

19-472

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900183

**Date of Tax Deed Application**  
Apr 17, 2019

This is to certify that **KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC**, holder of **Tax Sale Certificate Number 2017 / 4267**, 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: **08-4180-040**

**Cert Holder:**  
**KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC**  
**PO BOX 645040**  
**CINCINNATI, OH 45264-5040**

**Property Owner:**  
**ALLRED MARGARET S EST OF**  
**615 BAYSHORE DR 203**  
**PENSACOLA, FL 32507**

UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN COMMON ELEMENTS OR 2271 P 748 OR 7368 P 27 CA 19 (Full legal attached.)

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
2017/4267	08-4180-040	06/01/2017	2,014.41	100.72	2,115.13

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
2018/4321	08-4180-040	06/01/2018	2,240.79	6.25	112.04	2,359.08

**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	4,474.21
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. Property Information 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)	4,849.21

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

**Total Amount Paid**

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

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
08-4180-040 2017

UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN COMMON ELEMENTS OR 2271 P 748 OR 7368 P 27 CA 194

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900183

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
08-4180-040	2017/4267	06-01-2017	UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN COMMON ELEMENTS OR 2271 P 748 OR 7368 P 27 CA 194

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  
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX  
FUNDING LLC  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-17-2019  
Application Date

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



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:** 592S302299003020  
**Account:** 084180040  
**Owners:** ALLRED JEAN  
**Mail:** 135 S FAIRVIEW RD  
 CRUM LYNNE, PA 19022  
**Situs:** 615 BAYSHORE DR 203 32507  
**Use Code:** CONDO-RES UNIT   
**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	\$0	\$199,150	\$199,150	\$139,755
2017	\$0	\$137,500	\$137,500	\$127,050
2016	\$0	\$115,500	\$115,500	\$115,500

[Disclaimer](#)

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

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/22/2018	7973	544	\$100	WD	<a href="#">View Instr</a>
04/02/2018	7969	1683	\$100	CJ	<a href="#">View Instr</a>
06/30/2015	7368	27	\$100	OT	<a href="#">View Instr</a>
08/1986	2271	748	\$115,000	WD	<a href="#">View Instr</a>
01/1984	1861	1	\$102,600	WD	<a href="#">View Instr</a>
01/1974	831	16	\$37,000	WD	<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**  
 UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN  
 COMMON ELEMENTS OR 7973 P 544 CA 194

**Extra Features**  
 None

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

**Section Map Id:**  
CA194

**Approx. Acreage:**  
4.9539

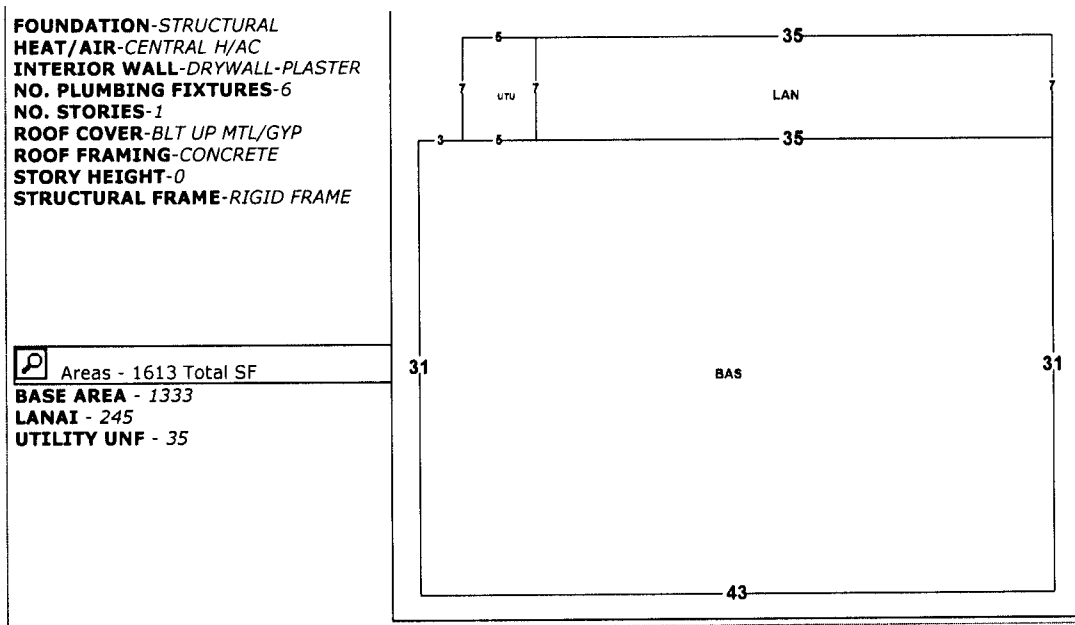
**Zoned:**   
HDR

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

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

**Buildings**  
 Address: 615 BAYSHORE DR 203, Year Built: 1975, Effective Year: 1975

Structural Elements <b>DECOR/MILLWORK-ABOVE AVERAGE</b> <b>DWELLING UNITS-1</b> <b>EXTERIOR WALL-STUCCO OV BLOCK</b> <b>FLOOR COVER-CARPET</b>
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Images

None

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:04/25/2019 (tc.37710)

19-472

**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: 084180040 Certificate Number: 004267 of 2017**

**Payor: JEAN ALLRED 615 BAYSHORE DR UNIT 203 PENSACOLA, FL 32507      Date  
 05/03/2019**

Clerk's Check #	1	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$5,291.89
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,879.92</del> \$5,099.21

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *[Signature]*  
 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  
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 MENTAL HEALTH  
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 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 004267  
 Redeemed Date 05/03/2019**

**Name JEAN ALLRED 615 BAYSHORE DR UNIT 203 PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$509.03	75,082.21
Due Tax Collector = TAXDEED	<del>\$5,291.89</del>	
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

19-472

Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

**Account: 084180040 Certificate Number: 004267 of 2017**

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/17/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="10/07/2019"/>	Redemption Date	<input type="text" value="05/31/2019"/>
Months		6		1	
Tax Collector		<input type="text" value="\$4,849.21"/>		<input type="text" value="\$4,849.21"/>	
Tax Collector Interest		\$436.43		\$72.74	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$5,291.89		\$4,928.20	T.C.
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		\$42.03		\$7.01	
Total Clerk		\$509.03		\$474.01	C.H.
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		\$5,917.92		\$5,419.21	
		Repayment Overpayment Refund Amount		\$498.71	
Book/Page		<input type="text"/>		<input type="text"/>	

Notes

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC - 17 US BANK** holder of **Tax Certificate No. 04267**, 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:

**UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN COMMON ELEMENTS OR 2271 P 748 OR 7368 P 27 CA 194**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 084180040 (19-472)**

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

**MARGARET S ALLRED EST OF**

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 **7th day of October 2019**.

Dated this 3rd 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



## 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 8089, Page 241, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04267, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **084180040 (19-472)**

DESCRIPTION OF PROPERTY:

**UNIT 203 B RIVIERA 615 CONDOMINIUM ALSO 1/94 INT IN COMMON ELEMENTS OR 2271 P  
748 OR 7368 P 27 CA 194**

**SECTION 59, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: MARGARET S ALLRED EST OF

Dated this 6th day of May 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 7, 2019

KEYS TAX FUNDING LLC – 17 US BANK  
PO BOX 645040  
CINCINNATI OH 45264

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
2017 TD 000067	\$467.00	\$7.01	\$474.01
2017 TD 004267	\$467.00	\$7.01	\$474.01

**TOTAL \$948.02**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-472  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15232

July 11, 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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

Jean Allred

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15232

July 11, 2019

**Unit 203 B Riviera 615 Condominium, also 1/94 interest in common elements, O.R. Book 7973, page 544, CA 194, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15232

July 11, 2019

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

1. Subject to interest of Riviera 615 Condominium Association.
2. All Taxes Paid. The assessed value is \$199,150.00. Tax ID 08-4180-040.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 08-4180-040

CERTIFICATE NO.: 2017-4267

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, 190 Governmental Center, 32502

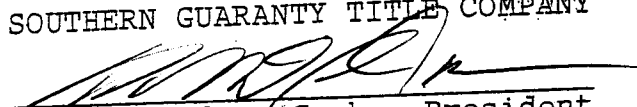
      X   Homestead for     tax year.

Jean Allred  
135 S. Fairview Rd.  
Crum Lynne, PA 19022  
and  
715 Baysore Dr. #203  
Pensacola, FL 32507

615  
Riviera Condo Assoc.  
615 Bayshore Dr.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 12th day of July, 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.

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Ellis + Associates, P.A.  
201 N. Palafox St., Suite 2  
Pensacola, FL 32502  
Property Appraiser's Parcel ID Number: 592S302299003020

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**WARRANTY DEED**

This Indenture, executed this 32<sup>nd</sup> day of May, 2018, between James F. Allred, Jr., a married man, grantor\*, to Jean Allred, a single woman/grantee\*.

WITNESSETH, that said grantor, for and consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Escambia County, Florida, to-wit:

Unit 203-B of RIVIERA 615 Condominium, a condominium, according to the Declaration of Condominium recorded on May 3, 1974, in O.R. Book 796, at page 744, of the public records of Escambia County, Florida, together with all its appurtenances (including, without limitation, an undivided 1/94<sup>th</sup> interest in the common elements) according to the Declaration.

Together with all carpet and draperies; un-monogramed shower curtain; storm shutters and installation glass doors, all lighting fixtures; electric stove, refrigerator, dishwasher, disposal, and water heater.

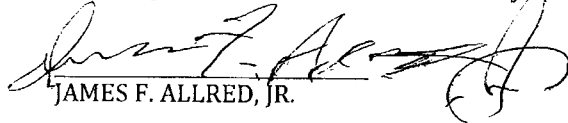
The Subject property is not the homestead property of the Grantor

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

In Witness Whereof, grantors have hereto set grantors' hands and seals the day and year first above written.

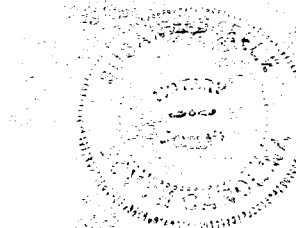
  
JAMES F. ALLRED, JR.


First Witness: Susan Steele  
Printed Name: Susan E. Steele

Second Witness: Karinne Cortes  
Printed Name: Karinne Cortes

STATE OF South Carolina  
COUNTY OF Lexington

The foregoing instrument was acknowledged before me this 22 day of May, 2018, by James F. Allred, Jr., who is personally known to me or has produced SC Drivers License as identification.

  
Susan E Steele  
NOTARY PUBLIC

 Susan E Steele  
Notary Public  
South Carolina  
My Commission Expires  
September 7, 2026