



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	OFLANAGAN GARY WILLIAM MCMANUS KELLY MATTHEW 9812 BRIDGEWOOD LN PENSACOLA, FL 32514 9812 BRIDGEWOOD LN 01-3964-744 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 O (Full legal attached.)	Certificate #	2021 / 275
		Date certificate issued	06/01/2021

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)
# 2021/275	06/01/2021	3,117.36	155.87	3,273.23
→ Part 2: Total*				3,273.23

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)
# 2022/314	06/01/2022	3,477.47	6.25	173.87	3,657.59
Part 3: Total*					3,657.59

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)	6,930.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,576.01
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)	10,881.83

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 26th, 2023

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</u>	
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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300203

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 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
- 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 - 2021
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

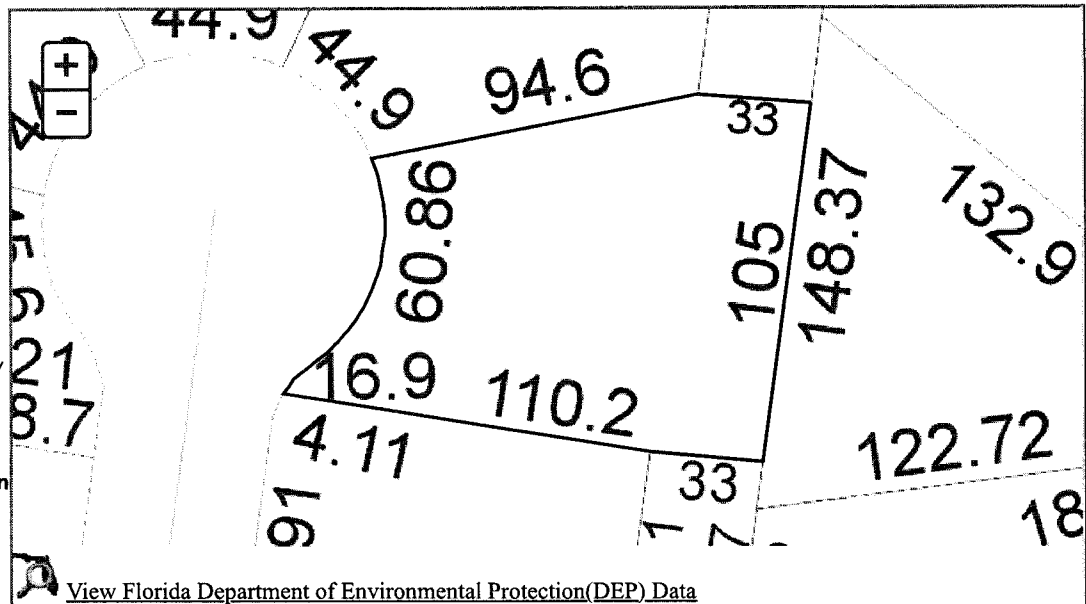
Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information Parcel ID: 051S300560017001 Account: 013964744 Owners: OFLANAGAN GARY WILLIAM MCMANUS KELLY MATTHEW Mail: 9812 BRIDGEWOOD LN PENSACOLA, FL 32514 Situs: 9812 BRIDGEWOOD LN 32514 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>2022</td> <td>\$28,001</td> <td>\$233,699</td> <td>\$261,700</td> <td>\$232,519</td> </tr> <tr> <td>2021</td> <td>\$28,001</td> <td>\$186,638</td> <td>\$214,639</td> <td>\$211,381</td> </tr> <tr> <td>2020</td> <td>\$28,501</td> <td>\$163,664</td> <td>\$192,165</td> <td>\$192,165</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">File for New Homestead Exemption Online</p>					Year	Land	Imprv	Total	Cap Val	2022	\$28,001	\$233,699	\$261,700	\$232,519	2021	\$28,001	\$186,638	\$214,639	\$211,381	2020	\$28,501	\$163,664	\$192,165	\$192,165																												
Year	Land	Imprv	Total	Cap Val																																																					
2022	\$28,001	\$233,699	\$261,700	\$232,519																																																					
2021	\$28,001	\$186,638	\$214,639	\$211,381																																																					
2020	\$28,501	\$163,664	\$192,165	\$192,165																																																					
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>03/07/2018</td> <td>7874</td> <td>742</td> <td>\$209,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/21/2017</td> <td>7733</td> <td>421</td> <td>\$119,900</td> <td>CT</td> <td></td> </tr> <tr> <td>01/28/2009</td> <td>6422</td> <td>472</td> <td>\$165,300</td> <td>WD</td> <td></td> </tr> <tr> <td>12/2003</td> <td>5342</td> <td>1631</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/2003</td> <td>5153</td> <td>1295</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/1992</td> <td>3199</td> <td>478</td> <td>\$126,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1991</td> <td>3055</td> <td>946</td> <td>\$97,300</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/07/2018	7874	742	\$209,000	WD		06/21/2017	7733	421	\$119,900	CT		01/28/2009	6422	472	\$165,300	WD		12/2003	5342	1631	\$100	QC		04/2003	5153	1295	\$100	QC		06/1992	3199	478	\$126,000	WD		08/1991	3055	946	\$97,300	WD		2022 Certified Roll Exemptions None Legal Description 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... Extra Features JACUZZI				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																				
03/07/2018	7874	742	\$209,000	WD																																																					
06/21/2017	7733	421	\$119,900	CT																																																					
01/28/2009	6422	472	\$165,300	WD																																																					
12/2003	5342	1631	\$100	QC																																																					
04/2003	5153	1295	\$100	QC																																																					
06/1992	3199	478	\$126,000	WD																																																					
08/1991	3055	946	\$97,300	WD																																																					
Parcel Information					Launch Interactive Map																																																				



Last Updated:04/27/2023 (tc.4357)

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)

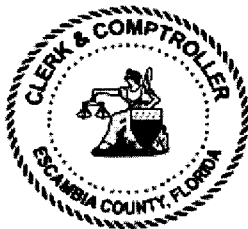
The assessment of the said property under the said certificate issued was in the name of

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.



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 #: 01-3964-744 CERTIFICATE #: 2021-275

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: May 25, 2003 to and including May 25, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 26, 2023

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): **WOODBIDGE 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.

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: AUG 2, 2023
TAX ACCOUNT #: 01-3964-744
CERTIFICATE #: 2021-275

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>2022</u> tax year.

GARY WILLIAM O'FLANAGAN
KELLY MATTHEW MCMANUS
9812 BRIDGEWOOD LN
PENSACOLA, FL 32514

GARY WILLIAM O'FLANAGAN
KELLY MATTHEW MCMANUS
230 PHEASANT DRIVE
HEALDSBURG, CA 95448

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

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

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)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

**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.

WOODBIDGE 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 June 09, 2017, 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

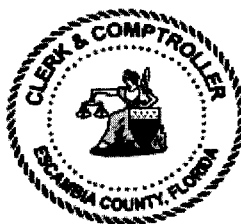
EDGEWATER HOMES, INC., AS TRUSTEE OF 9812 A FLORIDA LAND TRUST DATED 06/08/17 WITH THE
FULL POWER TO PROTECT, CONSERVE, AND/OR TO SELL, LEASE, ENCUMBER OR OTHERWISE TO
MANAGE AND DISPOSE OF SUBJECT REAL ESTATE PROPERTY IN ACCORDANCE WITH FLORIDA
STATUTE SEC. 689.073.

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

BY: Jennifer Stryker-Haley
Deputy Clerk

Conformed copies to all parties

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 1 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 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

b. Parcel ID No. 01-3964-744

Return **Amber Jernigan**
to:
Name: **SETCO Services, LLC - Pensacola**
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 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°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.

(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: [Signature]
Printed Name: Amber Jernigan

9812 A Florida Land Trust dated
06/08/2017

Witness No. 2 Signature: [Signature]
Printed Name: Missataya

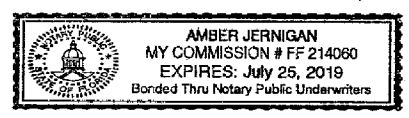
By: Edgewater Homes, Inc., a Florida
corporation
Its: Trustee

[Signature]
By: Hiram Collazo
Its: President

STATE OF Florida
COUNTY OF Escambia

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 license as photo identification.

(AFFIX NOTARY SEAL HERE)



[Signature]
Notary Public Amber Jernigan
Printed Name:
My Commission Expires: _____

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 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.



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 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.

Post Property:

9812 BRIDGEWOOD LN 32514

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 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.

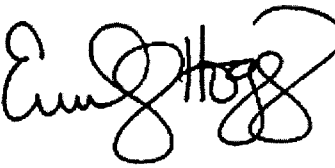
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Personal Services:

GARY WILLIAM OFLANAGAN
9812 BRIDGEWOOD LN
PENSACOLA, FL 32514

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 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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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

WOODBIDGE 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

*Served -
owner*

CERTIFIED MAIL™

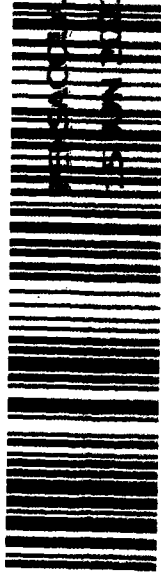
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



FL 325
JUL 10 11:03 PM '98

quadrant

FIRST-CLASS MAIL

IMI

\$006.85

08152023 ZIP 32502

08152023 ZIP 32502

9171 9690 0935 0128 0113 36

US POSTAGE

**RETURN TO SENDER
AT THIS ADDRESS**

GARY WILLIAM O'FLANAGAN
[0823-44]

230 PHEASANT DRIVE
HEALDSBURG, CA 95448

NIXIE

955 DE 1

0006/30/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 32502582799

*2738-01382-15-40

95448-0248327

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32504



FL 325

3 PM

quadrant

FIRST-CLASS MAIL

IMI

\$006.85

00-15-2023 ZIP 32502

CLASS 010064

US POSTAGE

**RETURN TO SENDER
AT THIS ADDRESS**

2023 JUL -6 A 10:08
COUNTY

KELLY MATTHEW MCMANUS

[0823-44]

230 PHEASANT DRIVE

HEALDSBURG, CA 95448

NIXIE 958 DE 1 0006/30/23

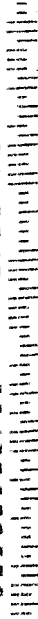
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 32502582799

*2738-01247-15-40

95448-0346027



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, 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: _____

G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

307229

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:

GARY WILLIAM OFLANAGAN
9812 BRIDGEWOOD LN
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

ESCAMBIA COUNTY FL
2023 JUN 16 AM 9:12

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-44

Document Number: ECSO23CIV021541NON

Agency Number: 23-007227

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. FALLER, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: GBGUY

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 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.

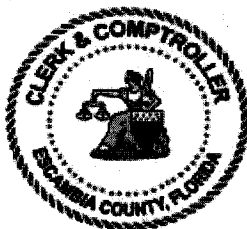
Dated this 9th day of June 2023.

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.

Post Property:

9812 BRIDGEWOOD LN 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

2023 JUN 15 AM 9:12
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823 - 44

Document Number: ECSO23CIV021544NON

Agency Number: 23-007228

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

By: _____

G. FALLER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

007223

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 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.

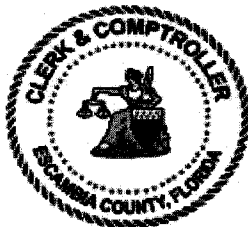
Dated this 9th day of June 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

2023 JUN 16 AM 9:12

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

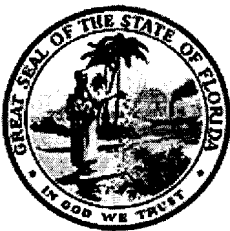
Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$11,540.99
Postage = TD2	\$34.40
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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 ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="7/24/2023"/>
Months	4	3
Tax Collector	<input type="text" value="\$10,881.83"/>	<input type="text" value="\$10,881.83"/>
Tax Collector Interest	\$652.91	\$489.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,540.99	<input type="text" value="\$11,377.76"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$27.36	\$20.52
Total Clerk	\$483.36	<input type="text" value="\$476.52"/> <i>CH</i>
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="\$34.40"/>	<input type="text" value="\$34.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$12,075.75	\$11,905.68
	Repayment Overpayment Refund Amount	<input type="text" value="\$170.07"/> <i>Redeemer</i>
Book/Page	<input type="text" value="8974"/>	<input type="text" value="1524"/>

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:

LT 17 BLK A WOODBRIDGE S/D PB 13 P 44 ALSO 1/58TH INT IN PARCELA 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

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:
Emily Hogg
Deputy Clerk

THE 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 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 1/8TH 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 LY 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 MCMAHUS

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 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

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 

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.

X 
_____, NOTARY PUBLIC



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