

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900199

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154,

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

Account Number	Certificate No.	Date	Legal Description
05-1085-000	2017/2089	06-01-2017	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 any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

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

Electronic signature on file  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

04-19-2019  
Application Date

\_\_\_\_\_  
Applicant's signature

19-528

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900199

**Date of Tax Deed Application**  
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 2089**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:  
**05-1085-000**

**Cert Holder:**  
**CAZENOVIA CREEK FUNDING II LLC**  
**PO BOX 54132**  
**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
2017/2089	05-1085-000	06/01/2017	627.82	31.39	659.21
2018/2137	05-1085-000	06/01/2018	631.20	31.56	662.76

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
/						

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

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

**Total Amount Paid**

1,321.97  
0.00  
580.68  
200.00  
175.00  
2,277.65

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

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

**Total Amount Paid**

12.50

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
05-1085-000 2017

## Images



Last Updated:05/02/2019 (tc.5494)



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

## 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 Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$6,669	\$24,605	\$31,274	\$31,274
2017	\$7,020	\$22,476	\$29,496	\$29,496
2016	\$7,020	\$21,766	\$28,786	\$28,786

[Disclaimer](#)

## Tax Estimator

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

## Sales Data

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

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

## 2018 Certified Roll Exemptions

None

## 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

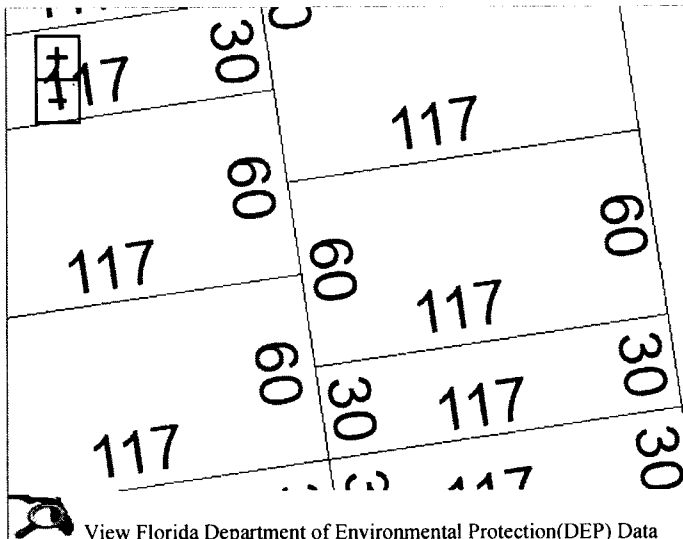
### Section Map

Id: 04-2S-30-2

Approx. Acreage: 0.1612

Zoned: MDR

Evacuation & Flood Information  
[Open Report](#)



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

[Launch Interactive Map](#)

## 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**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 02089**, issued the **1st day of June, A.D., 2017** 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 (19-528)**

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 November, which is the **4th day of November 2019**.

Dated this 9th day of May 2019.

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



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

**Tax Deed - Redemption Calculator**

**Account: 051085000 Certificate Number: 002089 of 2017**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/04/2019"/>	Redemption Date <input type="text" value="07/26/2019"/>
Months	7	3
Tax Collector	<input type="text" value="\$2,277.65"/>	<input type="text" value="\$2,277.65"/>
Tax Collector Interest	\$239.15	\$102.49
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,529.30	<input type="text" value="\$2,392.64"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$49.04	\$21.02
Total Clerk	\$516.04	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,162.34	\$2,897.66
	Repayment Overpayment Refund Amount	\$264.68
Book/Page	<input type="text"/>	<input type="text"/>

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

**Case # 2017 TD 002089**

**Redeemed Date 07/26/2019**

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

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$2,529.30 <del>\$2560.66</del>
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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: 002089 of 2017**

**Payor: ADA DIXON 4040 GARCON POINT RD MILTON, FL 32583-9015      Date 07/26/2019**

Clerk's Check #	1	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$2529.30
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,162.34</del>

**\$2577.66**

**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>



## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 671, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02089, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **051085000 (19-528)**

DESCRIPTION OF PROPERTY:

**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**


NAME IN WHICH ASSESSED: LOWARN DIXON and ADA DIXON

Dated this 26th day of July 2019.

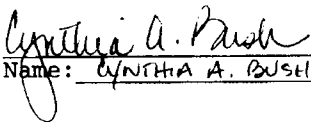


PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

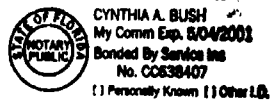
  
Name: MICHAEL J. STEBBINS

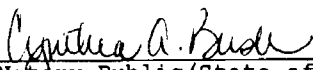
  
Name: Mary L. Patterson

  
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

94.50  
70

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

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

Michael J. Steadings  
Name: MICHAEL J. STEADINGS

Duane M. Patterson  
Duane M. Patterson

Cynthia A. Bush  
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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 05-1085-000

CERTIFICATE NO.: 2017-2089

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

    X Notify City of Pensacola, P.O. Box 12910, 32521  
    X Notify Escambia County, 221 Palafox Place, 4th Floor/  
190 Governmental Center, 32502  
    X Homestead for     tax year.

Lowarn Dixon  
Ada Dixon  
4040 Garcon Point Rd.  
Milton, FL 32583  
and  
3417 N. Tarragona St.  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 2019.

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15288

August 8, 2019

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

1. MSBU Lien filed by Escambia County in O.R. Book 4445, page 948, and O.r. Book 4315, page 270.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$31,274.00. 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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15288

August 8, 2019

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. 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.

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-528

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15288

August 8, 2019

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-08-1999, through 08-08-2019, and said search reveals the following:

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

Lowan 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

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

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

Southern Guaranty Title Company

By: 

August 8, 2019