APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300203

To: Tax Collector	of ESCAMBIA CO	DUNTY, Florida
1,		
KEYS FUNDING L	LC - 2021	
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
01-3964-744	2021/275	06-01-2021	LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742

I agree to:

· pay any current taxes, if due and

Electronic signature on file

- · 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.

KEYS FUNDING LLC - 2021 PO BOX 645040	
CINCINNATI, OH 45264-5040	04-19-2023
Applicant's signature	Application Date

Pai	rt 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 h	Pere: Date of sale 08/02/2023 Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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.

LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742



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

0823.44

			7 - 7 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -				0007.44
Part 1: Tax Deed	d Application Info	rmation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040			Appli	cation date	Apr 19, 2023	
Property description	OFLANAGAN GARY WILLIAM MCMANUS KELLY MATTHEW 9812 BRIDGEWOOD LN				Certif	icate#	2021 / 275
	PENSACOLA, FL 32514 9812 BRIDGEWOOD LN 01-3964-744					certificate issued	06/01/2021
Part 2: Certificat	es Owned by App	olicant and	Filed w	ith Tax Deed	Appile	ation	
Column 1 Certificate Numbe	Colum	n 2	C	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/275	06/01/2	:021		3,117.36		155.87	3,273.2
						→Part 2: Total*	3,273.2
Part 3: Other Cei	tificates Redeem	ed by Appl	icant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colum Face Amo Other Cer	ount of	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/314	06/01/2022	3	,477.47		6.25	173.87	3,657.59
		2007 - O. H. S. Colores				Part 3: Total*	3,657.59
	ector Certified Am						
	ficates in applicant's		and other	certificates red (*T	eemed otal of	by applicant Parts 2 + 3 above)	6,930.82
	es paid by the applica	ant					0.00
	aid by the applicant						3,576.01
4. Property inform							200.00
5. Tax deed applic							175.00
6. Interest accrued	by tax collector und	ler s.197.542	, F.S. (se	ee Tax Collector	Instruc	ctions, page 2)	0.00
7.						Paid (Lines 1-6)	10,881.83
certify the above inf ave been paid, and	formation is true and that the property info	the tax certiformation state	icates, in ement is	terest, property attached.	informa	ation report fee, and	tax collector's fees
R						Escambia, Florida	
ign here: Signet	ure, Tax Collector or Desig	Inee			Dat	e <u>April 26th, 20</u>	23_
	Send to s certification to						

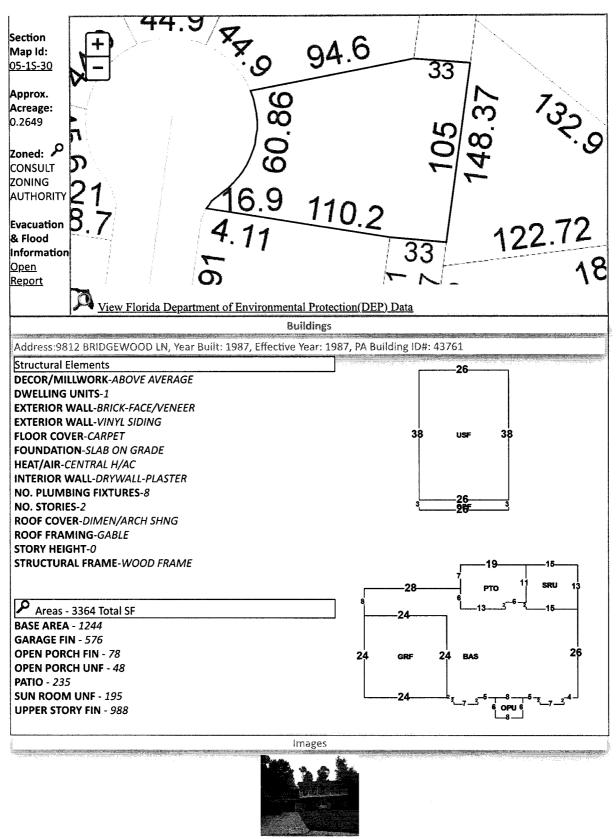
Send to sertification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Real Estate Search

Tangible Property Search

Sale List

◆ Nav. Mode Account ○ Parcel ID ◆								Printer Frie	endly Version
General Infor	mation	and the second section of the sectio		American Committee Committ	Assessn	nents	A. Release To the Relation to	- 1 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
Parcel ID:	0518300	560017001			Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0139647	44			2022	\$28,001	\$233,699	\$261,700	\$232,519
Owners:		GAN GARY \ US KELLY M			2021 2020	\$28,001 \$28,501	\$186,638 \$163,664	\$214,639 \$192,165	\$211,381 \$192,165
Mail:		DGEWOOD DLA, FL 325			Section Assessment	angundustra a Matthick (Matthick Landings) yang sangundustra kar Sar (Matthick Landings)	Disclaime	er	
Situs:	9812 BRI	DGEWOOD	LN 32	514					
Use Code:	SINGLE F	AMILY RESI	O O				Tax Estima	itor	
Taxing Authority:	COUNTY	MSTU		File for New Homestead Exemption Online			Online		
Tax Inquiry lii Escambia Co			sford						
Sales Data					2022 (4	ertified Roll E	xemptions		
Janes Maka	54 E. Soy 18 19	A P	E 10	Official Records	None				
Sale Date	Book Page	Value	Type	(New Window)					
03/07/2018	7874 742	\$209,000	WD	C _o			V S		
06/21/2017	7733 421	\$119,900	ст	Ē.		escription			2ر
01/28/2009		\$165,300	WD	Ē			RIDGE S/D PB 3199 P 478 AL		
12/2003	5342 1631	\$100		Ĉ.	11	53 1S 30	3133 P 4/0 AL	SO BEG AT SV	VCOR
	5153 1295	\$100	-	<u> </u>					
04/2003		•	-	•					
06/1992		\$126,000				117 255 7 100 100 100 17 100 17			
08/1991	3055 946	\$97,300			Extra F	eatures			
E:	rds Inquiry co unty Clerk of				JACUZZ				
Parcel Inform	nation		miainin sui-					Launch Int	eractive Ma
								Annual Control of the	



7/27/2018 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036931 5/9/2023 3:28 PM
OFF REC BK: 8974 PG: 1524 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** – 2021 holder of **Tax Certificate No. 00275**, issued the **1st** day of **June**, **A.D.**, 2021 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 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013964744 (0823-44)

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

GARY WILLIAM OFLANAGAN and KELLY MATTHEW MCMANUS

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 Wednesday in the month of August, which is the 2nd day of August 2023.

Dated this 5th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNTY, TORK

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

BK: 7874 PG: 743 Last Page

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness No. 1 Signature:

Printed Name: AMDE

Witness No. 2 Signature:

Printed Name: (1)

9812 A Florida Land Trust dated 06/08/2017

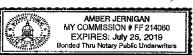
By: Edgewater Homes, Inc., a Florida

corporation Its: Trustee

STATE OF Florida COUNTY OF SCAMBION

The foregoing instrument was acknowledged before me this the 7th day of March, 2018, by Hiram Collazo as President of Edgewater Homes, Inc., a Florida corporation as trustee of the 9812 A Florida Land Trust dated 06/08/2017, who is known to me or who has produced A driver Mills as photo identification.

(AFFIX NOTARY SEAL HERE)



Notary PubliAmber Jernigan

Printed Name:

My Commission Expires:

Recorded in Public Records 3/23/2018 2:08 PM OR Book 7874 Page 742, Instrument #2018023091, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1,463.00

Return

Amber Jernigan

to:

SETCO Services, LLC - Pensacola

Name: Address:

121 Palafox Place Pensacola, FL 32502

This Instrument Prepared:

SETCO Services, LLC - Pensacola 121 Palafox Place Pensacola, FL 32502

Documentary Stamp Taxes were collected in the amount of (\$1,463.00) based on the purchase price amount of (\$209,000.00).

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 051S300560017001 File No: N01006

WARRANTY DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

This Warranty Deed Made March 7, 2018, by Edgewater Homes, Inc., as trustee of the 9812 A Florida Land Trust dated 06/08/2017, hereinafter referred to as the Grantor, whose post office address is: 3518 NW 36 Street, Miami, FL 33142, to

Gary William O'Flanagan, married, and Kelly Matthew McManus, unmarried, hereinafter referred to as the Grantee, whose post office address is:230 Pheasant Drive, Healdsburg, CA 95448.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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:

Lot 17, Block "A", WOODBRIDGE, a Subdivision of a portion of Section 5, Township 1 South, Range 30 West, Escambia County, Florida, according to Flat recorded in Plat Book 13, Page 44 of the Public Records of said County.

Also:

Commencing at the Southwest comer of Section 53, Township 1 South, Range 30 West, Escambia County, Florida, said point being also on the Easterly line of Lot 18, Block A, of Woodbridge Subdivision as recorded in Plat Book 13, Page 44, of the public records of Escambia County; Thence go North 04\'b031'53" East along the West line of said Section 53 a distance of 61.60 feet to the Southeast corner of said Lot 17, Block A, Woodbridge Subdivision for the point of beginning; Thence continue North 04\'b031'53" East along the Easterly line of said Lot 17, Block A, Woodbridge a distance of 105.00 feet to the Northeast corner of said Lot 17, Block A; Thence go South 85\'b028'07" East a distance of 33.00 feet to a point on the Westerly line of Lot 24, Block A, Woodbridge First Addition as recorded in Plat Book 13, Page 69, of the public records of said county; Thence go South 04\'b031'53" West along the Westerly line of Lot 24, Block A, Woodbridge First Addition a distance of 105.00; Thence go North 85\'b028'07" West a distance of 33.00 feet to the point of beginning. The above described parcel of land is situated in Section 53, Township 1 South, Range 30 West, Escambia County, Florida.

Said property is not the homestead property 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.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2018, reservations, restrictions and easements of record, if any.

BK: 7733 PG: 422 Last Page

Property Address: 9812 Bridgewood Lane, Pensacola, FL 32514

a. Legal Description: LOT 17, BLOCK "A", WOODBRIDGE, A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP I SOUTH, RANGE 30 WEST, ESCAMBIA

COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 44 OF THE PUBLIC RECORDS OF SAID COUNTY, ALSO:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 53. TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ALSO ON THE EASTERLY LINE OF LOT 18. BLOCK A. OF WOODBRIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGE 44, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY: THENCE GO NORTH 04°31'53" EAST ALONG THE WEST LINE OF SAID SECTION 53 A DISTANCE OF 61.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, BLOCK A. WOODBRIDGE SUBDIVISION FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 04°31'53" EAST ALONG THE EASTERLY LINE OF SAID LOT 17, BLOCK A. WOODBRIDGE A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17. BLOCK A: THENCE GO SOUTH 85°28'07" EAST A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 24, BLOCK A. WOODBRIDGE FIRST ADDITION AS RECORDED IN PLAT BOOK 13, PAGE 69, OF THE PUBLIC RECORDS OF SAID COUNTY: THENCE GO SOUTH 04°31'53" WEST ALONG THE WESTERLY LINE OF LOT 24, BLOCK A. WOODBRIDGE FIRST ADDITION A DISTANCE OF 105.00: THENCE GO NORTH 85°28'07" WEST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 53. TOWNSHIP I SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY. FLORIDA.

b. Parcel ID No. 01-3964-744

Order: QuickView_Gtr Gte Doc: 7733-421 REC ALL

Recorded in Public Records 6/22/2017 2:57 PM OR Book 7733 Page 421, Instrument #2017047538, Pam Childers Clerk of the Circuit Court Escambia County, FL Deed Stamps \$839.30

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA CIVIL ACTION

CASE NO. 2009 CA 004254

CARRINGTON MORTGAGE SERVICES LLC Plaintiff

VS.

WOODBRIDGE HOMEOWNERS ASSOCIATION INC ; SCHEPPER, GRETCHEN E ; JANE DOE ; SCHEPPER, LOUIS R ; JOHN DOE Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on <u>June 09. 2017</u>, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

EDGEWATER HOMES, INC., AS TRUSTEE OF 9812 A FLORIDA LAND TRUST DATED 06/08/17 WITH THE FULL POWER TO PROTECT, CONSERVE, AND/OR TO SELL, LEASE, ENCUMBER OR OTHERWISE TO MANAGE AND DISPOSE OF SUBJECT REAL ESTATE PROPERTY IN ACCORDANCE WITH FLORIDA STATUE SEC. 689.073.

3518 NW 36 street Miami, FL, 33142

- SEE ATTACHMENT -

The successful bid was in the amount of \$119900.00.

WITNESS my hand and the official seal on this 21 day of June, 2017, as Clerk of the Circuit Court.

Pam Childers Clerk of the Circuit Court

Deputy Clerk

Conformed copies to all parties

Order: QuickView_Gtr Gte Doc: 7733-421 REC ALL

PROPERTY INFORMATION REPORT

May 26, 2023 Tax Account #:01-3964-744

LEGAL DESCRIPTION EXHIBIT "A"

LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-3964-744(0823-44)

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT 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 I	DATE:	AUG 2, 2023
TAX ACCOUNT #:		01-3964-744
CERTIFICATE #:		2021-275
those persons, firms	, and/or agencies hav	ida Statutes, the following is a list of names and addresses of ing legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed
Notify	•	.O. Box 12910, 32521 90 Governmental Center, 32502 year.
GARY WILLIAM (O'FLANAGAN	GARY WILLIAM O'FLANAGAN
KELLY MATTHEY	W MCMANUS	KELLY MATTHEW MCMANUS

230 PHEASANT DRIVE

HEALDSBURG, CA 95448

WOODBRIDGE HOMEOWNERS ASSOCIATION, INC. P.O. BOX 11361 PENSACOLA, FL 32524-3611

9812 BRIDGEWOOD LN

PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 26th day of May, 2023.

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

May 26, 2023

Tax Account #: 01-3964-744

1. The Grantee(s) of the last deed(s) of record is/are: GARY WILLIAM O'FLANAGAN AND KELLY MATTHEW MCMANUS

By Virtue of Warranty Deed recorded 3/23/2018 in OR 7874/742

EXAMINER'S NOTE: IT APPEARS THE LAST DEED OF RECORD CONTAINS MULTIPLE TYPOS IN THE LEGAL DESCRIPTION, SO WE HAVE INCLUDED A COPY OF THE PREVIOUS CERTIFICATE OF TITLE IN THE SEARCH PACKAGE FOR REFERENCE.

- 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:

NONE FOUND OF RECORD

4. Taxes:

Taxes for the year(s) 2020 - 2022 are delinquent.

Tax Account #: 01-3964-744 Assessed Value: \$232,519.00

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): **WOODBRIDGE HOMEOWNERS ASSOCIATION, INC.**

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

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



PROPERTY INFORMATION REPORT

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

THE ATTACHED REF	THE ATTACHED REPORT IS ISSUED TO:								
SCOTT LUNSFORD, I	ESCAMBIA COUNTY TAX	X COLLECTOR							
TAX ACCOUNT #:	01-3964-744	CERTIFICATE #: _	2021-	275					
REPORT IS LIMITED	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.								
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	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.								
and mineral or any subsencroachments, overlap	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:	May 25, 2003 to and includ	ding May 25, 2023	Abstractor:	Cody Campbell					
BY									

Michael A. Campbell, As President

Dated: May 26, 2023

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 August 2, 2023, 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 FUNDING LLC – 2021 holder of Tax Certificate No. 00275, issued the 1st day of June, A.D., 2021 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 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013964744 (0823-44)

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

GARY WILLIAM OFLANAGAN and KELLY MATTHEW MCMANUS

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 Wednesday in the month of August, which is the 2nd day of August 2023.

Dated this 9th day of June 2023.

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.

Personal Services:

KELLY MATTHEW MCMANUS 9812 BRIDGEWOOD LN PENSACOLA, FL 32514

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 August 2, 2023, 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:
9812 BRIDGEWOOD LN 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00275 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 15, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GARY WILLIAM OFLANAGAN KELLY MATTHEW MCMANUS

9812 BRIDGEWOOD LN 9812 BRIDGEWOOD LN

PENSACOLA, FL 32514

PENSACOLA, FL 32514

WOODBRIDGE HOMEOWNERS ASSOCIATION, INC. GARY WILLIAM O'FLANAGAN

230 PHEASANT DRIVE

P.O. BOX 11361

PENSACOLA, FL 32524-3611

HEALDSBURG, CA 95448

KELLY MATTHEW MCMANUS 230 PHEASANT DRIVE HEALDSBURG, CA 95448

WITNESS my official seal this 15th day of June 2023.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:





GARY WILLIAM OFLANAGAN [0823-44] 9812 BRIDGEWOOD LN PENSACOLA, FL 32514

9171 9690 0935 0128 0113 67

KELLY MATTHEW MCMANUS [0823-44] 9812 BRIDGEWOOD LN PENSACOLA, FL 32514

9171 9690 0935 0128 0113 50

WOODBRIDGE HOMEOWNERS ASSOCIATION, INC. [0823-44] P.O. BOX 11361 PENSACOLA, FL 32524-3611

9171 9690 0935 0128 0113 43

GARY WILLIAM O'FLANAGAN [0823-44] 230 PHEASANT DRIVE HEALDSBURG, CA 95448

9171 9690 0935 0128 0113 36

KELLY MATTHEW MCMANUS [0823-44] 230 PHEASANT DRIVE HEALDSBURG, CA 95448

9171 9690 0935 0128 0113 29

Source

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-44

Document Number: ECSO23CIV021546NON

Agency Number: 23-007229

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 00275 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: GARY WILLIAM OFLANAGAN AND KELLY MATTHEW MCMANUS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/16/2023 at 9:12 AM and served same on GARY WILLIAM OFLANAGAN , at 7:00 AM on 6/20/2023 in ESCAMBIA COUNTY, FŁORIDA, 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:

G. FALLER, CPS

Service Fee: Receipt No: \$40.00 BILL 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 August 2, 2023, 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:

GARY WILLIAM OFLANAGAN 9812 BRIDGEWOOD LN PENSACOLA, FL 32514

COMPARO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk TO TO TO

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV021541NON

Agency Number: 23-007227

0823-44

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00275 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: GARY WILLIAM OFLANAGAN AND KELLY MATTHEW MCMANUS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:12 AM and served same at 7:00 AM on 6/20/2023 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:

G. FAL**JÆ**R, CPS

Service Fee:

\$40.00

Receipt No:

BILL

るので

WARNING

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Post Property:

9812 BRIDGEWOOD LN 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Cerk Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 23-007228

0823 - 44

Document Number: ECSO23CIV021544NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00275 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: GARY WILLIAM OFLANAGAN AND KELLY MATTHEW MCMANUS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/16/2023 at 9:12 AM and served same on KELLY MATTHEW MCMANUS, in ESCAMBIA COUNTY, FLORIDA, at 7:00 AM on 6/20/2023 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: GARY OFLANAGAN, RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

G. FALLER, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

KELLY MATTHEW MCMANUS 9812 BRIDGEWOOD LN PENSACOLA, FL 32514

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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

Account: 013964744 Certificate Number: 000275 of 2021

Payor: GW BLAKE & CO LLC 9812 BRIDGEWOOD LN PENSACOLA FL 32514 Date 7/24/2023

Clerk's Check # 1	Clerk's Total	\$483.36
Tax Collector Check # 1	Tax Collector's Total	\$11,540.99
	Postage	\$34.40
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	\$12,075.75

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

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 # 2021 TD 000275 Redeemed Date 7/24/2023

Name GW BLAKE & CO LLC 9812 BRIDGEWOOD LN PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$11,540.99
Postage = TD2	\$34.40
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: 013964744 Certificate Number: 000275 of 2021

Redemption No V	Application Date 4/19/2023	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/2/2023	Redemption Date 7/24/2023
Months	4	3
Tax Collector	\$10,881.83	\$10,881.83
Tax Collector Interest	\$652.91	\$489.68
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$11,540.99	\$11,377.76)
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	\$27.36	\$20.52
Total Clerk	\$483.36	\$476.52 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$34.40	\$34.40
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$12,075.75	\$11,905.68
	Repayment Overpayment Refund Amount	\$170.07 redeemer
Book/Page	8974	1524

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023059245 7/24/2023 2:18 PM OFF REC BK: 9013 PG: 728 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8974, Page 1524, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00275, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 013964744 (0823-44)

DESCRIPTION OF PROPERTY:

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SECTION 05, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: GARY WILLIAM OFLANAGAN and KELLY MATTHEW MCMANUS

Dated this 24th day of July 2023.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN. That KEYS FUNDING LCC - 2021 holder of Tax Certificate No 00275 issued the 1st day of June A.C. 2021 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 will.

LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCEL A OR 3199 P 478 ALSO BEG AT SW COR OF SEC 53 1S 30 N 4 DEG 34 MIN 53 SEC E ALG W LI OF SEC 61 60/100 FT TO SE COR OF LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 FOR POB CONT N 4 DEG 31 MIN 53 SEC E ALG SD ELY LI OF LT 17 BLK A WOODBRIDGE 105 FT TO NE COR OF LT 17 BLK A S 85 DEG 28 MIN 7 SEC E 33 FT TO A PT ON WLY LI OF LT 24 BLK A WOODBRIDGE FIRST ADDN PB 13 P 69 S 4 DEG 31 MIN 53 SEC W ALG WLY LI OF LT 24 BLK A 105 FT N 85 DEG 28 MIN 7 SEC W 33 FT TO POB OR 7874 P 742

SECTION 05 TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 013964744 (0823-44)

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

GARY WILLIAM OFLANAGAN and KELLY MATTHEW MCMANUS

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 Wednesday in the month of August, which is the 2nd day of August 2023.

Dated this 15th day of June 2023

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 Parafox. 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

4WR6/28-7/19TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida: that the attached copy of the advertisement, being a notice in the matter of 2021-TD-00275 in the Escambia County Court was published in said newspaper in and was printed and released on June 28, 2023; July 5, 2023; July 12, 2023; and July 19, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

x Solly

MALCOLM BALLINGER, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2023, by MALCOLM BALLINGER who is personally known to me.

, NOTARY PUBLIC

Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024