

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600327

**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 / 4328**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **08-3178-000**

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

Property Owner:  
**ST JOHN DAVID L & STEPHENS**  
**DAWNA**  
**206 SOUTH 2ND ST**  
**PENSACOLA, FL 32507**  
LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW  
WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215

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
2014/4328	08-3178-000	06-01-2014	811.36	40.57	851.93

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
2013/4665	08-3178-000	06-01-2013	388.14	6.25	19.41	413.80

**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	1,265.73
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	1,640.73

**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.	22,827.00
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, 2014 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
08-3178-000 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/ 4328	06-01-2014	LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215

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](#)

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	512S307062019029
<b>Account:</b>	083178000
<b>Owners:</b>	ST JOHN DAVID L & STEPHENS DAWNA
<b>Mail:</b>	206 SOUTH 2ND ST PENSACOLA, FL 32507
<b>Situs:</b>	206 S 2ND ST 32507
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$12,350	\$35,030	\$47,380	\$45,654
2014	\$12,350	\$32,942	\$45,292	\$45,292
2013	\$12,350	\$29,768	\$42,118	\$42,118

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2003	5294	1310	\$50,000	WD	<a href="#">View Instr</a>
11/1990	2932	996	\$31,200	WD	<a href="#">View Instr</a>

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

**2015 Certified Roll Exemptions**  
HOMESTEAD EXEMPTION

**Legal Description**  
LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215

**Extra Features**  
None

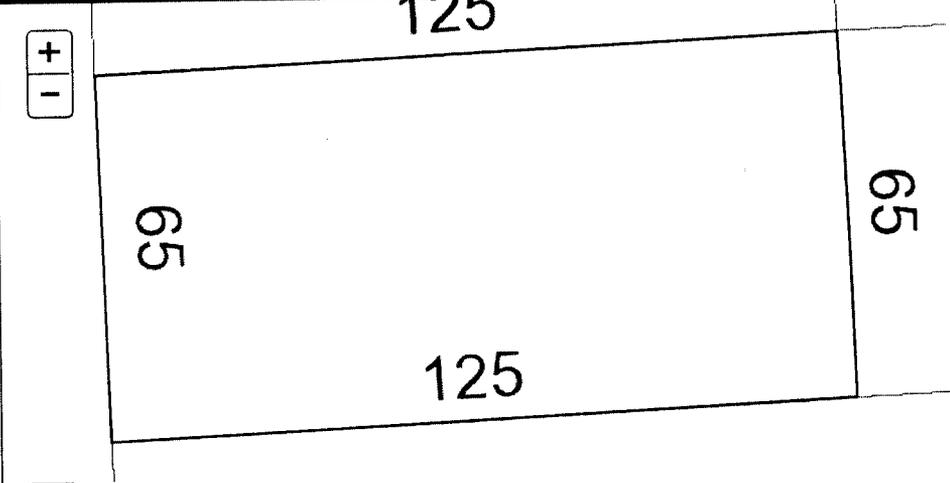
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA215

**Approx. Acreage:**  
0.1932

**Zoned:**   
MDR

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



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

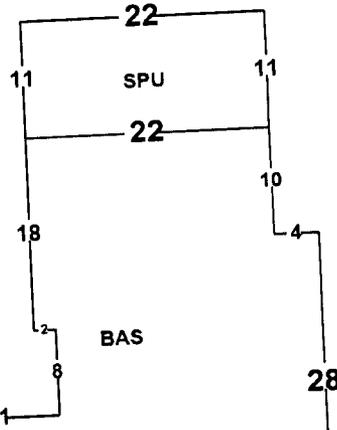
**Buildings**

Address: 206 S 2ND ST, Year Built: 1940, Effective Year: 1940

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3

**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 1636 Total SF  
**BASE AREA - 1040**  
**DET GARAGE UNF - 324**  
**OPEN PORCH FIN - 30**  
**SCRN PORCH UNF - 242**



Images



4/7/03



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.4245)

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-377

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12925

July 13, 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 07-13-1996, through 07-13-2016, and said search reveals the following:

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

David L. St.John and Dawna Stephens AKA Dawne Maire Floyd

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

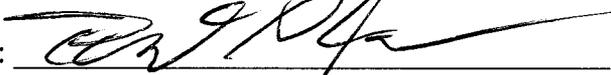
4. Taxes:

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 13, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12925

July 13, 2016

**Lot 19, and the North 15 feet of Lot 20, Block 29, Second Addition to Neev Warrington, as per plat thereof, recorded in Plat Book 1, Page 35, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12925

July 13, 2016

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

1. Utility Lien filed by ECUA recorded in O.R. Book 6808, page 84.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$47,380.00. Tax ID 08-3178-000.

PLEASE NOTE THE FOLLOWING:

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

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

Email: rcsgt@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.: 08-3178-000

CERTIFICATE NO.: 2014-4328

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 2015 tax year.

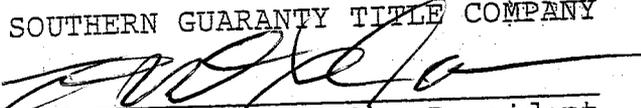
David L. St. John  
206 South 2nd St,  
Pensacola, FL 32507

Dawna Stephens aka  
Dawne Marie Floyd  
5696 Garcon Blvd.  
Pensacola, FL 32507

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

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.

Recording Fees: \$ \_\_\_\_\_  
Documentary Stamps: + \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_

OR BK 5294 P61310  
Escambia County, Florida  
INSTRUMENT 2003-176666

DEED DOC STAMPS PD @ ESC CO \$ 350.00  
11/25/03 ERNIE LEE WAGNER, CLERK

Prepared By And Return To:

**TITLE OFFICES, LLC**  
89 SOUTH ALCANIZ STREET, SUITE A  
PENSACOLA, FL. 32502

File #03P-10057/Julie A. Messer  
Property Appraisers Parcel I.D. Number(s):  
512830-7062-019-029

1050  
350.00  
360.50

### WARRANTY DEED

**THIS WARRANTY DEED** made and executed the 6<sup>TH</sup> day of November, 2003 by JOSEPH ALVAREZ and PAMELA A. ALVAREZ, husband and wife, hereinafter called the Grantor, to DAWNA STEPHENS, a single woman AND DAVID L. ST. JOHN, a single man, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose post office address is: 206 S. 2nd Street, Pensacola, FL 32507, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in Escambia County, State of Florida, viz:

**LOT 19, AND THE NORTH 15 FEET OF LOT 20, BLOCK 29, IN SECOND ADDITION TO NEW WARRINGTON, A SUBDIVISION OF A PORTION OF SECTION 51, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF SAID COUNTY.**

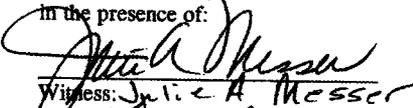
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

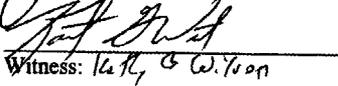
**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered  
in the presence of:

  
Witness: Julie A. Messer

  
Witness:         

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

  
JOSEPH ALVAREZ  
Address: 3370 Bayou Drive  
Pensacola, FL 32505

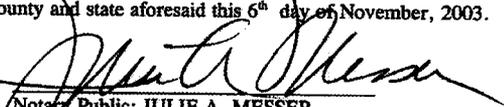
  
PAMELA A. ALVAREZ  
Address: 3370 Bayou Drive  
Pensacola, FL 32505

**JULIE A. MESSER**  
"Notary Public-State of FL"  
Comm. Exp March 6, 2004  
Comm. No. CC 910234

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOSEPH ALVAREZ and PAMELA A. ALVAREZ, husband and wife, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument.  
Witness my hand and official seal in the county and state aforesaid this 6<sup>th</sup> day of November, 2003.

**JULIE A. MESSER**  
"Notary Public-State of FL"  
Comm. Exp March 6, 2004  
Comm. No. CC 910234

  
Notary Public: JULIE A. MESSER  
Identification Examined: DRIVER LICENSES  
Commission Expires: \_\_\_\_\_

RCD Nov 25, 2003 12:23 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-176666

### RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2nd Street

Legal Address of Property: 206 S. 2nd Street, Pensacola, Florida 32507

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

This form completed by: JOSEPH ALVAREZ  
Name  
3370 Bayou Drive  
Address  
Pensacola, Florida 32505  
City, State, Zip Code

AS TO SELLER(S):

[Signature]  
Seller's Name: JOSEPH ALVAREZ  
[Signature]  
Seller's Name: PAMELA A. ALVAREZ

[Signature]  
Witness' Name: Julie Messer  
[Signature]  
Witness' Name: Ruby G. White

AS TO BUYER(S):

[Signature]  
Buyer's Name: DAWNA STEPHENS  
[Signature]  
Buyer's Name: DAVID L. ST. JOHN

[Signature]  
Witness' Name: Julie Messer  
[Signature]  
Witness' Name: Ruby G. White

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

This Instrument Was Prepared  
By And Is To Be Returned To:  
Amy Carillion,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



**NOTICE OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien  
against the following described real property situated in Escambia County, Florida,  
for water, wastewater and/or sanitation service provided to the following customer:

LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P  
1310 CA 215

Customer: David St John & Jeanine Riley St John

Account Number: 290184-91363

Amount of Lien: \$288.11, together with additional unpaid utility service  
charges, if any, which may accrue subsequent to the date of this notice and simple  
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may  
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-  
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution  
87-10, as amended, and this lien shall be prior to all other liens on such lands or  
premises except the lien of state, county, and municipal taxes and shall be on a  
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by  
means of deed recorded in the public records of Escambia County, Florida, prior to  
the recording of this instrument, or if the interest of the above-named customer is  
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the  
recording of this instrument, this lien shall be void and of no effect.

Dated: 1/11/12

EMERALD COAST UTILITIES AUTHORITY

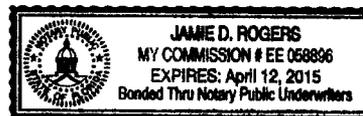
BY: Amy Carillion

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of  
January, 20 12, by Amy Carillion of  
the Emerald Coast Utilities Authority, who is personally known to me and who did not  
take an oath.

[Notary Seal]

Jamie P. Rogers  
Notary Public - State of Florida



## 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. 04328, 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:

LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083178000 (16-377)

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

DAVID L ST JOHN and DAWNA STEPHENS

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:

DAWNA STEPHENS  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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DAVID L ST JOHN  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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

### Post Property:

206 S 2ND ST 32507



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 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. 04328, 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:

LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083178000 (16-377)

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

DAVID L ST JOHN and DAWNA STEPHENS

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.

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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 # 04328 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:

DAVID L ST JOHN 206 SOUTH 2ND ST PENSACOLA, FL 32507	DAWNA STEPHENS 206 SOUTH 2ND ST PENSACOLA, FL 32507
DAWNA STEPHENS AKA DAWNE MARIE FLOYD 5696 GARCON BLVD PENSACOLA FL 32507	ECUA 9255 STURDEVANT ST PENSACOLA FL 32514

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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### Personal Services:

DAVID L ST JOHN  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

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**Personal Services:**

**DAVID L ST JOHN**  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

16-377

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040958NON

**Agency Number:** 16-011421

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 04328 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE DAVID L ST JOHN AND DAWNA STEPHENS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/18/2016 at 1:45 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DAVID L ST JOHN , Writ was returned to court UNEXECUTED on 8/19/2016 for the following reason:

RESIDENCE LOCATED AT 206 SOUTH 2ND STREET IS VACANT. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:  925

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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### Personal Services:

**DAWNA STEPHENS**  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Personal Services:**

**DAWNA STEPHENS**  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

16-377

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040959NON

**Agency Number:** 16-011422

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 04328 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE DAVID L ST JOHN AND DAWNA STEPHENS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/18/2016 at 1:45 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DAWNA STEPHENS , Writ was returned to court UNEXECUTED on 8/19/2016 for the following reason:

RESIDENCE LOCATED AT 206 SOUTH 2ND STREET IS VACANT. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



P. WISE, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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**Post Property:**

206 S 2ND ST 32507



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

16-377

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040974NON

**Agency Number:** 16-011341

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04328 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DAVID L ST JOHN AND DAWNA STEPHENS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2016 at 1:40 PM and served same at 4:17 PM on 8/19/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: *P. Wise 925*  
P. WISE, CPS  
Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

**Pam Childers**

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

**CERTIFIED MAIL™**



9171 9690 0935 0129 1011 35

NEOPOST

FIRST-CLASS MAIL

08/18/2016

**US POSTAGE**

**\$005.115**



ZIP 32502  
041M11272965

DAVID L ST JOHN [16-3771]  
206 SOUTH 2ND ST  
PENSACOLA, FL 32

NIXIE

522 DC 1

0009/ZZ/16

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

SCI 3250275833

\*2187-00927-18-44

3250275833  
3250786610 0000

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0129 1011 42

08/18/2016

**US POSTAGE**

**\$005.115**



ZIP 32502  
041M11272965

*MSJ 11/19*

*MSJ 11/19/32*

DAWNA STEPHENS [16-3771]  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

UNC

3250275833  
3250786610 0000

*MSJ 11/19*

# My Services

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

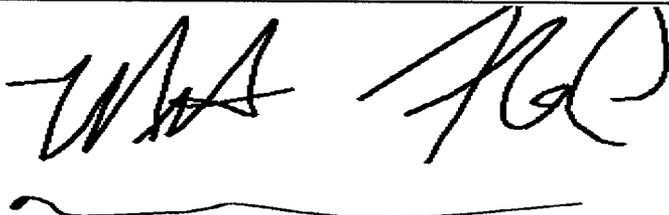
[Home](#) > [Tracking](#) > Status History

## Status History ?

### Tracking Number Information

<b>Meter:</b>	11272965	<b>Mailing Date:</b>	08/18/16 12:34 PM
<b>Tracking Number:</b>	9171969009350129101159	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32507
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.465	<b>State:</b>	FL

[Proof of Delivery](#)



### Status Details

▼ Status Date

Status

Fri, 08/19/16, 03:07:00 PM	OK : Delivered
Fri, 08/19/16, 05:26:00 AM	Processed (processing scan)
Fri, 08/19/16, 01:25:00 AM	Processed (processing scan)
Thu, 08/18/16, 10:53:00 PM	Dispatched from Sort Facility
Thu, 08/18/16, 10:03:00 PM	Processed (processing scan)
Thu, 08/18/16, 08:48:00 PM	Origin Acceptance
Thu, 08/18/16, 04:22:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

DAVID L ST JOHN [16-377]  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

9171 9690 0935 0129 1011 35

9.13.16 DELAYED.  
NO ANTH. RECIPIENT

9171 9690 0935 0127 9736 42

2ND ATTEMPT 9.16.16

DAWNA STEPHENS AKA DAWNE  
MARIE FLOYD [16-377]  
5696 GARCON BLVD  
PENSACOLA FL 32507

9171 9690 0935 0129 1011 59

8.19.16  
DELIVERED

8.19.16 CALLED & SAID  
SHE IS NOT SAME  
DAWNA STEPHENS/ DAWNE  
FLOYD.

DAWNA STEPHENS [16-377]  
206 SOUTH 2ND ST  
PENSACOLA, FL 32507

9171 9690 0935 0129 1011 42

9.13.16 DELAYED  
NO ANTH. RECIPIENT

9171 9690 0935 0127 9736 66

2ND ATTEMPT  
9.16.16

ECUA [16-377]  
9255 STURDEVANT ST  
PENSACOLA FL 32514

9171 9690 0935 0129 1011 66

**TAX DEED SEARCH RESULTS**

Tax Deed Clerk File No.: 160-377

Tax Certificate No.: 2014 TD 04328

Titleholder: <sup>Lyle</sup> DAVID L. ST. JOHN / DAWNA STEPHENS

Individual

Company

Address from certification:  
206 SOUTH 2ND ST. 32507

Same as Deed? YES

If no, address on deed: \_\_\_\_\_

Deed OR Book 5294 Page 1310

Alternate addresses:

• Address: \_\_\_\_\_

• Address: \_\_\_\_\_

Source: \_\_\_\_\_

Source: \_\_\_\_\_

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>9/15/2016</u>	<u>gw</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>9/15/2016</u>	<u>gw</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>9/15/2016</u>	<u>gw</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	_____	_____	<input type="checkbox"/> no new address
Florida corporate record's search	_____	_____	<input type="checkbox"/> no new address
Escambia Official Records search	<u>9/15/2016</u>	<u>gw</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>9/15/2016</u>	<u>gw</u>	<input type="checkbox"/> no <sup>email</sup> new address
Google search	<u>9/15/2016</u>	<u>gw</u>	<input checked="" type="checkbox"/> no new address

Additional notes:

Google Street view May 2016 - does not appear abandoned.  
David ph. # 453-3168 per 2013 DR 1539; email brazonglorey@yahoo.com  
3169 - fax  
3167 - second phone

Document all searches and attached copies of potential addresses

Rev. 03/17/15

Re-send both 1st Class and Certified.



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

**Tax Deed - Redemption Calculator**  
**Account: 083178000 Certificate Number: 004328 of 2014**

Redemption  Yes      
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="09/19/2016"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,640.73"/>	<input type="text" value="\$1,640.73"/>
Tax Collector Interest	\$147.67	\$123.05
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,794.65	<input type="text" value="\$1,770.03"/> <i>TC</i>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> <i>CH</i>
Postage	<input type="text" value="\$30.72"/>	<input type="text" value="\$30.72"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$2,318.87	\$2,287.50
	Repayment Overpayment Refund Amount	<input type="text" value="\$31.37"/> <i>Redeemer</i>

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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2014 TD 004328**  
**Redeemed Date 09/19/2016**

**Name DAVID L ST JOHN 705 WAYNE AVE PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,794.65
Postage = TD2	\$30.72
ResearcherCopies = TD6	\$3.00

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 DOMESTIC RELATIONS  
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 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: 083178000 Certificate Number: 004328 of 2014**

**Payor: DAVID L ST JOHN 705 WAYNE AVE PENSACOLA FL 32507      Date 09/19/2016**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,794.65
		Postage	\$30.72
		Researcher Copies	\$3.00
		Total Received	\$2,318.87

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 23, 2016

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

Dear Certificate Holder:

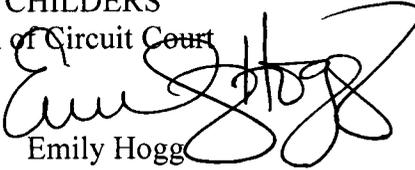
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 004328	\$450.00	\$33.75	\$483.75

**TOTAL \$483.75**

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 23, 2016

DAVID L ST JOHN  
705 WAYNE AVE  
PENSACOLA FL 32507

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 004328

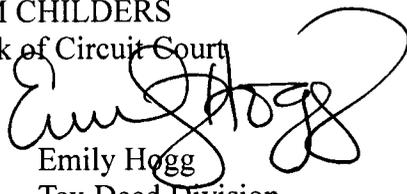
\$31.37

**TOTAL \$31.37**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

# 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. 04328, 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:

LT 19 AND N 15 FT OF LT 20 BLK 29 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 5294 P 1310 CA 215 SECTION 51, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 083178000 (16-377)

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

DAVID L ST JOHN and DAWNA STEPHENS

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.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4wr/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 04328 in the Esc. County Court was published in said newspaper in and was printed and released on the start date of 9/28/16 of 9/7/16 and end date of 9/7/16.

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, 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, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023600  
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 0127 9736 42

NEOPOST  
09/16/2016  
**US POSTAGE \$005.11**

ZIP 32502  
041M11272965

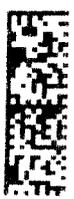
NOT  
9-17-16  
RET  
DAVID ST. JOHN (110-371)  
200 SOUTH 2ND ST  
PENSACOLA  
NIXIE  
322 DE 1  
0910/14/15

Clerk of the Circuit Court

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



9171 9690 0935 0127 9736 66



ZIP 32502  
041M11272965

*Handwritten signature*

NOT  
9-17-16  
RET

DAWNA STEPHENS (110-371)  
200 SOUTH 2ND ST  
PENSACOLA  
NIXIE  
322 DE 1  
0910/14/15

3250733610 0004

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD