

# 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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 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



# 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

0522.27

## 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	Column 5 Interest	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: Shirley Bick, CFCA  
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

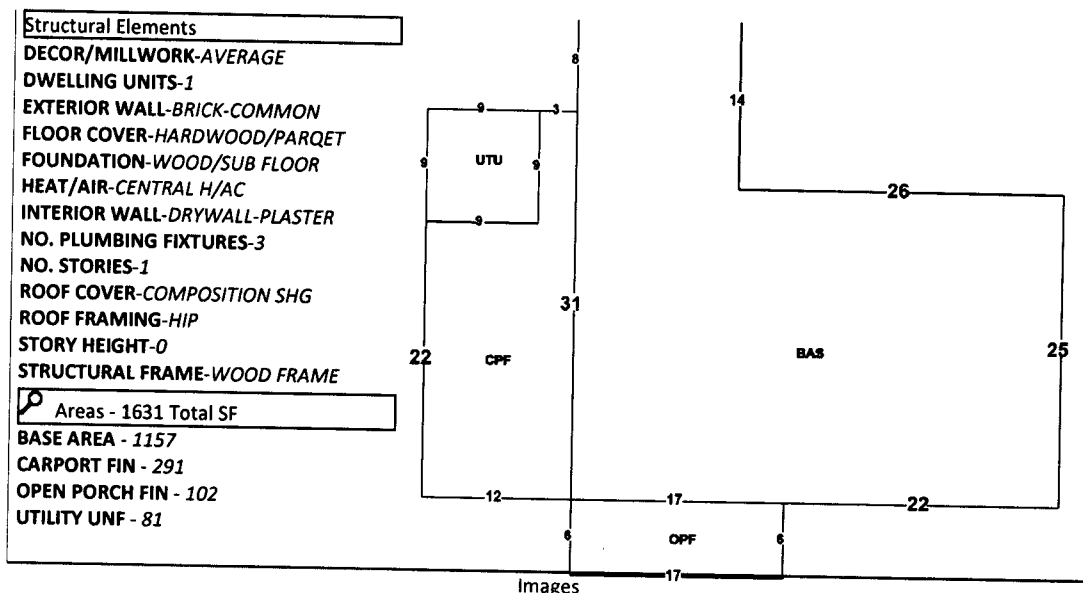
[Printer Friendly Version](#)

<b>General Information</b> 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: <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a> <a href="#">Report Storm Damage</a>	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
Year	Land	Imprv	Total	Cap Val																	
2020	\$13,500	\$69,120	\$82,620	\$70,335																	
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<b>Sales Data</b> <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> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/24/2013	6965	393	\$100	QC		01/1969	423	961	\$2,000	WD		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> 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...  <b>Extra Features</b> FRAME GARAGE		
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
01/24/2013	6965	393	\$100	QC																	
01/1969	423	961	\$2,000	WD																	

<b>Parcel Information</b>	<a href="#">Launch Interactive Map</a>
Section Map Id: 37-2S-31-1  Approx. Acreage: 0.6072  Zoned: HDMU  Evacuation & Flood Information <a href="#">Open Report</a>	
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	

### Buildings

Address: 3220 MULDOON RD, Year Built: 1969, Effective Year: 1969, PA Building ID#: 112141



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  
Marcia L. Schultz  
Gail Bare  
Gail Bare

J.B. Mahan  
J.B. MAHAN

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 FLDL 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

Marcia L. Schultz  
Notary Public



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

Signed, sealed and delivered  
in the presence of:

H. K. Bailey Melissa H. Hinote (SEAL)  
Louise H. Sawyer MARK

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Melissa Hinote,  
also known as Malisa 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 ack-  
nowledged that she executed the same for the uses and purposes  
therein set forth.

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

Witness to Mark:

H. K. Bailey  
Louise H. Sawyer

[Signature]  
Notary Public  
My commission expires: MY COMMISSION EXPIRES JAN. 19, 1970



FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
JUN 17 9 43 AM '69  
IN WITNESS WHEREOF, I HAVE  
SET MY HAND AND SEAL  
JOE CIRIO COURT

374015



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

Signed, sealed and delivered  
in the presence of:

[Signature] (Berlin Hinote) (SEAL)  
[Signature] (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  
June, 1969.



[Signature]  
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 June, A. D. 1969.

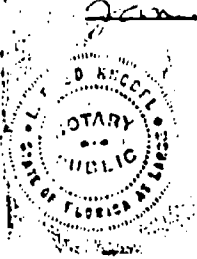
Signed, sealed, and delivered  
in the presence of:

[Signature] (Walter M. Hinote) (SEAL)  
[Signature] (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  
June, 1969.



[Signature]  
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 JAN., A. D. 1969.

Signed, sealed and delivered in the presence of:

[Signature] [Signature] (SEAL)  
[Signature] [Signature] (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Gillis Q. Hinote and Magdalena 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 Jan., 1969.



[Signature]  
Notary Public  
My commission expires:

MY COMMISSION EXPIRES JAN. 10, 1970

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

Signed, sealed and delivered in the presence of:

[Signature] [Signature] (SEAL)  
[Signature] [Signature] (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Marlen 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 Jan., 1969.



[Signature]  
Notary Public  
My commission expires:

MY COMMISSION EXPIRES JAN. 10, 1970

THE DEED WAS PREPARED BY:  
Gary B. Lane  
OF HUGHES, LANE, FARRIS, GARNES & DAVIS  
700 URBAN AVENUE PENSACOLA, FLORIDA

RECORD  
423 PAGE 961

RECORDING FEE \$ 5.26  
FLA. STAMPS \$ 6.00  
SUB. TAX \$ 8.20  
TOTAL \$ 19.46

WARRANTY DEED

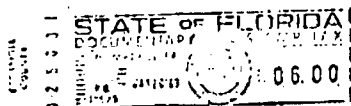
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Gillis Q. Hinote and  
Magdalena Hinote, husband and wife, and Hurlen 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 Malisa  
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 lien 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)**

**ABTRACTOR'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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> 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 10<sup>th</sup> 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**

**ABTRACTOR'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

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### Post Property:

3220 MULDOON 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 MULDOON 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 MULDOON RD 32526**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

2022 MAR 19 A 8:54

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: \_\_\_\_\_

*JH 924*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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### Personal Services:

**JIMMY R MAHAN**  
3220 MULDOON RD  
PENSACOLA, FL 32526

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



By:  
Emily Hogg  
Deputy Clerk

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: \_\_\_\_\_

 924

J. CYPRET, CPS

Service Fee: \$40.00

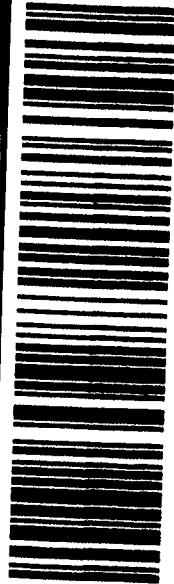
Receipt No: BILL

Printed By: KMJACKSON

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

2022 MAR 31 AM 10:55  
CLERK OF CIRCUIT COURT  
PENSACOLA, FL  
PENSACOLA COUNTY, FL

**CERTIFIED MAIL™**



9171 9690 0935 0129 0976 50

ANK



quadrant

FIRST-CLASS MAIL  
IMI

**\$006.13**

03/18/2022 ZIP 32502  
043M31219251

US POSTAGE

FRANZISKA MAHAN [0522-27]

5380 MOBILE HWY  
PENSACOLA, FL 32526

322 FEB 1 0003/28/22

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 32502503535

\*2187-05320-18-38

**32502503535**



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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 101408500 Certificate Number: 005307 of 2019**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/2/2022"/>	Redemption Date <input type="text" value="4/29/2022"/>
Months	13	12
Tax Collector	<input type="text" value="\$1,082.05"/>	<input type="text" value="\$1,082.05"/>
Tax Collector Interest	\$211.00	\$194.77
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,299.30	<input type="text" value="\$1,283.07"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.07	\$84.06
Total Clerk	\$558.07	<input type="text" value="\$551.06"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$18.54"/>	<input type="text" value="\$18.54"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,892.91	\$1,869.67
	Repayment Overpayment Refund Amount	\$23.24
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1204"/>

Notes

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



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

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

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

**Case # 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  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
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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

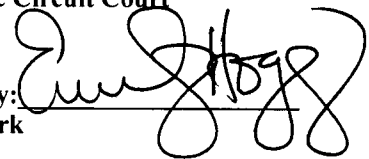
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 101408500 Certificate Number: 005307 of 2019**

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

Clerk's Check #	1	Clerk's Total	<del>\$558.07</del> <b>\$1794.13</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,299.30</del>
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,892.91</del>

**\$1829.67**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 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

Page 1 of 1

**NOTICE OF APPLICATION FOR  
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Dated this 17th day of March 2022.

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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