



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

0522.108

Part 1: Tax Deed Application Information

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	JOYNER AMBER M 1806 LAMBERT BRIDGE RD WALNUT HILL, FL 32568 1806 LAMBERT BRIDGE RD 12-1195-135 BEG AT SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG (Full legal attached.)	Certificate #	2019 / 7110
		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)
# 2019/7110	06/01/2019	1,480.33	74.02	1,554.35
→Part 2: Total*				1,554.35

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)
# 2020/7512	06/01/2020	947.52	6.25	47.38	1,001.15
Part 3: Total*					1,001.15

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)	2,555.50
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)	2,930.50

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 Rich, CFCA* Escambia, Florida
 Signature, Tax Collector or Designee Date May 7th, 2021

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	46,420.00
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 SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG 19 MIN 02 SEC RT 1313 70/100 FT WLY DEFLECTING 90 DEG 23 MIN 28 SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105 FT NLY DEFLECTING 90 DEG RT 125 FT ELY DEFLECTING 90 DEG RT 125 FT SLY 90 DEG RT 821 44/100 FT TO POB OR 7646 P 844

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100410

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
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
12-1195-135	2019/7110	06-01-2019	BEG AT SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG 19 MIN 02 SEC RT 1313 70/100 FT WLY DEFLECTING 90 DEG 23 MIN 28 SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105 FT NLY DEFLECTING 90 DEG RT 125 FT ELY DEFLECTING 90 DEG RT 125 FT SLY 90 DEG RT 821 44/100 FT TO POB OR 7646 P 844

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 FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040

04-22-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

General Information Parcel ID: 074N313101005001 Account: 121195135 Owners: JOYNER AMBER M Mail: 1806 LAMBERT BRIDGE RD WALNUT HILL, FL 32568 Situs: 1806 LAMBERT BRIDGE RD 32568 Use Code: SINGLE FAMILY RESID 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	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>\$2,616</td> <td>\$95,585</td> <td>\$98,201</td> <td>\$92,840</td> </tr> <tr> <td>2019</td> <td>\$1,540</td> <td>\$89,213</td> <td>\$90,753</td> <td>\$90,753</td> </tr> <tr> <td>2018</td> <td>\$1,540</td> <td>\$83,804</td> <td>\$85,344</td> <td>\$85,344</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$2,616	\$95,585	\$98,201	\$92,840	2019	\$1,540	\$89,213	\$90,753	\$90,753	2018	\$1,540	\$83,804	\$85,344	\$85,344
Year	Land	Imprv	Total	Cap Val																	
2020	\$2,616	\$95,585	\$98,201	\$92,840																	
2019	\$1,540	\$89,213	\$90,753	\$90,753																	
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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>12/30/2016</td> <td>7646</td> <td>844</td> <td>\$135,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/30/2016</td> <td>7630</td> <td>1712</td> <td>\$100,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2001</td> <td>4713</td> <td>260</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1996</td> <td>4074</td> <td>862</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/30/2016	7646	844	\$135,000	WD		11/30/2016	7630	1712	\$100,000	WD		05/2001	4713	260	\$100	WD		11/1996	4074	862	\$100	WD		2020 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description 🔑 BEG AT SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG 19 MIN 02... <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
12/30/2016	7646	844	\$135,000	WD																											
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11/1996	4074	862	\$100	WD																											

Parcel Information Section Map Id: 07-4N-31 Approx. Acreage: 0.6781 Zoned: Agr Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data	
Buildings	

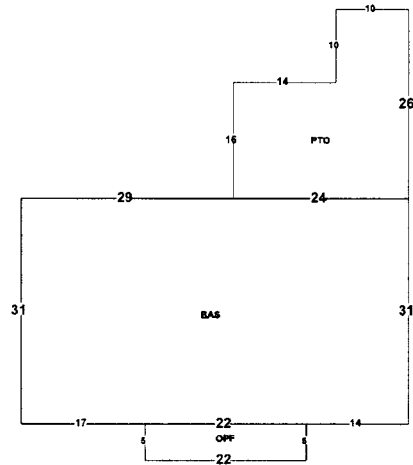
Address:1806 LAMBERT BRIDGE RD, Year Built: 2001, Effective Year: 2001, PA Building ID#: 14003

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2237 Total SF

BASE AREA - 1643
OPEN PORCH FIN - 110
PATIO - 484



Images



2/8/19

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057567 5/25/2021 3:01 PM
OFF REC BK: 8538 PG: 11 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. 07110**, 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 SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG 19 MIN 02 SEC RT 1313 70/100 FT WLY DEFLECTING 90 DEG 23 MIN 28 SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105 FT NLY DEFLECTING 90 DEG RT 125 FT ELY DEFLECTING 90 DEG RT 125 FT SLY 90 DEG RT 821 44/100 FT TO POB OR 7646 P 844

SECTION 07, TOWNSHIP 4 N, RANGE 31 W

TAX ACCOUNT NUMBER 121195135 (0522-68)

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

AMBER M JOYNER

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



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 #: 12-1195-135 CERTIFICATE #: 2019-7110

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 14, 2002 to and including February 14, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: February 15, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 15, 2022

Tax Account #: **12-1195-135**

1. The Grantee(s) of the last deed(s) of record is/are: **AMBER M. JOYNER**

By Virtue of Warranty Deed recorded 12/30/2016 in OR 7646/844

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) 2018-2020 are delinquent.
Tax Account #: 12-1195-135
Assessed Value: \$92,840.00
Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAY 2, 2022**
TAX ACCOUNT #: _____ **12-1195-135**
CERTIFICATE #: _____ **2019-7110**

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year. |

AMBER M JOYNER
1806 LAMBERT BRIDGE RD.
WALNUT HILL, FL 32568

Certified and delivered to Escambia County Tax Collector, this 15th 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

February 15, 2022

Tax Account #:12-1195-135

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY
DEFLECTING 90 DEG 19 MIN 02 SEC RT 1313 70/100 FT WLY DEFLECTING 90 DEG 23 MIN 28
SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY
DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105 FT
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44/100 FT TO POB OR 7646 P 844**

SECTION 07, TOWNSHIP 4 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1195-135(0522-68)

**ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY CORRECTNESS OF LEGAL
DESCRIPTION WITHOUT A CURRENT SURVEY. APPRAISER'S MAP SHOWS A PORTION OF
PROPERTY LIES WITHIN RIGHT OF WAY OF LAMBERT BRIDGE RD BUT APPRAISER'S
DESCRIPTION DOES NOT LESS OUT RIGHT OF WAY.**

.WDI2-woH/S - 16-120603

Sales Price: \$135,000.00

Rec

Doc

Prepared by:

Lara Shields, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

File Number: 16-120603

Parcel ID #: 074N31-3101005001

WARRANTY DEED

This WARRANTY DEED, dated **December 30, 2016** by **James E Stephens, a married man**, whose post office address is **5085 Ronnie Road Milton, Florida 32583** hereinafter called the GRANTOR, to **Amber M Joyner, a single woman** whose post office address is **1806 Lambert Bridge Road Walnut Hill, Florida 32568** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

SEE ATTACHED EXHIBIT "A"

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

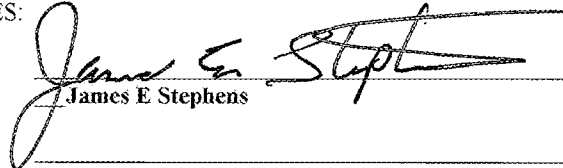
TO HAVE AND TO HOLD, the same in fee simple forever.


AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


Witness Print Name: Barbara Aubain

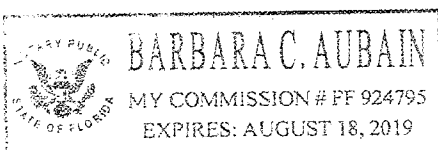

James E Stephens

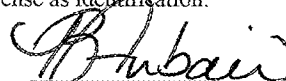

Witness Print Name: Barbara Moseley

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **December 30, 2016** by **James E Stephens, a married man** who is either personally known to me or who produced a driver's license as identification.

(SEAL)




Notary Public
Print Name:
My Commission Expires:

File Number: 16-120603

EXHIBIT "A"

Legal Description:

Commence at a 3 inch diameter round concrete monument marking the Southeast corner of Section 7, Township 4 North, Range 31 West, Escambia County, Florida; Thence go North 90 Degrees 00 Minutes 00 Seconds West along the South line of said Section 7 for a distance of 1310.96 feet to a 3 inch diameter round concrete monument marking the Southeast corner of the Southwest of the Southeast Quarter of said Section 7; Thence go North 00 Degrees 19 Minutes 02 Seconds East for a distance of 1313.70 feet; Thence go South 89 Degrees 55 Minutes 34 Seconds West for a distance of 616.59 feet for the Point of Beginning; Thence continue South 89 Degrees 55 Minutes 34 Seconds West for a distance of 20.00 feet; Thence go North 00 Degrees 16 Minutes 09 Seconds East for a distance of 696.43 feet; Thence go South 89 Degrees 53 Minutes 23 Seconds West for a distance of 105.00 feet; Thence go North 00 Degrees 16 Minutes 09 Seconds East for a distance of 125.00 feet; Thence go North 89 Degrees 53 Minutes 23 Seconds East for a distance of 125.00 feet; Thence go South 00 Degrees 16 Minutes 09 Seconds West for a distance of 821.45 feet to the Point of Beginning. The above described Parcel of land is situated in Section 7, Township 4 North, Range 31 West, Escambia County, Florida.

AND

Commence at the Southeast corner of Section 7, Township 4 North, Range 31 West, Escambia County, Florida; Thence go North 90 Degrees 00 Minutes 00 Seconds West along the South line of said Section 7 for a Distance of 1,310.96 Feet to a 3 inches Diameter Round Concrete Monument marking the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 7; Thence go North 00 Degrees 19 Minutes 02 Seconds East for a Distance of 1,313.70 Feet to a 5/8 inch Iron Rod; Thence go South 89 Degrees 55 Minutes 34 Seconds West for a Distance of 616.59 Feet to a 1/2 inch Iron Rod #5989; Thence go North 00 Degrees 16 Minutes 09 Seconds East for a Distance of 821.45 Feet to a 1/2 inch Iron Rod #5839; Thence go South 89 Degrees 53 Minutes 23 Seconds West to a 1/2 inch Iron Rod #5989 for a Distance of 125.00 Feet; Thence go South 00 Degrees 16 Minutes 09 Seconds West to a 1/2 inch Iron Rod #5989 for a Distance of 125.00 Feet; Thence go South 89 Degrees 53 Minutes 45 Seconds West to a 1/2 inch Iron Rod #7612 for a Distance of 75.00 Feet; Thence go North 00 Degrees 13 Minutes 24 Seconds East to a 1/2 inch Iron Rod #7612 for a Distance of 616.15 Feet; Thence go North 89 Degrees 51 Minutes 05 Seconds East to a 1/2 inch Iron Rod #5839 for a Distance of 200.80 Feet; Thence go South 00 Degrees 17 Minutes 41 Seconds West to a 1/2 inch Iron Rod #5839 for a Distance of 491.36 Feet to the Point of Beginning. The above described parcel of land is situated in Section 7, Township 4 North, Range 31 West; Escambia County, Florida.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07110 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:

AMBER M JOYNER
1806 LAMBERT BRIDGE RD
WALNUT HILL, FL 32568

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. 07110, 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 SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY DEFLECTING 90 DEG 19 MIN 02 SEC RT 1313 70/100 FT WLY DEFLECTING 90 DEG 23 MIN 28 SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105 FT NLY DEFLECTING 90 DEG RT 125 FT ELY DEFLECTING 90 DEG RT 125 FT SLY 90 DEG RT 821 44/100 FT TO POB OR 7646 P 844

SECTION 07, TOWNSHIP 4 N, RANGE 31 W

TAX ACCOUNT NUMBER 121195135 (0522-68)

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

AMBER M JOYNER

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

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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Post Property:

1806 LAMBERT BRIDGE RD 32568



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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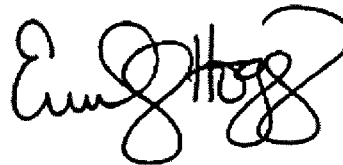
Personal Services:

AMBER M JOYNER
1806 LAMBERT BRIDGE RD
WALNUT HILL, FL 32568

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0522-68

Document Number: ECSO22CIV010217NON

Agency Number: 22-004492

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07110 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: AMBER M JOYNER

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 10:57 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: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

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Post Property:

1806 LAMBERT BRIDGE RD 32568



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 8:55

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

0522-68

Document Number: ECSO22CIV010199NON

Agency Number: 22-004516

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07110 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: AMBER M JOYNER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/18/2022 at 8:57 AM and served same on AMBER M JOYNER , at 10:58 AM on 3/21/2022 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

20220315

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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Personal Services:

AMBER M JOYNER
1806 LAMBERT BRIDGE RD
WALNUT HILL, FL 32568

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 8:57

RECEIVED

AMBER M JOYNER [0522-68]
1806 LAMBERT BRIDGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0128 1904 37

*Sheriff -
semed
owner*

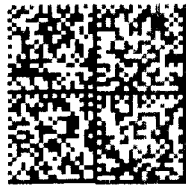
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

FILED
CLERK OF CIRCUIT COURT
7022 APR 14 P 2 43
PENSACOLA COUNTY, FL

CERTIFIED MAIL™



9171 9690 0935 0128 1904 37



quadrant
FIRST-CLASS MAIL
IMI
\$006.13⁰
03/18/2022 ZIP 32502
043M31219251

US POSTAGE

Handwritten initials

Handwritten 'COPY'

AMBER M JOYNER [0522-68]
1806 LAMBERT BRIDGE RD
WALNUT HILL, FL 32568

322 58 1 0004/11/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

325680351856

U1F 501 325680351856 *2127-95381-18-98

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 121195135 Certificate Number: 007110 of 2019

Payor: ARLENE K OLSEN 1806 LAMBERT BRIDGE RD WALNUT HILL, FL 32568 Date
4/19/2022

Clerk's Check #	5507456436	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$3,508.20
		Postage	\$6.18
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$4,089.45

\$3,998.48

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

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



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 007110

Redeemed Date 4/19/2022

Name ARLENE K OLSEN 1806 LAMBERT BRIDGE RD WALNUT HILL, FL 32568

Clerk's Total = TAXDEED	\$558.07	\$ 3,975.30
Due Tax Collector = TAXDEED	\$3,508.20	
Postage = TD2	\$6.18	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121195135 Certificate Number: 007110 of 2019

Redemption 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="4/19/2022"/>
Months	13	12
Tax Collector	<input type="text" value="\$2,930.50"/>	<input type="text" value="\$2,930.50"/>
Tax Collector Interest	\$571.45	\$527.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,508.20	<input type="text" value="\$3,464.24"/> 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="\$6.18"/>	<input type="text" value="\$6.18"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,089.45	\$4,038.48
	Repayment Overpayment Refund Amount	\$50.97
Book/Page	<input type="text" value="8538"/>	<input type="text" value="11"/>

Notes

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 8538, Page 11, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07110, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 121195135 (0522-68)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC WLY ALG S LI 1310 96/100 FT TO SE COR OF SW 1/4 OF SE 1/4 NLY
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SEC LEFT 616 69/100 FT FOR POB CONT WLY ALG PROJ OF LI LAST RUN 20 FT NLY
DEFLECTING 90 DEG 20 MIN 35 SEC RT 696 32/100 FT WLY DEFLECTING 90 DEG LEFT 105
FT NLY DEFLECTING 90 DEG RT 125 FT ELY DEFLECTING 90 DEG RT 125 FT SLY 90 DEG
RT 821 44/100 FT TO POB OR 7646 P 844

SECTION 07, TOWNSHIP 4 N, RANGE 31 W

NAME IN WHICH ASSESSED: AMBER M JOYNER

Dated this 19th 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 07110

_____ 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 08:16:12 -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 08:28:36 -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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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
(SEAL)
By: Emily Hogg
Deputy Clerk

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