APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100413

10: Tax Collector of ESC	AMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2019		•	
US BANK CF KEYS FUNDING PO BOX 645040 CINCINNATI, OH 45264-504			
•	•	same to the Tax	Collector and make tax deed application thereor
Account Number	Certificate No.	Date	Legal Description
04-3928-060	2019/1923	06-01-2019	UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915
I agree to: • pay any current tax	es, if due and		
	ling tax certificates plus		•
	and omitted taxes, plus in	•	e property. Clerk of the Court costs, charges and fees, and
 pay all Tax Collecto Sheriff's costs, if ap 		mon report costs, t	cierk of the Court costs, charges and fees, and
Attached is the tax sale certiful which are in my possession.	ficate on which this applic	cation is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 201 US BANK CF KEYS FUND PO BOX 645040 CINCINNATI, OH 45264-	ING LLC - 2019		
	· · -		04-22-2021 Application Date

Applicant's signature

Par	t 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.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign I	ere. Date of saleSignature, Clerk of Court or Designee

INSTRUCTIONS

PLUS \$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.

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915



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

0512.48

						<i>U</i>	300.90
Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date		Apr 22, 2021		
Property description WADE CHRISTOPHER M WADE RHONDA R 122 GRIFFIN WAY CANTON, GA 30115 10 HILLBROOK WAY B-2 U-5 04-3928-060 UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 582 (Full legal attached.)			Certificate #		2019 / 1923		
		DO AL (Full le	SO 1/31 INT egal attached.)			06/01/2019	
Part 2: Certificat	es Owned by App	icant and Fil	led wi	th Tax Deed	Appli	cation	
Column 1 Certificate Number	Columr er Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/1923	06/01/20	019		2,897.75		144.89	3,042.6
		→Pa		→Part 2: Total*	3,042.64		
Part 3: Other Ce	rtificates Redeeme	ed by Applica	ant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column Face Amour	nt of	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/2076	06/01/2020	3,19	92.59		6.25 159.63		3,358.4
··········	•		•		•	Part 3: Total*	3,358.4
Part 4: Tax Colle	ector Certified Am	ounts (Lines	1-7)				
1. Cost of all cert	tificates in applicant's	possession an	d other			d by applicant f Parts 2 + 3 above)	6,401.1
2. Delinquent tax	es paid by the applica	ant		·			0.0
Current taxes paid by the applicant				2,724.1			
4. Property inforr	mation report fee						200.0
5. Tax deed appl	ication fee	-				May 12 May	175.0
6. Interest accrue	ed by tax collector und	ler s.197.542,	F.S. (s	ee Tax Collecto	r instr	uctions, page 2)	0.0
7.					Tot	tal Paid (Lines 1-6)	9,500.2
	nformation is true and d that the property inf				/ inforr	mation report fee, ar	id tax collector's fees
A)	ila Riala	AGAA				Escambia, Florid	a
Sign here: Sign	ature, Tax Collector of Desi	gnee CH			D	ate <u>May 6th, 20</u>	21
O.g.,	7.55.5.	Market To the Control of the Control					

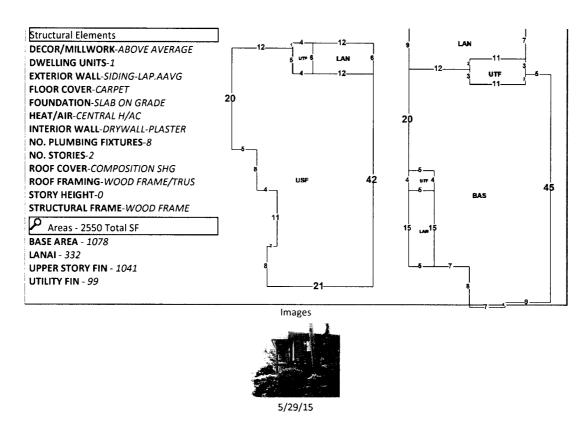
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Real Estate Search

Tangible Property Search

Sale List

Nav. Mo	de Account O Parcel ID	•					Printer Frie	ndly Versio
General Info	rmation		Assessi	ments				
Parcel ID:	4915301103010001		Year	Land		Imprv	Total	Cap Val
Account:	043928060		2020		\$0	\$146,211	\$146,211	\$146,2
Owners:	WADE CHRISTOPHER M		2019		\$0	\$158,925	\$158,925	\$158,9
	WADE RHONDA R		2018		\$0	\$141,125	\$141,125	\$141,1
Mail:	122 GRIFFIN WAY					7141,123	7171,123	7141,1
	CANTON, GA 30115					Disalaiss		
Situs:	10 HILLBROOK WAY B-2 U	-5 32503				Disclaime	er 	
Use Code:	CONDO-RES UNIT 🔑			Mar	ket \	/alue Break	down Lette	r
Faxing Authority:	PENSACOLA CITY LIMITS					Tax Estima	tor	
Tax Inquiry:	Open Tax Inquiry Window		E	a for N	U	amastand !		0-1:
Tax Inquiry lir	nk courtesy of Scott Lunsford		F11	e for N	ew n	omestead E	exemption	Unline
	unty Tax Collector				Rep	ort Storm D	amage	
Sales Data			2020 C	ertified F	Roll Ex	emptions		
Salo Dato	Book Book Malus Torre	Official Records	None					
Sale Date	Book Page Value Type	(New Window)						*
07/31/2018	7963 1598 \$179,000 WD	D _o	-	escriptio				
	5827 1915 \$130,000 WD	Ē,	II .			LLBROOK WA		
		•	II	NTS OR 7		O ALSO 1/31 I	NT IN COMIN	ON
	ds Inquiry courtesy of Pam C Unty Clerk of the Circuit Court		CLCIVICI	113 OK 7	303 F	1336		
Escambia Cot Comptroller	anty cierk of the Circuit Cour	t and	Extra F	eatures				
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J	View Florida Department	of Environmental	Protecti	on(DEP)	Data			
			dings					
alahan sa sa 4 O 1111	LIDDOOK WAY DOLLEY		•	1074 -		Jr 100 50 5	26	
uuress:10 Hi	LLBROOK WAY B-2 U-5, Year	Built: 1974, Effect	ive Year:	19/4, P	4 Buile	ging ID#: /048	86	



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:05/12/2021 (tc.2514)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057552 5/25/2021 2:56 PM
OFF REC BK: 8537 PG: 1993 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS TAX FUNDING LLC – 19 US BANK holder of Tax Certificate No. 01923, issued the 1st day of June, A.D., 2019 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 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0522-48)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 May, which is the 2nd day of May 2022.

Dated this 25th day of May 2021.

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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

EXECUTED this 21 day of Gunoung	, 2022.
	HILLBROOK TOWNHOMES, INC., a Florida not-for-profit corporation By Kim Coffey
STATE OF FLORIDA COUNTY OF ESCAMBIA	Its: Property Manager and Authorized Agent
notarization, this <u>47</u> day of <u>400000</u>	Ilbrook Townhomes, Inc., a Florida not-for-profit
DAWN L DODSON NOTARY PUBLIC STATE OF FLORIDA NO. GIG 212942 MY GRUMHEREM EXPRES MAY 31, 2022.	(Signature of Notary Public) Notary Public, State of Florida Print Name: All H My Commission Expires: May 21-2022
by Certified Mail, Return Receipt # <u>*</u> # <u>_1011035000001385070</u>	of the foregoing Claim of Lien has been furnished 101,104,5100001485.085.7 and to Christopher M. Wade and Rhonda R. a, FI, 32503 and 122 Griffin Way, Canton, GA
	John "Jay" A. Fraiser, Jr. Moorhead Law Group 127 Palafox Place, Suite 200 Pensacola, FL 32502

2

Order: QuickView_Gtr Gte
Doc: FLESCA:8709-01974~12033

Attorneys for Hillbrook Townhomes, Inc.

Prepared By: John "Jay" A. Fraiser, Esq. 127 Patafox Place, Suite 200 Pensacola, FL 32502-5813 RPBZ-1550-003

CLAIM OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Etheridge Property Management, 908 Gardengate Circle, Pensacola, FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §718.116, Florida Statutes, and the Declaration of Condominium recorded on April 3, 1974, in Official Records Book 787, Page 754 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 787, Page 754, and all exhibits and amendments thereof, Public Records of Escambla County, Florida.

Parcel Identification Number: 49-19-30-30-1103-010-001

The property address is 10 Hillbrook Way, B-2, U-5, Pensacola, FL 32503. The record title owners of the property are Christopher M Wade and Rhonda R. Wade, whose mailing address is 122 Griffin Way, Canton, GA 30115.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

Item	Amount
Assessments	\$5,158.10
Attorney's Fees	\$275.00
Recording Fees	\$37.50
Mailing Costs	\$14.66
Total Due:	\$5,485,26

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of eighteen percent (18%) per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

1

Order: QuickView_Gtr Gte Page 1 of 2 Requested By: codycampbell, Printed: 2/8/2022 11:53 AM

Doc: FLESCA:8709-01974~12033

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

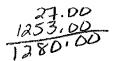
ATTENTION:Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, selfers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires 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 Rosaway:	
Legal Address of Property: 10 Hil	lbrook Way, Pensacola, FL 32503
The County () has accepted	I (X) has not accepted the abutting roadway for maintenance.
This form completed by:	and the second of the second o
	Name 1184 Eglin Parkway
	Address Shalimar, FL 32579
	City, State, Zip Code
AS TO SELLER(S):	
Seller's Name: Daniel Thompson	Witness' Name:
Seller's Name: Elaine Thompson	Wimoss' Name:
AS TO BUYER(S): Buyer's Name: Christopher M. Wade	Witness' Name;
Rhome R Wade Buyer's Name: Rhonda R Wade	Witness' Name:

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

Signed, sealed and delivered in our presence: A Brown Witness Name: Allison Brand F Witness Name: Technological	Daniel Thompson Rlaine Thompson	Smps	dr.
State of Florida County of Escambia	.C die 21 v des .C. T. l. (019 l	D. 14 97	
The foregoing instrument was acknowledged b Thompson, who [] are personally known or [X] h	erore me this 31st day of July, 2018 b	y Daniei Inon cation.	ipson and Elaine
[Notary Seal]	Printed Name:		
JEREMY L. DUBYAK Commission # GG 022058 Expires August 18, 2020	My Commission Expires:	u	
Bonded Thru Troy Fain Insurance 800-385-7619			
		i	
•			

Recorded in Public Records 9/7/2018 2:26 PM OR Book 7963 Page 1598, Instrument #2018072021, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$1,253.00



Prepared by and return to:
Jeremy L. Dubyak
Attorney at Law
Southtrust Law & Title, Inc.
1184 Eglin Pkwy
Shalimar, FL 32579
850-609-1400
File Number: 18-0242
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of September, 2018, between Daniel Thompson and Elaine Thompson, husband and wife, whose post office address is 9701 Shadow Wood Drive, Pensacola, FL 32514, granter, and Christopher M. Wade and Rhonda R. Wade, husband and wife, whose post office address is 122 Griffin Way, Canton, GA 30115, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 787, Page 754, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

Parcel Identification Number: 49-1S-30-30-1103-010-001

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the grantor hereby fully 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 taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

PROPERTY INFORMATION REPORT

February 24, 2022 Tax Account #:04-3928-060

LEGAL DESCRIPTION EXHIBIT "A"

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915***

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-3928-060(0522-48)

***ABSTRACTOR'S NOTE: BOOK/PAGE HAVE CHANGED TO OR 7963 P 1598

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:	MAY 2, 2022		
TAX ACCOUNT #:	04-3928-060		
CERTIFICATE #:	2019-1923		
those persons, firms, and/or agencies having le	tatutes, the following is a list of names and addresses of egal interest in or claim against the above-described ficate is being submitted as proper notification of tax deed		
YES NO	10010 20501		
Notify City of Pensacola, P.O. Bo			
Notify City of Pensacola, P.O. Be Notify Escambia County, 190 Ge Homestead for 2020 tax year.	overnmental Center, 32502		
☐ Homestead for 2020 tax year.			
CHRISTOPHER M. WADE	CHRISTOPHER M. WADE		
AND RHONDA R. WADE	AND RHONDA R. WADE		
10 HILLBROOK WAY, BLDG 2, UNIT 5	122 GRIFFIN WAY		
PENSACOLA, FL 32503	CANTON, GA 30115		

HILLBROOK TOWNHOMES, INC. 908 GARDENGATE CIRCLE PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 24th day of February, 2022.

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

CONTINUATION PAGE

February 24, 2022

Tax Account #: 04-3928-060

1. The Grantee(s) of the last deed(s) of record is/are: CHRISTOPHER M. WADE AND RHONDA R. WADE

By Virtue of Warranty Deed recorded 9/7/2018 in OR 7963/1598

- 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. Lien in favor of Hillbrook Townhomes, Inc. recorded 1/27/2022 OR 8709/1974
- 4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 04-3928-060 Assessed Value: \$146,211.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **HILLBROOK TOWNHOMES, INC.**

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.



PROPERTY INFORMATION REPORT

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

THE ATTACHEI	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFO	SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR					
TAX ACCOUNT	#: 04-3928-060	CERTIFICATE #:	2019-1923			
REPORT IS LIM	S NOT TITLE INSURANCE. THE ITED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN THE PROPERTY			
listing of the owner tax information are encumbrances rectitle to said land are each document lis	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 "F	Report" herein refers to the Property	y Information Report and	the documents attached hereto.			
Period Searched:	February 8, 2002 to and includ	ing February 8, 2022	Abstractor: Cody Campbell			
BY						

Michael A. Campbell,

As President

Dated: February 24, 2022

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 May 2, 2022, 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 KEYS TAX FUNDING LLC – 19 US BANK holder of Tax Certificate No. 01923, issued the 1st day of June, A.D., 2019 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 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0522-48)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 May, which is the 2nd day of May 2022.

Dated this 10th day of March 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.

Post Property:

10 HILLBROOK WAY B-2 U-5 32503

LLBROOK WAY B-2 U-5 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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

CHRISTOPHER M WADE and RHONDA R WADE

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 May, which is the 2nd day of May 2022.

Dated this 10th day of March 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.

COUNTY

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 # 01923 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 17, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTOPHER M WADE	RHONDA R WADE
122 GRIFFIN WAY	122 GRIFFIN WAY
CANTON, GA 30115	CANTON, GA 30115

CHRISTOPHER M. WADE RHONDA R. WADE

10 HILLBROOK WAY, BLDG 2, UNIT 5 10 HILLBROOK WAY, BLDG 2, UNIT 5

PENSACOLA, FL 32503 PENSACOLA, FL 32503

HILLBROOK TOWNHOMES, INC. 908 GARDENGATE CIRCLE PENSACOLA, FL 32504

CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

WITNESS my official seal this 17th day of March 2022.

COMP ROLL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 043928060 Certificate Number: 001923 of 2019

Redemption No A	pplication Date 4/22/2021	Interest Rate 18%
Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL
	Auction Date 5/2/2022	Redemption Date 3/25/2022
Months	13	11
Tax Collector	\$9,500.23	\$9,500.23
Tax Collector Interest	\$1,852.54	\$1,567.54
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$11,359.02	\$11,074.02
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$91.07	\$77.06
Total Clerk	\$558.07	\$544.06
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$37.08	\$37.08
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$11,971.17	\$11,672.16
	Repayment Overpayment Refund Amount	\$299.01
Book/Page	8537	1993

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 # 2019 TD 001923 Redeemed Date 3/25/2022

Name CHRISTOPHER M WADE 10 HILLBROOK WAY PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$558.07 \$11 618.08
Due Tax Collector = TAXDEED	\$11,859.02
Postage = TD2	\$37.08
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

10.0							
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name		
FINANCIALSUMMARY							
No Inform	nation Availa	ble - See D	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: 043928060 Certificate Number: 001923 of 2019

Payor: CHRISTOPHER M WADE 10 HILLBROOK WAY PENSACOLA FL 32503 Date 3/25/2022

Clerk's Check # 1	Clerk's Total	558 67 # 11 (18.D
Tax Collector Check # 1	Tax Collector's Total	\$11,339.02
Tur Concetts Check in	Postage	\$37.08
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	\$11,971.17

\$11,672.16

PAM CHILDERS
Clerk of the Circuit Court

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
ESCAMBIA COUNTY FLORIDA
INST# 2022030382 3/25/2022 2:07 PM
OFF REC BK: 8749 PG: 6 Doc Type: RTD

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 8537, Page 1993, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01923, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 043928060 (0522-48)

DESCRIPTION OF PROPERTY:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTOPHER M WADE and RHONDA R WADE

Dated this 25th day of March 2022.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

001493

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 May 2, 2022, 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 KEYS TAX FUNDING LLC – 19 US BANK holder of Tax Certificate No. 01923, issued the 1st day of June, A.D., 2019 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 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0522-48)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 May, which is the **2nd day** of May 2022.

Dated this 10th day of March 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.

Post Property:

10 HILLBROOK WAY B-2 U-5 32503

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk MARIA A S. S.S.

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

Redeemed E 0522-48

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 22-004486

Document Number: ECSO22CIV010209NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01923 2019

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CHRISTOPHER M WADE AND RHONDA R WADE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/18/2022 at 8:55 AM and served same at 8:00 AM on 3/22/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

P. WISE, CPS

Service Fee.

\$40.00

Receipt No:

311 1

Printed By: KMJACKSON

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

BECANISTA COUNTY, FL 82 RAN 1101 94:017 11 & CON 11 CON

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FIRST-CLASS MAIL

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\$006.13 ⁹ 03/18/2022 ZIP 32502 043/13/19251

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CHRISTOPHER M WADE [0522-48] CANTON, GA 30115 122 GRIFFIN WAY

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CHRISTOPHER M WADE [0522-48] 122 GRIFFIN WAY CANTON, GA 30115

9171 9690 0935 0128 1908 26

RHONDA R WADE [0522-48] 122 GRIFFIN WAY CANTON, GA 30115

9171 9690 0935 0128 1908 33

CHRISTOPHER M. WADE [0522-48] 10 HILLBROOK WAY, BLDG 2, UNIT 5 PENSACOLA, FL 32503

9171 9690 0935 0128 1908 40

RHONDA R. WADE [0522-48] 10 HILLBROOK WAY, BLDG 2, UNIT 5 PENSACOLA, FL 32503

9171 9690 0935 0128 1908 57

HILLBROOK TOWNHOMES, INC. [0522-48] 908 GARDENGATE CIRCLE PENSACOLA, FL 32504

9171 9690 0935 0128 1908 64

CITY OF PENSACOLA [0522-48] TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

9171 9690 0935 0128 1907 72

Redeemed



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE TAX DEED SALE in the matter of

DATE - 05-02-2022 - TAX CERTIFICATE #'S 01923

CIRCUIT in the Court

was published in said newspaper in the issues of

MARCH 31 & APRIL 7, 14, 21, 2022

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver Date: 2022.04.21 08:15:50 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of **APRIL**

A.D., 2022

Harther Tuttle

Digitally signed by Heather Tuttle DN: c=US_o=The Escambia Sun Press LLC ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle Date: 2022.04.21 08:29:17 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2024 Commission No. HH4627

the 1st day of June, A.D., 2019 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:

holder of Tax Certificate No. 01923, issued

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN. That KEYS TAX FUNDING LLC - 19 US BANK

UNIT 5 BLDG 2 #10 HILLBROOK WAY HILLBROOK TOWNHOMES

CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 5827 P 1915 SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0522-48)

The assessment of the said property under the said certificate issued was in the name of CHRISTOPHER M WADE and RHONDA R WADE

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 May, which is the 2nd day of May 2022.

Dated this 17th day of March 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

oaw-4w-03-31-04-07-14-21-2022

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 •

January 17, 2024

Christopher Wade 10 Hillbrook Way Pensacola FL 32503

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
2019 TD 01923	Christopher Wade	900033431	\$80.00

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,

Pam Childen

Mylinda Johnson, Deputy Clerk