690 0935 0129 0961 41



ZIP 32502
041M1272965

NEOPOST
08/18/2016
US POSTAGE \$005.11

REGISTERED MAIL

LOWARN DIXON AND ADA DIXON
[16-359]
3434 MARKET ST
PENSACOLA FL 3
NIXIE

322 DC 1 0009/22/16
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32502x5833
32502x5833 0011





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 7, 2016

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

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002223	\$450.00	\$27.00	\$477.00
2014 TD 002980	\$450.00	\$27.00	\$477.00
2014 TD 003783	\$450.00	\$27.00	\$477.00
2014 TD 003977	\$450.00	\$27.00	\$477.00

TOTAL \$1,908.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 2, 2016

ADA DIXON
4040 GARCON POINT RD
MILTON FL 32583

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 002223

\$77.56

TOTAL \$77.56

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO16CIV005261NON

Receive Date: 8/19/2016 2:49 PM

Agency Number:

Clerk ID: SRSO12PER000135

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: LOWARN DIXON ADA DIXON

Case Number: 051085000

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 10/03/2016

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee: \$80.00

+ Other Fees:

Total Fees: \$80.00

Deposit Amount: \$80.00

Check No. 900024956

Receipt No. 32026-16-D

Refund Amount:

Check No.

Receipt No.

Refund Date:

By:

M. Smith

Received By

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 October 3, 2016, 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 CAZENOVIA CREEK FUNDING I LLC holder of Tax Certificate No. 02223, issued the 1st day of June, A.D., 2014 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:

LTS 21 & 22 BLK 21 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4186 P 1507

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051085000 (16-359)

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

LOWARN DIXON and ADA DIXON

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 2016.

Dated this 18th day of August 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

LOWARN DIXON
4040 GARCON POINT RD
MILTON, FL 32583-9015



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2016 AUG 19 P 2:54
ESCAMBIA COUNTY
SHERIFF'S OFFICE



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA

16-359



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO16CIV005261NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 051085000

Redeemed

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY

Defendant: LOWARN DIXON ADA DIXON

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

OTHER

Received the above named WRIT on 8/19/2016 at 2:49 PM, to be served to DIXON, LOWARN and served the same at 9:50 AM on 8/23/2016 in Santa Rosa as follows:

NOTICE POSTED AS PER CLERKS INSTRUCTIONS ON THE ABOVE DATE AND TIME

Wendell Hall, Sheriff
Santa Rosa

By: 
R. ROGERS,
Service Fee: \$80.00
Receipt No: 32026-16-D

Printed By: MSMITH

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC holder of Tax Certificate No. 02223, issued the 1st day of June, A.D., 2014 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:

LTS 21 & 22 BLK 21 N PENSACOLA
UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4186 P
1507
SECTION 04, TOWNSHIP 2 S, RANGE 30
W
TAX ACCOUNT NUMBER 051085000
(16-359)

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LOWARN DIXON and ADA DIXON

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4wr9/7-9/28TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 02223 in the Esc. County Court was published in said newspaper in and was printed and released on the start date of 9/7/16 and end date of 9/28/16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm G. Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2016, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



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

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

CERTIFIED MAIL™



9171 9690 0935 0129 0961 10

NEOPOST
06/18/2016
US POSTAGE \$005.11



ZIP 32502
041M11272965

Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

LOWARN DIXON [16-359]
4040 GARCON POINT RD
MILTON, FL 32583-9015 NIXIE

322 F E I
0618/18/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32502583335 *2187-01092-18-44
3250121833
325039015 PO15



US POSTAGE \$000.11



ZIP 32502
041M11272965

9171 9690 0935 0129 0961 27

ADA DIXON [16-359]
4040 GARCON POINT RD
MILTON, FL 32583-9015

322 F E I
0618/18/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32502583335 *2187-00812-18-44
3250125833
325039015 PO1

COUNTY OF Escombie

Town of ~~Pensacola~~, this 16 day of September, 2011.

Signed and sworn to before me on the date last set forth above.

Jayne M. Ingram
(Notary Public)

My commission expires: 3-11-14



JAYNE M. INGRAM
MY COMMISSION # 00970230
EXPIRES: March 11, 2014
Bonded thru Budget Notary Service

a power to appoint, I give, devise, and bequeath such residuary to .

3. Calandra Hathorn and Alexander Fails

I nominate and appoint Calandra Hathorn to be executor of this last will and testament; and, in event that the appointed executor above for any reason does not qualify for, or ceases to be, executor of this, my last will, I appoint and nominate Alexander Fails to be executor of this last will.

My executor shall have the following powers and duties in addition to those granted by law: reposing special trust and faith in her, direct that no bond or other security be required for the faithful performance of her duties or, if bond is required, that sureties there on be waived..

In witness whereof, I have signed my name on (Date) 9-16-11

Joseph Leroy Fails, Sr.
Name:

On the date set forth above, Joseph Leroy Fails, Sr. signed this will in our presence, declaring it to be his/her last will and at his/her request we attested it in his/her presence and in the presence of each other, believing him/her to be of sound mind and memory.

We on oath state that on Joseph Leroy Fails, Sr., (Date) 9-16-11 signed in our presence the will to which this affidavit is attached, and we attested it in the presence of the testator, believing the testator to be of sound mind and memory at the time of signing the will.

Marian F. Fails
Name: Marian F. Fails

Jayne M. Ingram
Name: Jayne M. Ingram

Name:

Name:

STATE OF Florida

LAST WILL AND TESTAMENT

I, Joseph Leroy Fails, Sr., of Pensacola, county of Escambia, state of Florida, as of
(Date) 9-16-11 do make, publish and declare this my last will and
testament, and I do revoke all other and former wills and codicils to wills made by me

1. Debts and Obligations.

I direct that all of my legally enforceable debts, funeral expenses and estate
administration expenses be paid as soon after my death as may be practicable, except that
any debt or expense secured by a mortgage, pledge or similar encumbrance on property
owned by me at my death need not be paid by my estate, but such property may pass
subject to such mortgage, pledge or similar encumbrance.

2. Specific Gifts, Devises and Bequests.

a. Personal Property. I make the following gifts of specific sums of money or
specific personal property:

To Vanessa Fails I give 2000 Ford Explorer.

To Kenneth Fails I give 1983 Ford Pick Up Truck.

To Joseph Fails, Jr. I give 1978 Ford Pick Up Truck.

To Calandra Hathorn I give two 1967 Ford Mustangs.

I give all of the tangible personal property that I may own at the time of my death, which
is not otherwise specifically bequeathed under this Will, including my personal effects,
jewelry, household furniture and furnishings, garden and lawn furnishings and
equipment, books, silver, art objects, hobby equipment and collections, wearing apparel,
automobiles, and other personal articles, to Calandra Hathorn and Alexander Fails, to be
divided equally.

b. Real Property. I made the following gifts of specific real property:

To Calandra Hathorn and Alexander Fails I give my real property located at 3417 North
Tarragona Street in the county of Escambia, state of Florida, more particularly described
as follows: (LOT 20 BLK 21 N Pensacola Units 1/2/3/4 PB 2 P 2/6/33/5).

c. Residuary of Estate. With respect to all of my property remaining after the
dispositions specified in this Section 2 of this will, whenever obtained, and including
property not otherwise effectively disposed of in this will and property as to which I have

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Elizabeth Ann Williams
Grantor, ELIZABETH ANN FAILS, A/K/A
ELIZABETH ANN FAILS WILLIAMS
288 E. Olive Road, Apt. 19-F
Pensacola, Florida 32514

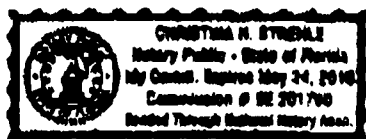
WITNESSES:

[Signature]
Witness Signature
Print Name: Veronica J. Green

[Signature]
Witness Signature
Print Name: Christine H. Stehle

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me, this 24th day of October, 2012, by ELIZABETH ANN FAILS, A/K/A ELIZABETH ANN FAILS WILLIAMS, who is personally known to me or who has produced a Florida driver's license as identification.



[Signature]
NOTARY PUBLIC, State of Florida at Large

Recorded in Public Records 10/25/2012 at 10:45 AM OR Book 6925 Page 1460.
Instrument #2012081788, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County. FL Recording \$18.50 Deed Stamp \$0.70

Prepared by:
Frederick J. Gant, Esq.
Attorney & Counselor at Law
322 West Converse Street
Pensacola, Florida 32501

Return to address shown above.

678-978-2460

~~XXXXXXXXXXXXXXXXXXXX~~

Calandra Hathorn

051084000

QUITCLAIM DEED

This Quitclaim Deed made this 24th day of October, 2012, by ELIZABETH ANN FAILS, A/K/A ELIZABETH ANN FAILS WILLIAMS, a single woman, whose address is 288 E. Olive Road, Apt. 19-F, Pensacola, Florida 32514, Grantor, to FRANK A. WILLIAMS, JR., a single man, 288 E. Olive Road, Apt. 19-F, Pensacola, Florida 32514 and PATRICIA ANN WILLIAMS, a single woman, P.O. Box 9368, Pensacola, Florida 32513, as joint tenants with right of survivorship, as Grantees.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim forever, all the right, title, interest, claim and demand which she has in and to that real property located in Escambia County, Florida, and more particularly described as follows:

Property Tax ID#: 0425306001020021

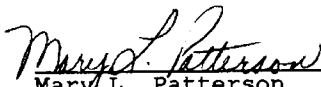
Lot Twenty (20), in Block Twenty-one (21), North Pensacola, Unit Number Four(4), according to the Plat thereof, as filed in Plat Book 2 at Page 57 of the Public Records of Escambia County, Florida.

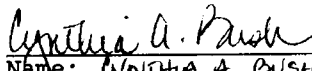
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

This Deed is granted pursuant to love and affection between family members. No title search has been conducted.

ULDP4610

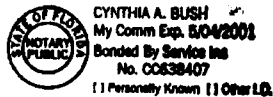

Name: MICHAEL J. STEBBINS

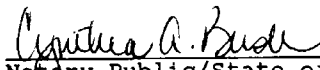

Mary L. Patterson


Name: CYNTHIA A. BUSH

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned Notary Public, personally appeared Duane M. Patterson and Mary L. Patterson, personally known to me or who produced _____ and _____ as identification, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that their signatures on the instrument are the persons who executed the instrument.




Notary Public/State of Florida
Name: CYNTHIA A. BUSH
Commission Number: 638407
Commission Expires: 5-4-2001

RCD Oct 30, 1997 08:25 am
Escambia County, Florida

This instrument was prepared by:
Michael J. Stebbins, Esq.
Kievit, Kelly & Odom
15 W. Main Street
Pensacola, Florida 32501

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-429434