



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	112S313000000015	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	093428000	2021	\$12,000	\$56,443	\$68,443	\$68,443
Owners:	KELLY DANIEL JOHN 1/2 INT KELLY DEBRA LYNN EST OF 1/2 INT	2020	\$12,000	\$49,439	\$61,439	\$61,439
Mail:	206 AUSBORN LN ABERDEEN, MS 39730	2019	\$12,000	\$46,144	\$58,144	\$58,144
Situs:	701 N 78TH AVE 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
02/14/2020	8247	990	\$100	CJ		
01/06/2018	8234	499	\$100	QC		
04/11/2008	6319	986	\$100	OJ		
08/1995	3819	709	\$28,000	WD		
03/1994	3551	720	\$100	QC		
11/1982	1711	553	\$24,400	WD		
01/1974	817	774	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features
						FRAME BUILDING

Parcel Information	Launch Interactive Map
Section Map Id: <u>11-2S-31-2</u>	
Approx. Acreage: 0.2350	
Zoned: MDR	
Evacuation & Flood Information Open Report	

+

-

86

120



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

Buildings

Address: 701 N 78TH AVE, Year Built: 1960, Effective Year: 1960, PA Building ID#: 103051

Structural Elements

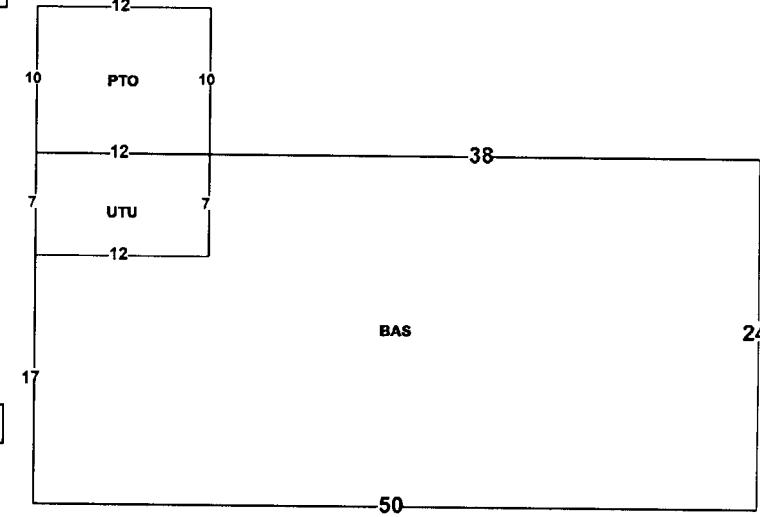
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1320 Total SF

BASE AREA - 1116

PATIO - 120

UTILITY UNF - 84



Images



10/8/2018 12:00:00 AM

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.



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

1122.02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HMF FL A, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 26, 2022
Property description	KELLY DANIEL JOHN 1/2 INT KELLY DEBRA LYNN EST OF 1/2 INT 206 AUSBORN LN ABERDEEN, MS 39730 701 N 78TH AVE 09-3428-000 LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709	Certificate #	2020 / 5009
		Date certificate issued	06/01/2020

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)
# 2020/5009	06/01/2020	1,043.86	52.19	1,096.05
→Part 2: Total*				1,096.05

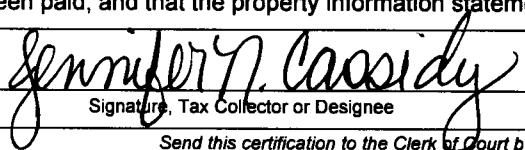
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2021/3943	06/01/2021	1,085.67	6.25	54.28	1,146.20
Part 3: Total*					1,146.20

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)	2,242.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,105.24
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)	3,722.49

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 April 28th, 2022
---	--

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

1122.02
T\$16.25

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>11/07/2022</u>	

INSTRUCTIONS

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200376

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538,

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
09-3428-000	2020/5009	06-01-2020	LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

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

HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538

04-26-2022
Application Date

Applicant's signature

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: 093428000 Certificate Number: 005009 of 2020

**Payor: ALBATROSS TITLE SERVICES LLC 2045 1ST AVE N ST PETERSBURG FL 33713 Date
 5/10/2022**

Clerk's Check #	1	Clerk's Total	\$503.88	\$3,927.42
Tax Collector Check #	1	Tax Collector's Total	\$4,199.60	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received		\$4,700.48

3,944.42

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

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

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 # 2020 TD 005009

Redeemed Date 5/10/2022

Name ALBATROSS TITLE SERVICES LLC 2045 1ST AVE N ST PETERSBURG FL 33713

Clerk's Total = TAXDEED	\$503.88	\$ 3,927.42
Due Tax Collector = TAXDEED	\$4,119.60	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Sold To](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

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

Tax Deed - Redemption Calculator

Account: 093428000 Certificate Number: 005009 of 2020

Redemption

No

Application Date

4/26/2022

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="5/10/2022"/>
Months	7	1
Tax Collector	\$3,722.49	\$3,722.49
Tax Collector Interest	\$390.86	\$55.84
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,119.60	\$3,784.58
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.88	\$6.84
Total Clerk	\$503.88	\$462.84
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$4,700.48	\$4,264.42
	Repayment Overpayment Refund Amount	\$436.06
Book/Page		

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 8780, Page 1632, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05009, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 093428000 (1122-02)

DESCRIPTION OF PROPERTY:

LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: DANIEL JOHN KELLY 1/2 INT and EST OF DEBRA LYNN KELLY
1/2 INT

Dated this 10th day of May 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL A LLC** holder of **Tax Certificate No. 05009**, issued the 1st day of **June, A.D., 2020** 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:

LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093428000 (1122-02)

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

DANIEL JOHN KELLY 1/2 INT and EST OF DEBRA LYNN KELLY 1/2 INT

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 November, which is the **7th day of November 2022**.

Dated this 10th day of May 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



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 #: 09-3428-000 CERTIFICATE #: 2020-5009

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: July 1, 2002 to and including July 28, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: August 14, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

August 14, 2022
Tax Account #: **09-3428-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DEBRA LYNN KELLY AND THUY TRANG THI NGUYEN**

By Virtue of Warranty Deed recorded 8/18/1995 in OR 3819/709 and DIVORCE recorded 4/28/2008 OR 6319/986 and Warranty Deed recorded 5/10/2022 OR 8781/651

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF THE QUIT CLAIM DEED FROM DEBRA LYNN KELLY REFERENCED IN DIVORCE RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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. **Judgment in favor of LVNV Funding, LLC recorded 2/5/2009 OR 6435/1524**
 - b. **Judgment in favor of Steve Roberts Bail Bonds Inc recorded 6/14/2010 OR 6602/711**
 - c. **Judgment in favor of TD Bank USA, N.A. recorded 2/1/2018 OR 7846/1603**
 - d. **Lien in favor of Anton Baryshev President of Delta Max Inc. recorded 12/28/2020 OR 8431/1720**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 09-3428-000
Assessed Value: \$68,443.00
Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **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: NOVEMBER 7, 2022

TAX ACCOUNT #: 09-3428-000

CERTIFICATE #: 2020-5009

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 2021 tax year.

DEBRA LYNN KELLY
AKA DEBRA LYNN WILSON
DANIEL JOHN KELLY
206 AUSBORN LN
ABERDEEN, MS 39730

DEBRA LYNN KELLY AKA DEBRA LYNN WILSON
EST OF JOHNNY KELLY AKA JOHNNY ALLEN KELLY
THUY TRANG THI NGUYEN
701 N 78TH AVE
PENSACOLA, FL 32506

LVNV FUNDING, LLC
15 SOUTH MAIN ST
GREENVILLE, SC 29601

STEVE ROBERTS BAIL BONDS INC
1757 ST MARY AVENUE
PENSACOLA, FL 32501

TD BANK USA, N.A.
7000 TARGET PKWY NORTH
MS-NCB-0464
MINNEAPOLIS, MN 55445

THUY TRANG T NGUYEN
1003 BARTOW AVE
PENSACOLA, FL 32507-1805

THUY THI NGUYEN
406 N PACE BLVD
PENSACOLA, FL 32501

ANTON BARYSHEV
DELTA MAX INC
6445 MEADOW FIELD CIR
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 14th day of August, 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

August 14, 2022
Tax Account #:09-3428-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 15 ROYAL PINES PB 4 P 98 OR 3819 P 709

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3428-000(1122-02)

13.50
196.00
206.50State of Florida }
Escambia County }OR Bk3819 Pg0709
INSTRUMENT 00228516

WARRANTY DEED

Know All Men by These Presents: That CARL J. COPPENGER and WANDA J. COPPENGER, TRUSTEES of the COPPENGER FAMILY TRUST Dated MARCH 01, 1994, at 3595 Blueridge, Dr., Pensacola, FL 32504 (904) 438-2543

for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JOHNNY ALLEN KELLY and DEBRA LYNN KELLY, Husband and Wife

701 N. 78th Ave Pensacola, FL 32506

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: LOT 15, ROYAL PINES S/D, ESCAMBIA COUNTY, FLORIDA

ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 OF PAGE 98 OF THE PUBLIC RECORDS OF SAID COUNTY.

D S PD \$196.00
Mort \$0.00 ASUM \$0.00
AUGUST 18, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: *Planned* D.C.

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 indefeasable 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 WE, OUR heirs, executors and administrators, the said grantee, THEIR heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, 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 7th day of AUGUST A.D. 1995.

Signed, sealed and delivered in the presence of

Carol C. Whittington

Hunt C. Whittington

Carol C. Whittington

Hunter C. Whittington

Carl J. Coppenger (SEAL)

CARL J. COPPENGER, TRUSTEE (SEAL)

Wanda J. Coppenger (SEAL)

WANDA J. COPPENGER, TRUSTEE (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida }
Escambia County }

Before the subscriber personally appeared *Carl J. Coppenger* and *Wanda J. Coppenger*, and his wife, known to me, and known to me to be the individual so described by said name 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

day of *August* 1995.

Prepared by:
CARL J. COPPENGER
3595 Blueridge Dr.
Pensacola, FL 32504
(904) 438-2543

My commission expires



Notary Public
"OFFICIAL SEAL"
JoAnn Viviano
My Commission Expires 8/16/97
Commission #CC 316308

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

OR Bk3819 Pg0710
 INSTRUMENT 00228516

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 78th Avenue (Between Lillian Highway and Jackson Street)

Legal Address of Property: 78th Avenue

The County (XX) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Public Works Department/Engineering Division

Name

1190 W. Leonard Street, Suite 1

Address

Pensacola, FL 32501

City, State, Zip Code

AS TO SELLER(S):

Carl J. Cappenger
 Seller's Name: Carl J. Cappenger

James J. Cappenger
 Seller's Name: James J. Cappenger

William H. Cline
 Witness' Name: William H. Cline

Betty J. Cline
 Witness' Name: Betty J. Cline

AS TO BUYER(S):

Debra L. Kelly
 Buyer's Name: Debra L. Kelly

Debra L. Kelly
 Buyer's Name: Debra L. Kelly

Michael K. Skipper
 Witness' Name: Michael K. Skipper

Jacqueline D. Cammuse
 Witness' Name: Jacqueline D. Cammuse

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

Instrument 00228516
 Filed and recorded in the
 Official Records
 AUGUST 18, 1995
 at 01:37 P.M.
 ERNIE LEE MAGAHA,
 CLERK OF THE CIRCUIT COURT
 Escambia County,
 Florida

Recorded in Public Records 1/21/2020 1:04 PM OR Book 8234 Page 499,
Instrument #2020005731, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and when recorded return to:

James M. Burns, Esquire
611 New Warrington Road, Suite 2
Pensacola, Florida 32506

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: TERRI PAULINE DASHER
4907 Timber Drive
Lake Park, GA 31636

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: DANIEL JOHN KELLY
206 Ausborn Lane
Aberdeen, MS 39370

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Homestead real property located at 701 North 78th Avenue, Pensacola, FL 32506, and more particularly described as:

Lot 15, Royal Pines Subdivision, Escambia County, Florida, according to the plat recorded in Plat Book 4, Page 98 of the Public Records of Escambia County, Florida.

The Property Appraiser's Parcel Identification Number is 112S313000000015.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me

from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

7. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on January 6th, 2017, 2018

Terri Pauline Dasher 1-6-18
TERRI PAULINE DASHER (Date)

Signed in the presence of:

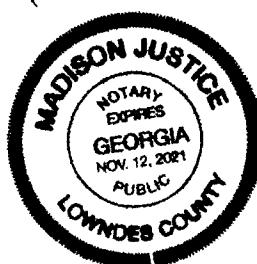
Hannah Kirkland
Signature of Witness #1
Hannah Kirkland
Printed Name of Witness #1

Signed in the presence of:

Craig Kirkland
Signature of Witness #2
Craig Kirkland
Printed Name of Witness #2

STATE OF Georgia
COUNTY OF Lowndes

The foregoing instrument was acknowledged before me this 6th day of January, 2017, by TERRI PAULINE DASHER, who is personally known to me or has produced Drivers license as identification.



Madison Justice
Notary Public - State of Georgia
My Commission Expires: NOV 12, 2021

**Recorded in Public Records 5/10/2022 2:36 PM OR Book 8781 Page 651,
Instrument #2022047889, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$350.00**

This Instrument Prepared by:

Ann M. Collins
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

Thuy Trang Thi Nguyen
701 North 78th Avenue
Pensacola, FL 32506
File No.: 2022-03-1418

Parcel Identification Number:
11-2S-31-3000-000-015

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "Deed") is made as of this 5th day of May, 2022 between Daniel John Kelly, a single man, whose mailing address is 206 Ausborn Lane, Aberdeen, MS 39730 ("Grantor") to, Thuy Trang Thi Nguyen, a married woman whose mailing address is 501 North U Street, Pensacola, FL 32505 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Escambia County, Florida and fully described as follows:

Property Address: **701 North 78th Avenue, Pensacola, FL 32506**

Lot 15, Royal Pines Subdivision, Escambia County, Florida, according to the plat of said subdivision, as recorded in Plat Book 4, Page 98, of the Public Records of Escambia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

Said property is NOT the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grant(s) or any member of the household of Grantor(s) reside thereon.

BK: 8781 PG: 652 Last Page

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Karen L. McMillian
Print Name: Karen L. McMillian

Allen Bland
Print Name: Allen Bland

STATE OF Mississippi
COUNTY OF Monroe

GRANTOR:

Daniel John Kelly
Daniel John Kelly

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 5th day of May, 2022, by Daniel John Kelly.

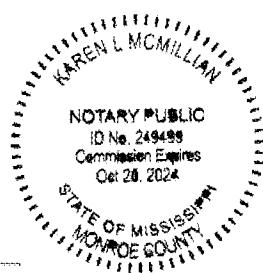
Karen L. McMillian

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: Drivers Licence, Sls Card



Recorded in Public Records 03/12/2009 at 09:56 AM OR Book 6435 Page 1524,
Instrument #2009016510, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 02/05/2009 at 10:46 AM OR Book 6422 Page 410,
Instrument #2009007352, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

LVNV FUNDING, LLC.

IN THE County COURT IN AND FOR
ESCAMBIACOUNTY, FLORIDA
CASE NO: 07-CC-6343

Plaintiff,

vs.

DEFAULT FINAL JUDGMENT

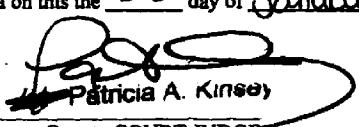
Johnny Kelly
Defendant(s).

THIS CAUSE having coming on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is , 15 S0uth Main Street, Greenville SC 29601 shall recover from Defendant(s) Johnny Kelly the principal sum of \$12,289.35 interest in the sum of \$3,536.98 court costs in the amount of \$255.00, and in addition attorney's fees in the amount of \$750, that shall bear interest at the rate of 8% per annum for all of the above let execution issue.

DONE AND ORDERED in, ESCAMBLA County, Florida on this the 28 day of January, 2009


Patricia A. Kinsey

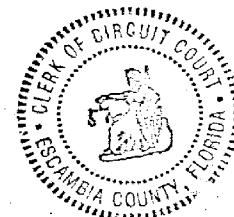
County COURT JUDGE

Copies furnished to:
Borack & Associates, P.A.
2300 Maitland Center Parkway, Suite 200
Maitland, FL 32751

Johnny Kelly
701 N 78TH AVE
PENSACOLA FL 32506-4423

07R05653
5121075042154182
159799838

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBLA COUNTY FLORIDA"
BY:  D.C.



Case: 2007 CC 006343
00039766903
Dkt: CC1033 Pg#:

Recorded in Public Records 06/14/2010 at 11:13 AM OR Book 6602 Page 711,
Instrument #2010037769, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 05/25/2010 at 01:31 PM OR Book 6595 Page 534,
Instrument #2010033079, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAH
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STEVE ROBERTS BAIL BONDS INC
1757 ST MARY AVENUE
PENSACOLA FL 32501

2010 MAY 24 P 2:53

COUNTY CIVIL DIVISION
FILED & RECORDED

Plaintiff,
VS.

JOHNNY ALLEN KELLY
701 NORTH 78TH AVENUE
PENSACOLA FL 32506

Defendant.

Case No. 2008 SC 001426

Division: V

FINAL JUDGMENT AGAINST
JOHNNY ALLEN KELLY

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement,
and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of
\$539.00, that shall bear interest at the rate of 6% per annum, for which let execution issue.

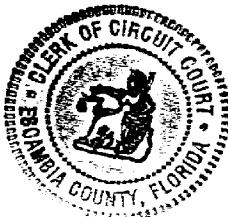
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida
this 24 day of May, 2010.


County Judge

Copies to:

STEVE ROBERTS BAIL BONDS INC

JOHNNY ALLEN KELLY



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAH, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: Debra Waddington D.C.

Case: 2008 SC 001426
00043245855
Dkt: CC1033 Pg#:

Recorded in Public Records 2/1/2018 9:44 AM OR Book 7846 Page 1603,
 Instrument #2018007920, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 12/27/2017 3:12 PM OR Book 7829 Page 323,
 Instrument #2017100210, Pam Childers Clerk of the Circuit Court Escambia
 County, FL

Filing # 65637391 E-Filed 12/20/2017 12:24:26 PM

IN THE COUNTY COURT FOR THE
 1ST JUDICIAL CIRCUIT IN
 AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2017 SC 000483

TD BANK USA, N.A.,
 Plaintiff.
 vs.

THUY-TRANG T NGUYEN,
 Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, TD BANK USA, N.A., 7000 TARGET PARKWAY NORTH - MS-NCB-0464, MINNEAPOLIS MN 55445, recover from the Defendant(s), THUY-TRANG T NGUYEN, 1003 BARTOW AVE, PENSACOLA FL 32507-1805, ***-** [REDACTED] the sum of \$1242.02 on principal, \$0.00 for interest and \$256.48 for costs that shall bear interest at the rate of 5.35% for the remainder of this calendar year; thereafter interest shall accrue pursuant to Fla. Stat. §55.03, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete Form 7.343 and return it to RAS LaVrar, LLC.

ORDERED in ESCAMBIA County, Florida, this 20th day of Dec, 2017.



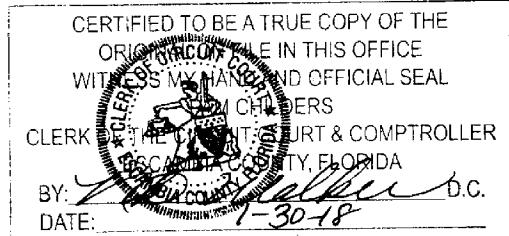
DEPOSED IN COUNTY COURT JUDGE PAT KINSEY
 on 12/20/2017 10:08:46 uxExOff

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324

THUY-TRANG T NGUYEN, 1003 BARTOW AVE, PENSACOLA FL 32507-1805.

Account No: XXXXX [REDACTED]
 File No: 3000627932.001



Recorded in Public Records 12/28/2020 11:15 AM OR Book 8431 Page 1720,
Instrument #2020114218, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Warning!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

Claim of Lien

(Claim of Lien) Section 713.08, Florida Statutes

State of Florida

County of FL

Notice is hereby given that on October 05, 2020, Anton Baryshev, President Delta max inc, of 6445, Meadow Field Cir, Pensacola, Florida 32526, a Contractor, commenced services at the Residential house located at 406 N Pace Blvd, Pensacola, 32505, in the County of Escambia, State of Florida, more specifically known and legally described as:

Tarp

Lienor claims a lien in the amount of \$1,500.00 on the Residential house and the premises or real estate on which it is erected or built, belonging to NGUYEN THUY THI whose address is 406 N PACE BLVD, Pensacola, Florida 32505. For satisfaction of a claim which became due on October 05, 2020, upon completion of services, for a Tarp

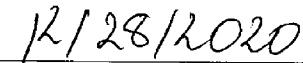
Lienor signed a contract dated October 05, 2020 and was employed or furnished labor, services, equipment and/or materials under an agreement with NGUYEN THUY THI, 406 N PACE BLVD, Pensacola, Florida 32501.

The Lienor served the applicable Notice To Owner on 12/03/2020, by mail and 12/09/2020 by e-mail.

Claimant hereby declares that there is now due the balance of \$1,500.00 which respondents neglect and refuse to pay despite requests and demands for payment. For this reason, Claimant is entitled to a lien on the property described herein and the improvements located thereon for the total sum of the lien claimed along with interest on the maturity of the debt as allowable according to Statute in such cases made and provided.



Anton Baryshev
6445, Meadow Field Cir
Pensacola, Florida 32526

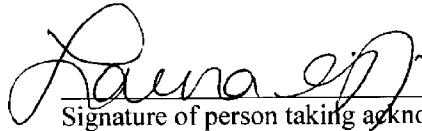


Date

BK: 8431 PG: 1721 Last Page

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing Affidavit was acknowledged before me, by means of physical presence or online notarization, this 28 day of December, 2022 by Anton Baryshev, who is personally known to me or who have produced PLD as identification, and being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.


Signature of person taking acknowledgmentLaura Griffin
Name typed, printed, or stampedNotary
Title or rankGG971596
Serial number (if applicable)

Document Prepared By:

Anton Baryshev
6445, Meadow Field Cir
Pensacola, Florida 32526