



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0423-21

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	KEITH KENNETH R & MARY C 7785 HELMS RD PENSACOLA, FL 32526 7785 HELMS RD 09-0874-400 BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 (Full legal attached.)	Certificate #	2020 / 4684
		Date certificate issued	06/01/2020

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/4684	06/01/2020	1,561.01	78.05	1,639.06
→ Part 2: Total*				1,639.06

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/3944	06/01/2022	1,628.55	6.25	81.43	1,716.23
# 2021/3674	06/01/2021	1,590.63	6.25	79.53	1,676.41
Part 3: Total*					3,392.64

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	5,031.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	5,406.70

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

Sign here:
Signature, Tax Collector or Designee

Escambia, Florida
Date July 27th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	63,448.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *+ 6.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W ALG SAME COURSE 90 FT S PARALLEL TO E LINE OF SEC 345 FT E PARALLEL TO N LINE OF SEC 90 FT N PARALLEL TO E LINE OF E1/2 345 FT TO POB OR 2587 P 86

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200506

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
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
09-0874-400	2020/4684	06-01-2020	BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W ALG SAME COURSE 90 FT S PARALLEL TO E LINE OF SEC 345 FT E PARALLEL TO N LINE OF SEC 90 FT N PARALLEL TO E LINE OF E1/2 345 FT TO POB OR 2587 P 86

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ● Account ○ Parcel ID →

Printer Friendly Version

General Information

Parcel ID:

1915312101000010

Account:

090874400

Owners:

KEITH KENNETH R & MARY C


Mail:

7785 HELMS RD
PENSACOLA, FL 32526

Situs:

7785 HELMS RD 32526

Use Code:

MULTI-FAMILY <=9 

Units:

2

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
2021	\$17,040	\$164,814	\$181,854	\$126,897
2020	\$17,040	\$146,365	\$163,405	\$125,145
2019	\$16,863	\$137,360	\$154,223	\$122,332

Disclaimer


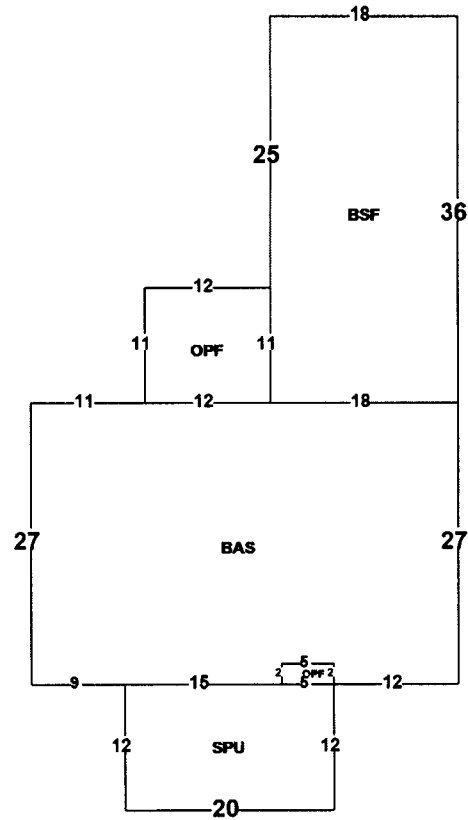
Market Value Breakdown Letter

Tax Estimator


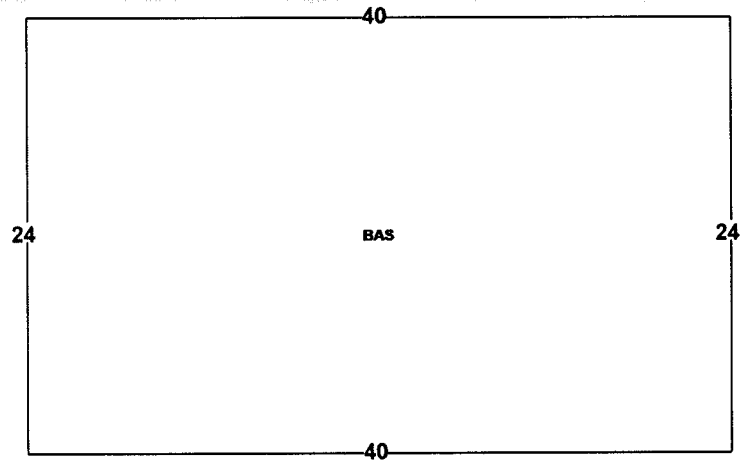
File for New Homestead Exemption Online

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
07/1988	2587	86	\$32,900	WD		Legal Description	
01/1978	1224	118	\$23,500	WD		BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features UTILITY BLDG WOOD DECK	

Parcel Information	Launch Interactive Map
Section Map Id: 19-1S-31 Approx. Acreage: 0.7106 Zoned: RMU Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection (DEP) Data	
Buildings Address: 7785 HELMS RD, Year Built: 1978, Effective Year: 1978, PA Building ID#: 95973	

Structural Elements**DECOR/MILLWORK-AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-BRICK-FACE/VENEER****FLOOR COVER-VINYL ASBESTOS****FOUNDATION-SLAB ON GRADE****HEAT/AIR-CENTRAL H/AC****INTERIOR WALL-DRYWALL-PLASTER****NO. PLUMBING FIXTURES-5****NO. STORIES-1****ROOF COVER-DIMEN/ARCH SHNG****ROOF FRAMING-GABLE****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME** Areas - 2127 Total SF**BASE AREA - 1097****BASE SEMI FIN - 648****OPEN PORCH FIN - 142****SCRN PORCH UNF - 240**

Address: 7787 HELMS RD, Year Built: 2007, Effective Year: 2007, PA Building ID#: 95974

Structural Elements**DECOR/MILLWORK-AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-VINYL SIDING****FLOOR COVER-CARPET****FOUNDATION-SLAB ON GRADE****HEAT/AIR-CENTRAL H/AC****INTERIOR WALL-DRYWALL-PLASTER****NO. PLUMBING FIXTURES-6****NO. STORIES-1****ROOF COVER-DIMEN/ARCH SHNG****ROOF FRAMING-HIP****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME** Areas - 960 Total SF**BASE AREA - 960****Images**

3/18/2019 12:00:00 AM

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

Last Updated: 02/02/2022 (tc.5434)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 04684**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W ALG SAME COURSE 90 FT S PARALLEL TO E LINE OF SEC 345 FT E PARALLEL TO N LINE OF SEC 90 FT N PARALLEL TO E LINE OF E1/2 345 FT TO POB OR 2587 P 86

SECTION 19, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090874400 (0423-21)

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

KENNETH R KEITH and MARY C KEITH

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 April, which is the **3rd day of April 2023**.

Dated this 24th day of August 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

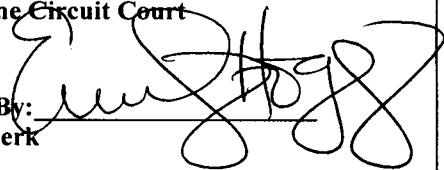
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090874400 Certificate Number: 004684 of 2020**

**Payor: KENNETH R KEITH and MARY C KEITH 7785 HELMS RD PENSACOLA, FL 32526
Date 11/28/2022**

Clerk's Check #	1000829211	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$6,142.85
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,737.41

\$5,917.71

**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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2020 TD 004684

Redeemed Date 11/28/2022

Name KENNETH R KEITH and MARY C KEITH 7785 HELMS RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$517.56	\$5,900.71
Due Tax Collector = TAXDEED	\$6,142.85	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090874400 Certificate Number: 004684 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2023"/>	Redemption Date <input type="text" value="11/28/2022"/>
Months	9	4
Tax Collector	<input type="text" value="\$5,406.70"/>	<input type="text" value="\$5,406.70"/>
Tax Collector Interest	\$729.90	\$324.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,142.85	<input type="text" value="\$5,737.35"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$27.36
Total Clerk	\$517.56	<input type="text" value="\$483.36"/> CLH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,737.41	\$6,237.71
	Repayment Overpayment Refund Amount	\$499.70
Book/Page	<input type="text" value="8848"/>	<input type="text" value="1557"/>

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 8848, Page 1557, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04684, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090874400 (0423-21)

DESCRIPTION OF PROPERTY:

BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W ALG SAME COURSE 90 FT S PARALLEL TO E LINE OF SEC 345 FT E PARALLEL TO N LINE OF SEC 90 FT N PARALLEL TO E LINE OF E1/2 345 FT TO POB OR 2587 P 86

SECTION 19, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: KENNETH R KEITH and MARY C KEITH

Dated this 28th day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0874-400 CERTIFICATE #: 2020-4684

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

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

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

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

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

Period Searched: January 13, 2003 to and including January 13, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 29, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 29, 2023

Tax Account #: **09-0874-400**

1. The Grantee(s) of the last deed(s) of record is/are: **KENNETH R KEITH AND MARY C KEITH**
By Virtue of Warranty Deed recorded 8/5/1988 in OR 2587/86
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Judgment in favor of Barclays Bank Delaware recorded 2/22/2019 OR 8050/610**
 - b. **Judgment in favor of Ally Financial Inc recorded 12/31/2019 OR 8223/315 together with Amended Judgment recorded 3/23/2020 OR 8267/106**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 09-0874-400
Assessed Value: \$130,703.00
Exemptions: HOMESTEAD
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2023

TAX ACCOUNT #: 09-0874-400

CERTIFICATE #: 2020-4684

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

KENNETH R KEITH AND MARY C KEITH
7785 HELMS RD
PENSACOLA, FL 32526

BARCLAYS BANK DELAWARE
125 S WEST STREET
WILMINGTON, DE 19801

ALLY FINANCIAL INC
500 WOODWARD AVE 10TH FLOOR
DETROIT, MI 48226

Certified and delivered to Escambia County Tax Collector, this 29th day of January, 2023.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

January 29, 2023

Tax Account #:09-0874-400

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE CORNER OF E1/2 OF NE1/4 OF NW1/4 S ALG E LINE OF E1/2 33 FT W PARALLEL TO N LINE OF SEC 90 FT FOR POB W ALG SAME COURSE 90 FT S PARALLEL TO E LINE OF SEC 345 FT E PARALLEL TO N LINE OF SEC 90 FT N PARALLEL TO E LINE OF E1/2 345 FT TO POB OR 2587 P 86

SECTION 19, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0874-400(0423-21)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

FILE NO. 88-8785
DOC. 180.95
REC. 500+100
TOTAL 186.95

WARRANTY DEED

Prepared by & return to: G. Martin
Stewart Title of Pensacola, Inc.
7200 North 9th Ave., A-4
Pensacola, FL 32504
88-8785

25870 086

STATE OF FLORIDA
COUNTY OF Escambia

Tax ID # _____

KNOW ALL MEN BY THESE PRESENTS: That /formerly Alice Corrigan
Alice Corrigan Broxson, joined by her husband
Mickey G. Broxson

, Grantor*

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto

Kenneth R. Keith and Mary C. Keith, husband and wife

, Grantee*

Address: 7785 Helms Road, Pensacola, FL 32506

grantor's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

Commence at the Northeast corner of the East half of the
Northeast 1/4 of the Northwest 1/4 of Section 19, Township 1
South, Range 31 West, Escambia County, Florida as recorded in
Deed Book 516, at page 635 of the public records of said county;
thence South along the East line line of said East 1/2 for 33.0
feet; thence West parallel to the North line of said Section 19
for 90.0 feet to the point of beginning; thence West along same
course for 90.0 feet; thence South parallel to the East line of
said East half for 345.0 feet; thence East parallel to the
North line of said Section 19 for 90.0 feet; thence North
parallel to the East line of said East half for 345.0 feet to
the Point of Beginning.

D.S. PD 5180.95
DATE Aug 5, 1988
JOE A. FLOWERS, COMPTROLLER
BY: D. S. Martin D.C.
CERT. REG. #59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not
hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular number shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on July 28, 1988

Signed, sealed and delivered
in the presence of

Charles D. Martin
George Martin

Alice Corrigan Broxson (SEAL)
Alice Corrigan Broxson (SEAL)
Mickey G. Broxson (SEAL)

(SEAL)

STATE OF Florida
COUNTY OF Escambia

Before me the subscriber personally appeared Alice Corrigan Broxson, formerly Alice Corrigan,
joined by her husband Mickey G. Broxson

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged
that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on July 28, 19 88

CLERK FILE NO.

George S. Martin
Notary Public

My Commission Expires: 11/21/91

Recorded in Public Records 2/22/2019 9:13 AM OR Book 8050 Page 610,
Instrument #2019016209, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 85284086 E-Filed 02/21/2019 12:01:24 PM

IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2018 SC 002155

Barclays Bank Delaware ,
125 S. West Street
Wilmington DE 19801

Plaintiff,

FINAL JUDGMENT

vs.

KENNETH R KEITH,
7785 HELMS RD
PENSACOLA FL 32526-5226
meme42@bellsouth.net

Defendant

At a Small Claims Pretrial Conference on July 18, 2018, the parties appeared and the defendant admitted the debt, consenting to a Final Judgment and therefore it is

ORDERED AND ADJUDGED that the plaintiff whose address is 125 S. West Street, Wilmington DE 19801 shall recover from Defendant, KENNETH R KEITH, the principal sum of \$4,778.47, court costs in the amount of \$364.50, the total of which **SHALL NOT** bear interest of any kind as the Plaintiff disclaims any entitlement to post-judgment statutory or contractual interest, for all of the above let execution issue.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.



Assigned by COUNTY COURT JUDGE PAT KINNEY
on 02/21/2019 09:47:44 NnCay 34p

Copies furnished to:
Andreu, Palma, Lavin & Solis, PLLC
815 NW 57th Avenue, Suite 401
Miami, FL 33126-2363

KENNETH R KEITH
7785 HELMS RD
PENSACOLA FL 32526-5226

17-17491

Recorded in Public Records 12/31/2019 8:10 AM OR Book 8223 Page 315,
Instrument #2019113142, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 100926568 E-Filed 12/30/2019 01:43:51 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY FLORIDA

ALLY FINANCIAL INC

Plaintiff(s),

vs.

Case No. 2019 CA 001849
Division: F

KENNETH R KEITH, and
MARY C KEITH

Defendant(s).

FINAL JUDGMENT
(OF DEFAULT)

Upon a review of the docket, the Court, under Rule 1.500(e), *Florida Rules of Civil Procedure*, **ORDERS, and ADJUDGES:**

1. Under Rule 1.500(e), *Florida Rules of Civil Procedure*, "Final judgments after default may be entered by the court at any time...." There is no requirement under the rule for the Court to await filing a motion by the non-defaulting party before entering a Default Judgment.

2. Here, the Complaint alleges an exact dollar amount of damages owed. Therefore, the monetary damages are liquidated and require no hearing to determine their amount. *Security Bank, N.A. v. BellSouth Advertising & Pub. Corp.*, 679 So. 2d 795 (Fla. 3d DCA 1996), *rehearing denied, review granted* 690 So. 2d 1299, *approved* 698 So. 2d 254; *Roggemann v. Boston Safe Deposit and Trust Co.*, 670 So. 2d 1073 (Fla. 4th DCA 1996).

3. IF THE DEFENDANT(S) HAS/HAVE BEEN DISCHARGED FROM THE CAUSES PLED HEREIN VIA BANKRUPTCY, THEN THIS FINAL JUDGMENT HAS NO FORCE OR EFFECT. IF ANY AUTOMATIC STAY HAS BEEN ENTERED BY A BANKRUPTCY COURT, THEN PLAINTIFF'S COUNSEL MUST FILE NOTICE WITH THE COURT WITHIN THIRTY (30) DAYS OF ENTRY OF THIS ORDER. IF A STAY HAS BEEN ORDERED, THEN THIS FINAL JUDGMENT OF DEFAULT IS A LEGAL NULLITY AND SHALL BE WITHDRAWN UPON NOTICE OF ANY STAY BEING ORDERED TO WIT THIS FINAL JUDGMENT WOULD CONSTITUTE A VIOLATION OF SAID STAY.

4. A Court ordered Default was entered against the Defendant(s) due to their failure to ever file anything in response to the process they were served with.

5. The only defendants are in default, and the damages pled are liquidated.

6. Therefore, Judgment is entered against Defendant(s) KENNETH R KEITH, and MARY C KEITH, jointly and severally, in the amount of TWENTY-ONE THOUSAND SEVEN HUNDRED AND THIRTY-FOUR DOLLARS, AND FOUR CENTS (\$21,734.04), plus interest from the date of entry of this judgment, which shall accrue at the statutory judgment rate of interest.

7. The Judgment Creditor/Plaintiff's address is Ally Financial Inc., c/o Attorney Jorge Palma, Andreu, Palma, Lavin & Sollis, PLLC, 815 NW 57th Avenue, Suite 401, Miami, Florida 33126.

8. Judgment Debtor/Defendant Kenneth R. Keith's address is 7785 Helms Road, Pensacola, Florida 32526.


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9. Judgment Debtor/Defendant Mary C. Keith's address is 7785 Helms Road, Pensacola, Florida 32526.

10. Let execution issue forthwith.

11. The Court reserves jurisdiction to assess any prevailing party's attorney's fees and costs.

DONE and so ORDERED, in Escambia County, Florida.


Signed by CIRCUIT COURT JUDGE JEFFREY BURNS in 2019 CA 001340
on 1/22/2019 12:43:33 PM

Honorable Jeff Burns
Circuit Judge

cc: JORGE PALMA
KENNETH R KEITH
MARY C KEITH

Recorded in Public Records 3/23/2020 8:20 AM OR Book 8267 Page 106,
Instrument #2020024527, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 105211123 E-Filed 03/20/2020 11:44:46 AM

IN THE CIRCUIT COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2019 CA 001849

Ally Financial Inc.,
Plaintiff,

vs.
KENNETH R KEITH and MARY C KEITH,
Defendant(s)

**AMENDED FINAL JUDGMENT NUNC
PRO TUNC TO DECEMBER 30, 2019**

IT IS HEREBY ADJUDGED THAT:

Plaintiff whose address is 2911 Lake Vista Drive, Lewisville, TX 75067 shall recover from Defendant(s), KENNETH R KEITH and MARY C KEITH, the principal sum of \$21,734.04, court costs in the amount of \$532.00, the total of which **SHALL NOT** bear interest of any kind as the Plaintiff disclaims any entitlement to post-judgment statutory or contractual interest, for all of the above let execution issue.

IT IS FURTHER ORDERED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this 18 day of March, 2020.


CIRCUIT COURT JUDGE

Copies furnished to:
Andreu, Palma, Lavin & Solis, PLLC
815 NW 57th Avenue, Suite 401
Miami, FL 33126-2363

KENNETH R KEITH
7785 HELMS RD
PENSACOLA FL 32526-5226
19-18749

MARY C KEITH
7785 HELMS RD
PENSACOLA FL 32526-5226