

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100378

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS TAX FUNDING LLC - 19 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
10-1408-500	2019/5307	06-01-2019	BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY R/W LI OF MULDON ROAD 103 DEG 20 MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO POB OR 6965 P 393

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

04-22-2021
Application Date

Applicant's signature

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.	35,167.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	Date of sale <u>05/02/2022</u>
Signature, 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.

BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY RAW LI OF MULDON ROAD 103 DEG 20 MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO POB OR 6965 P 393



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

05/21/21

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	KEYS TAX FUNDING LLC - 19 US BANK % KEYS TAX FUNDING LLC PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 22, 2021
Property description	MAHAN JIMMY R 3220 MULDOON RD PENSACOLA, FL 32526 3220 MULDOON RD 10-1408-500 BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 (Full legal attached.)		Certificate #	2019 / 5307
			Date certificate issued	06/01/2019
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)
# 2019/5307	06/01/2019	673.38	33.67	707.05
→ Part 2: Total*				707.05
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	Total (Column 3 + Column 4 + Column 5)
# /				
Part 3: Total*				0.00
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)				707.05
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)				1,082.05
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 May 5th, 2021	

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



Chris Jones

Escambia County Property Appraiser

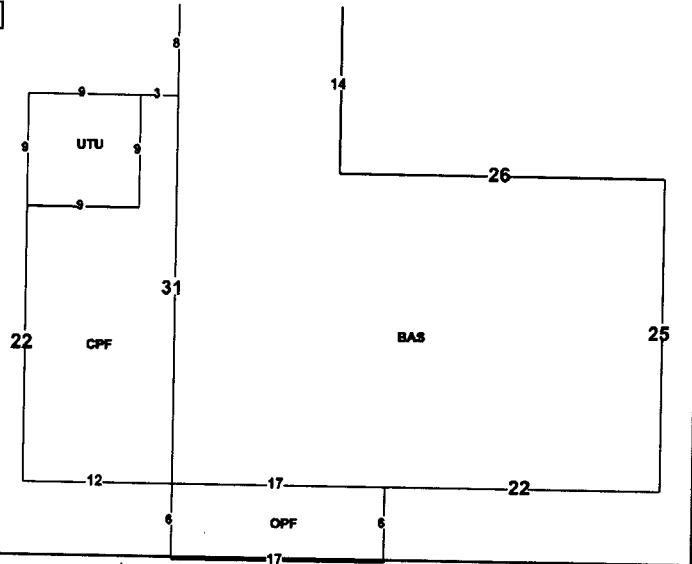
[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)

◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 372S311302000002 Account: 101408500 Owners: MAHAN JIMMY R Mail: 3220 MULDOON RD PENSACOLA, FL 32526 Situs: 3220 MULDOON RD 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$13,500</td> <td>\$69,120</td> <td>\$82,620</td> <td>\$70,335</td> </tr> <tr> <td>2019</td> <td>\$13,500</td> <td>\$65,737</td> <td>\$79,237</td> <td>\$68,754</td> </tr> <tr> <td>2018</td> <td>\$12,825</td> <td>\$61,415</td> <td>\$74,240</td> <td>\$67,473</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2020	\$13,500	\$69,120	\$82,620	\$70,335	2019	\$13,500	\$65,737	\$79,237	\$68,754	2018	\$12,825	\$61,415	\$74,240	\$67,473
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/24/2013</td> <td>6965</td> <td>393</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1969</td> <td>423</td> <td>961</td> <td>\$2,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/24/2013	6965	393	\$100	QC		01/1969	423	961	\$2,000	WD		2020 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FTS 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250...		
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01/24/2013	6965	393	\$100	QC																		
01/1969	423	961	\$2,000	WD																		
		Extra Features FRAME GARAGE																				
Parcel Information <div style="display: flex; align-items: center;"> Section Map Id: 37-2S-31-1 + - Launch Interactive Map </div> <div style="border: 1px solid #ccc; padding: 10px; margin-top: 10px;"> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> View Florida Department of Environmental Protection(DEP) Data </div>																						
Buildings Address: 3220 MULDOON RD, Year Built: 1969, Effective Year: 1969, PA Building ID#: 112141																						

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 1631 Total SF
BASE AREA - 1157
CARPORT FIN - 291
OPEN PORCH FIN - 102
UTILITY UNF - 81



Images



3/28/19

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:05/11/2021 (tc.7820)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057282 5/25/2021 10:53 AM
OFF REC BK: 8537 PG: 1204 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. 05307, 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:

BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY R/W LI OF MULDON ROAD 103 DEG 20 MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO POB OR 6965 P 393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101408500 (0522-27)

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

JIMMY R MAHAN

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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 01/24/2013 at 02:34 PM OR Book 6965 Page 393,
 Instrument #2013005407, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$0.70

QUIT CLAIM DEED

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That J.B. MAHAN, for and in consideration of the sum of TEN DOLLARS(\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto JIMMY RAY MAHAN, his heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

A parcel of land in the Joseph Pol Grant, Section 37, Township 2 South, Range 31 West, Escambia County, Florida, described as follows: Begin at the northeast corner of the Joseph Pol Grant, thence run south 14° east for 1,980 feet, thence run south 76°west for 1,320 feet, thence 90°right for 198 feet for point of beginning, thence 90°left for 250.04 feet to the easterly right-of-way line of Muldon Road, thence 103°20' 30" right for 101.74 feet, thence 76°39'30" right for 226.56 feet, thence 90°right for 99 feet to the point of beginning.

Parcel ID#

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of January, 2013.

Signed, sealed and delivered
 in our presence

Marcia L. Schultz
Barb Bare
Carl Bare

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of January, 2013, by J.B. Mahan, who produced identification of FCDL and did not take an oath.

Prepared By:
 J. B. Mahan
 5380 Mobile Hwy
 Pensacola, FL 32526
 Return To:
 Jimmy Ray Mahan
 3220 Muldon Road
 Pensacola, FL 32526

J.B. Mahan
 J.B. MAHAN

Marcia L. Schultz
 Notary Public



IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 8 day of April, A. D. 1969.

Signed, sealed and delivered
in the presence of:

H.K. Bailey Melissa H. Hinck ^{HER} (SEAL)
for for PARK

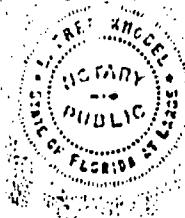
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Melissa Hinote, also known as Malissa Hinote, an unmarried widow, 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 she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of
July, 1969. *John H. Johnson*

bottomless to mark;

H. K. Briley
Lorraine H. Briley



Notary Public
My commission expires: ~~my commission expires Aug. 19, 1970~~

FILED & RECORDED IN
THE PUBLIC RECORDS OF
THE CIRCUIT COURT
OF
ESCAMBIA COUNTY,
FLORIDA
JUN 17 8 45 AM '69
INDIVIDUALS, INC., PLAINTIFF,
v.
JOE A. FUGL, DEFENDANT.
CIRCUIT COURT

— 1 —

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 4 day of July, A. D. 1969.

Signed, sealed and delivered
in the presence of:

John F. Hinote & Berlin Hinote (SEAL)

Lawrence Dawson & Elizabeth Hinote (SEAL)

STATE OF FLORIDA
ESCAMBIA COUNTY

Before the subscriber personally appeared Berlin Hinote
and Elizabeth Hinote, husband and wife, known to me, and known
to me to be the individuals described by said names in and
who executed the foregoing instrument and acknowledged that
they executed the same for the uses and purposes therein set
forth.

Given under my hand and official seal this 8 day of
July, 1969.



John F. Hinote
Notary Public
My commission expires:
MY COMMISSION EXPIRES JAN. 19, 1970

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 8 day of July, A. D. 1969.

Signed, sealed, and delivered
in the presence of:

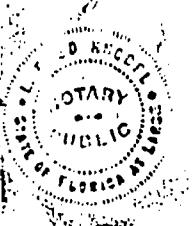
John F. Hinote & Walter M. Hinote (SEAL)

Lawrence Dawson & Rosetta Hinote (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Walter M.
Hinote and Rosetta Hinote, husband and wife, known to me, and
known to me to be the individuals described by said names in
and who executed the foregoing instrument and acknowledged
that they executed the same for the uses and purposes therein
set forth.

Given under my hand and official seal this 8 day of
July, 1969.



John F. Hinote
Notary Public
My commission expires: MY COMMISSION EXPIRES JAN. 19, 1970

against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of July, A. D. 1969.

Signed, sealed and delivered
in the presence of:

Gillis Q. Hinote (SEAL)
Laura J. Brown Magdelena Hinote (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Gillis Q. Hinote and Magdelena Hinote, husband and wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of July, 1969.



Gillis Q. Hinote
Notary Public
My commission expires:

My commission expires July 19, 1970

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of July, A. D. 1969.

Signed, sealed and delivered
in the presence of:

Gillis Q. Hinote Merlen Hinote (SEAL)
Laura J. Brown Louise Hinote (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Merlen Hinote and Louise Hinote, husband and wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of July, 1969.



Merlen Hinote
Notary Public
My commission expires:

My commission expires July 19, 1970

THE FIVE MILE CLOUD RY:
Gary B. Lane
OF HINOTE, LYNCH, FAYHILL, GARNES & DAVIS
200 BRENT ANNUX, PENSACOLA, FLORIDA

RECORDING FEE \$ 5.25
FLA. STAMPS \$ 6.00
SUR TAX \$ 5.30
TOTAL \$ 16.55

423 PAGE 961

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Gillis Q. Hinote and Magdelena Hinote, husband and wife, and Burlen Hinote and Louise Hinote, husband and wife, and Berlin Hinote and Elizabeth Hinote, husband and wife, and Walter M. Hinote and Rosetta Hinote, husband and wife, and Melissa Hinote, also known as Malissa Hinote, an unremarried widow, for and in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto J. B. Mahan and Franziska Mahan, husband and wife, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

A parcel of land in the Joseph Pol Grant, Section 37, Township 2 South, Range 31 West, Escambia County, Florida, described as follows: Begin at the northeast corner of the Joseph Pol Grant, thence run south 14° east for 1,980 feet, thence run south 76° west for 1,320 feet, thence 90° right for 198 feet for point of beginning, thence 90° left for 250.04 feet to the easterly right-of-way line of Muldon Road, thence 103° 20' 30" right for 101.74 feet, thence 76° 39' 30" right for 226.56 feet, thence 90° right for 99 feet to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lier or encumbrance, and that our heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof,



PROPERTY INFORMATION REPORT

February 10, 2022
Tax Account #:10-1408-500

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY R/W LI OF MULDON ROAD 103 DEG 20 MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO POB OR 6965 P 393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1408-500(0522-27)

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY THE CORRECTNESS OF THE LEGAL DESCRIPTION WIHTOUT A CURRENT SURVEY

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 #: 10-1408-500

CERTIFICATE #: 2019-5307

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**

 Notify City of Pensacola, P.O. Box 12910, 32521

 Notify Escambia County, 190 Governmental Center, 32502

 Homestead for 2020 tax year.

**JIMMY RAY MAHAN
AND FRANZISKA MAHAN
3220 MULDOON RD
PENSACOLA, FL 32526**

**FRANZISKA MAHAN
5380 MOBILE HWY
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 10th 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 10, 2022
Tax Account #: **10-1408-500**

1. The Grantee(s) of the last deed(s) of record is/are: **JIMMY RAY MAHAN**

By Virtue of Quit Claim Deed recorded 1/24/2013 in OR 6965/393

ABSTRACTOR'S NOTE: PROPERTY ORIGINALY WENT INTO J.B. MAHAN AND FRANZISKA MAHAN HUSBAND AND WIFE IN OR 423/961 - WE ASSUME FRANZISKA MAHAN DIED AND PREDECEASED J.B. MAHAN GRANTOR IN CURRENT DEED BUT THERE IS NO PROOF OF DEATH RECORDED FOR FRANZISKA MAHAN SO WE HAVE INCLUDED HER FOR NOTIFICATION.

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. **NONE**
4. Taxes:

Taxes for the year(s) 2018 are delinquent.
Tax Account #: 10-1408-500
Assessed Value: \$70,335.00
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.



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 #: 10-1408-500 CERTIFICATE #: 2019-5307

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: February 9, 2002 to and including February 9, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: February 10, 2022

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05307 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:

JIMMY R MAHAN 3220 MULDOON RD PENSACOLA, FL 32526	FRANZiska MAHAN 3220 MULDOON RD PENSACOLA, FL 32526
---	---

FRANZiska MAHAN 5380 MOBILE HWY PENSACOLA, FL 32526

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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. **05307**, 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:

BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT 198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY R/W LI OF MULDON ROAD 103 DEG 20 MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO POB OR 6965 P 393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101408500 (0522-27)

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

JIMMY R MAHAN

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.

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



By:
Emily Hogg
Deputy Clerk

W A R N I N G

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Post Property:

3220 MULDON RD 32526



PAM CHILDERS

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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JIMMY R MAHAN
3220 MULDON RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

3220 MULDON RD 32526



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2022 MAR 18 A 8:54
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0522-27

Document Number: ECSO22CIV010185NON

Agency Number: 22-004505

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05307 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: JIMMY R MAHAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 3/18/2022 at 8:56 AM and served same on JIMMY R MAHAN , in ESCAMBIA COUNTY, FLORIDA, at 10:11 AM on 3/21/2022 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JOE BROWN, CO-RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

Jst 924

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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.

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Dated this 10th day of March 2022.

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Personal Services:

JIMMY R MAHAN
3220 MULDON RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Emily Hogg
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2022 MAR 18 A 8:56

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0522-27

Document Number: ECSO22CIV010201NON

Agency Number: 22-004479

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05307 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JIMMY R MAHAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/18/2022 at 8:54 AM and served same at 10:09 AM on 3/21/2022 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

By: _____


J. CYPRET, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

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CERTIFIED MAIL



9171 9690 0935 0129 0976 50

CLERK'S OFFICE
PENSACOLA, FL
32502
7072 MAR 31 2014

FRANZISKA MAHAN [0522-27]

5380 MOBILE HWY
PENSACOLA, FL 32526

RE TURN TO SERVICE
ATTENDED - SIGN
ENABLED TO FORWARD

ANK B.C. 32502583335 * 2137-03320-18-38
32502583335

quadient
FIRST CLASS MAIL
IMI
\$006.13
043M31219251
05/14/2014 2:42:42 PM
32502

JIMMY R MAHAN [0522-27]
3220 MULDOON RD
PENSACOLA, FL 32526

FRANZiska MAHAN [0522-27]
3220 MULDOON RD
PENSACOLA, FL 32526

9171 9690 0935 0129 0976 36

9171 9690 0935 0129 0976 43

FRANZiska MAHAN [0522-27]
5380 MOBILE HWY
PENSACOLA, FL 32526

9171 9690 0935 0129 0976 50

*Contact
Family*



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 101408500 Certificate Number: 005307 of 2019

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	4/22/2021	Interest Rate	18%
Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL			
Auction Date 5/2/2022		Redemption Date 4/29/2022 			
Months	13	12			
Tax Collector	\$1,082.05	\$1,082.05			
Tax Collector Interest	\$211.00	\$194.77			
Tax Collector Fee	\$6.25	\$6.25			
Total Tax Collector	\$1,299.30	\$1,283.07 			
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	\$84.06			
Total Clerk	\$558.07	\$551.06 			
Release TDA Notice (Recording)	\$10.00	\$10.00			
Release TDA Notice (Prep Fee)	\$7.00	\$7.00			
Postage	\$18.54	\$18.54			
Researcher Copies	\$0.00	\$0.00			
Total Redemption Amount	\$1,892.91	\$1,869.67			
		Repayment Overpayment Refund Amount			
Book/Page	8537	\$23.24			

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 005307

Redeemed Date 4/29/2022

Name CHRISTINE MAHAN 3220 MULDOON RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$558.07	1794.13
Due Tax Collector = TAXDEED	\$1,299.30	
Postage = TD2	\$18.54	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 101408500 Certificate Number: 005307 of 2019

Payor: CHRISTINE MAHAN 3220 MULDOON RD PENSACOLA, FL 32526 Date 4/29/2022

Clerk's Check #	1	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$1,299.30
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<u>\$1,892.91</u>

\$1829.61

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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 8537, Page 1204, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05307, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 101408500 (0522-27)

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF JOSEPH POL GRANT S 14 DEG E 1980 FT S 76 DEG W 1320 FT 90 DEG RT
198 FT FOR POB 90 DEG LEFT 250 04/100 FT TO ELY R/W LI OF MULDON ROAD 103 DEG 20
MIN 30 SEC RT 101 74/100 FT 76 DEG 39 MIN 30 SEC RT 226 56/100 FT 90 DEG RT 99 FT TO
POB OR 6965 P 393**

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JIMMY R MAHAN

Dated this 29th day of April 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(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 newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 05-02-2022 - TAX CERTIFICATE #'S 05307

in the CIRCUIT 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, in 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 08:16:48 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of APRIL
A.D., 2022



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2022.04.21 08:27:10 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR
TAX DEED**

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

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