512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300210

To: Tax Collector	of ESCAMBIA COUNTY	Florida
I,		
KEYS FUNDING LL		
	FUNDING LLC - 6021	
PO BOX 645040		
CINCINNATI, OH	45264-5040,	
hold the listed tax	certificate and hereby surrender the s	same to the Tax Collector and make tax deed application thereon:

Account Number Certificate No. Date Legal Description

02-1721-120	2021/603	06-01-2021	BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR
			ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

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 - 6021	
US BANK CF KEYS FUNDING LLC - 6021	
PO BOX 645040	
CINCINNATI, OH 45264-5040	
	<u>04-19-2023</u> Application Date
Applicant's signature	, pp. 100 100 100 100 100 100 100 100 100 10

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.	Certified or registered mail charge	`
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.		
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	ere: Signature, Clerk of Court or Designee Date of sale08/02/20	023

INSTRUCTIONS 16.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF SEC WALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT WALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT 09 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269



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

0823.49

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Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address				Application date		Apr 19, 2023	
Property description	HENCYE MELODY DAWN EST OF C/O RYAN J HENCYE			Certifica	ate#	2021 / 603	
	1403 AQUILA DR PENSACOLA, FL 32514 1403 AQUILA DR 02-1721-120 BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 148 (Full legal attached.)					06/01/2021	
Part 2: Certificat	es Owned by App	licant and	f Filed wi	th Tax Deed	Applica	tion 1	
Column 1 Certificate Numbe	Columner Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/603	06/01/20	021		1,594.82		79.74	1,674.56
						→Part 2: Total*	1,674.56
Part 3: Other Cei	rtificates Redeem	ed by App	olicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face Ar	mn 3 mount of ertificate	Column 4 Tax Collector's I	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/671	06/01/2022		1,750.60		6.25	87.53	1,844.38
						Part 3: Total*	1,844.38
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all certi	ificates in applicant's	possessior	and other			y applicant Parts 2 + 3 above)	3,518.94
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes p	paid by the applicant						1,768.25
					200.00		
				175.00			
6. Interest accrue	d by tax collector und	der s.,197.5	42, F.S. (se	ee Tax Collecto	r Instruct	ions, page 2)	0.00
7. Total Paid (Lines 1-6) 5,662.							
	formation is true and				informa	tion report fee, an	d tax collector's fees
R-	768			, , , , , , , , , , , , , , , , , , ,		Escambia, Florid	а
Signature, Tax Collector or Designee Date April 26th, 2023					Date	eApril_26th, 2	023_

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

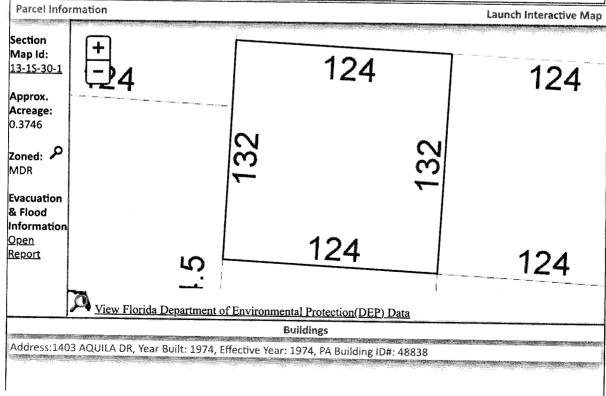


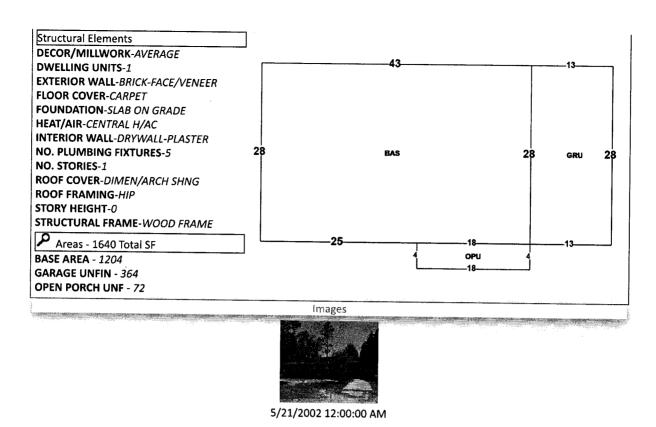
Real Estate Search

Tangible Property Search

Sale List

- Nav. Mod	le Account OParcel II	7				Printer Frie	endly Version
General Infor	mation		Assessn	nents	ober (; samuellinddill) america and an extensive	JANGER LINES	AND LACTOR AND
Parcel ID:	1315301201114002		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	021721120		2022	\$26,353	\$98,865	\$125,218	\$114,614
Owners:	HENCYE MELODY DAWI	N EST OF	2021	\$26,353	\$77,842	\$104,195	\$104,195
Mail:	C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514		2020	\$26,353	\$69,156	\$95,509	\$95,509
Situs:	1403 AQUILA DR 32514		Disclaimer				
Use Code:	SINGLE FAMILY RESID	o			Tax Estima	tor	
Taxing Authority:	COUNTY MSTU		File for New Homestead Exemption Online			Online	
	Open Tax Inquiry Windo k courtesy of Scott Lunsfor nty Tax Collector	The same of the sa					
Sales Data			2022 Ce	rtified Roll E	xemptions	and	
Sale Date	Book Page Value Type	Official Records	None				
11/14/2008	6396 1269 \$100 OT	(New Window) ام	TO COMPRESSOR AND ADDRESS.	scription	S PH	- "innettenary - Williams	م
11/1984	1989 223 \$100 WD		FT SLY AT	Γ AN INTERIO	C W ALG N LI R ANG TO RT	OF SEC 1313 (91 DEG 15 MI	52/100 N 1482
	s Inquiry courtesy of Pam		18/100 F	T WLY			
escambia Cour Comptroller	nty Clerk of the Circuit Cou	irt and	Extra Fea	atures			





The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/27/2023 (tc.4548)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036936 5/9/2023 3:29 PM
OFF REC BK: 8974 PG: 1529 Doc Type: TDN

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 00603**, 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:

NOTICE OF APPLICATION FOR TAX DEED

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021721120 (0823-49)

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

EST OF MELODY DAWN HENCYE

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.

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 08/13/2008 at 09:04 AM OR Book 6364 Page 521, Instrument #2008061067, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 07/16/2008 at 08:46 AM OR Book 6352 Page 1960, Instrument #2008053518, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

> IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2007-CC-5567 DIVISION:

GE MONEY BANK, a corporation f/k/a GE Capital Consumer Card Co. as successor in interest to Monogram Credit Card Bank of Georgia

Plaintiff,

vs. RYAN HENCYE

Defendant.

FINAL JUDGMENT

The Court finding the Defendant is indebted to the Plaintiff in the sum of \$6405.58, it is:

ADJUDGED that the plaintiff, GE MONEY BANK, a corporation f/k/a GE Capital Consumer Card Co. as successor in interest to Monogram Credit Card Bank of Georgia recover from the Defendant, RYAN HENCYE the principal sum of \$6405.58, with costs of \$295.00, making a subtotal of \$6700.58, and attorney fees of \$ that shall bear interest at the rate of 11% per annum as provided by F.S. 55.03 and in addition prejudgment interest of \$0.00, for all of the above let execution issue. execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County, this ______, 2008. Florida, this _

CERTIFIED TO BE A TRUE OF THE OF THE ORIGINAL ON FILE IN THE OFFICE OF THE ORIGINAL ON FILE IN THE OFFICE OF THE ORIGINAL ON FILE IN THE ORIGINAL OFFI ORIGINAL ORIGI

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DATE_

Copies to:

BY_

BRAY AND LUNSFORD, P.A. Attorney for Plaintiff P.O. Box 53197
Jacksonville, FL 32201 904-355-9921

RYAN HENCYE 1407 AQUILA DR PENSACOLA, FL 32514-5504 PLAINTIFF'S ADDRESS (FS 55.10)

GE MONEY BANK, a corporation f/k/a GE Capital Consumer Card Co. as successor in interest to Monogram Cred it Card Bank of Georgia 5775 GLENRIDGE DR.
BUILDING E, SUITE 300 ATLANTA, GA 30328

0 D <u></u>

Case: 2007 CC 005567 00056704992 Dkt: CC1033 Pg#:

Recorded in Public Records 10/22/2013 at 03:18 PM OR Book 7091 Page 1444, Instrument #2013080954, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	335:	1			
Form 668 (Y) (Rev. February 200	` '		he Treasury - Intel of Federal T	rnal Revenue Servic 'ax Lien	е
Area:	NESS/SELF EMPI ne: (800) 829-3	OYED AREA #3	rial Number		nal Use by Recording Office
As provided Code, we ar have been a a demand fo there is a lie property be additional p	by section 632 regiving a notice ssessed against to payment of the in favor of the longing to this t	1, 6322, and 6323 that taxes (including the following-named this liability, but it rene United States on all axpayer for the amog, and costs that may	of the Internal R g interest and per axpayer. We hav nains unpaid. The I property and ri unt of these taxe	devenue nalties) e made erefore, ghts to	
Residence	1407 AQU PENSACOI	JILA DR LA, FL 32514			
unless notice	e of the lien is refile following such dat	FORMATION: For eaced by the date given in case, operate as a certification.	olumn (e), this notic	e shall,	
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005 12/31/2007	XXX-XX-	08/31/2009 08/23/2010	09/30/2019 09/22/2020	61776.19 20701.77
Place of Filing	CLERK ESCAMB	OF CIRCUIT COU IA COUNTY OLA, FL 32595	RT	Total	\$ 82477.96
	as prepared and s	signed at BA	LTIMORE, MD		, on this,
Signature /	BELTON	<u> </u>	Title ACS SBS (800) 8		23-00-0008

Recorded in Public Records 07/06/2006 at 08:31 AM OR Book 5943 Page 196, Instrument #2006067811, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

-	_	-	 	
357	U.	U		

26th day of _

the

Signature

June

Mitchell

3589

Form 668 (Y)(c)

Department of the Treasury - Internal Revenue Service

(Rev. February 2004	1	Noti	ce of Federal T	ax Lien	
	JESS/SELF EMPL ne:(800) 913-6		Serial Number 299	For Option	nal Use by Recording Office
Code, we are have been as a demand fo there is a lie property bel additional po	e giving a notice seessed against the payment of this in favor of the longing to this taenalties, interest,	that taxes (include following-name is liability, but it re United States on the and costs that me	3 of the Internal Reding interest and pend taxpayer. We have emains unpaid. There all property and righount of these taxes, any accrue.	alties) e made efore, hts to	
Name of Taxp Residence	ayer RYAN HEN 1407 AQU PENSACOI				
unless notice	e of the lien is refile ollowing such date,	d by the date given i	each assessment listed in column (e), this notic ate of release as define	e shall,	
Kind of Tax (a)	Tax Period Ending (b)	Identifying Num (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040 1040 1040 1040	12/31/2001 12/31/2002 12/31/2003 12/31/2004	XXX-XX- XXX-XX- XXX-XX-	09/26/2005 06/02/2003 09/26/2005 09/26/2005	10/26/2015 07/02/2013 10/26/2015 10/26/2015	9265.92 8386.56 15022.64 13202.29
Place of Filing	CLERK ESCAMB	OF CIRCUIT (IA COUNTY OLA, FL 3259		Total	\$ 45877.41
This notice w	as prepared and s	signed at	JACKSONVILLE,	FL	, on this,

for REGINA OWENS (800) 829-3903

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Form 668(Y)(c) (Rev. 2-200)

Title ACS

22-00-0008

2006

매 BK 4313 P60513 Escambia County, Florida INSTRUMENT 98-526082 RCD Oct 02, 1998 09:04 am Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 98-526082

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

HENCYE MELODY DAWN 1403 AQUILA DR PENSACOLA FL 32514 Re:

ACCT.NO. 02 1721 120 000

32514

AMOUNT \$308.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB PROP.NO. 13 1S 30 1201 114 002

903 447

Contr

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$308.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, rank and dignity to all other subsequently filed liens, encumbrances, enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-under the provisions of Chapter 173, Florida Statutes or the collection and enforcements of payment thereof may be accomplished by any

Ernie Clerk

Date: 09/04/1998

Wanda M. McBrea Wanda M. McBrearty
Deputy Finance Director
OF CIRCUIT

Ernie Lee Magaha Clerk of the Circuit

PRINTED AND PER BALA.
MATER PRINTING (*)

State of Florida

Escambia County

WARRANTY DEED

	(
to in consideration of \$1.00 and or	ther valuable consideration
to the second of	
MELODY DAWN PENCYF	rgam, sell, convey and grant unto
- L Long 1/2 1/2	50 236 / Division 7 - 5. 41.74
• that*	unistrators and assigns forever, the following described real property.
	County of Escambia State of Florida
:	
ambia County, Florida (plat vacat t corner of Section 13, Township e of said Section for a distance le to the right of 91°15' for a d erior angle in the left of 90°00' inning; thence continue West alon .00 feet; thence Southerly at an 132.00 feet; thence Easterly at a	in Plat Book 5, Page 64 of the Public Records of ted) described as follows: Commencing at the North-1 South, Range 30 West, thence West along the North of 1313.62 feet; thence Southerly at an interior distance of 1482.18 feet; thence Westerly at an for a distance of 409. 7 feet to the Point of the projection of said line for a distance of interior angle to the right of 90°.00' for a distance in interior angle to the right of 90°00' for a distance an interior angle to the right of 90°00' for a distance an interior angle to the right of 90°00' for a distance an interior angle to the right of 90°00' for a distance thing.
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in fee simple in the said property, and ha.ye, and thatwe, our heirs, executors a	we are well seized of an indefeasable and good right to convey the same; that it is free of hen or encura-
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PROPERTY INFORMATION REPORT

May 23, 2023 Tax Account #:02-1721-120

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT 0F 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30

TAX ACCOUNT NUMBER 02-1721-120(19-447)

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 DATE:	AUG 2, 2023		
TAX ACCOUNT #:	02-1721-120		
CERTIFICATE #:	2021-603		
In compliance with Section 197.522, Florida Statute those persons, firms, and/or agencies having legal in property. The above-referenced tax sale certificate sale.	•		
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12 ☐ Notify Escambia County, 190 Govern ☐ Homestead for 2022 tax year.			
THE ESTATE OF MELODY DAWN HENCYE AND RYAN J. HENCYE 1403 AQUILA DR PENSACOLA, FL 32514	RYAN HENCYE 1407 AQUILA DR PENSACOLA, FL 32514		
DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 400 W BAY ST STE 35045	GE MONEY BANK 5775 GLENDRIDGE DR BUILDING E., SUITE 300		

ATLANTA, GA 30328

Certified and delivered to Escambia County Tax Collector, this 23rd day of May, 2023.

PERDIDO TITLE & ABSTRACT, INC.

JACKSONVILLE FL 32202 – 4437

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 23, 2023

Tax Account #: 02-1721-120

1. The Grantee(s) of the last deed(s) of record is/are: THE ESTATE OF MELODY DAWN HENCYE

By Virtue of Warranty Deed recorded 11/29/1984 in OR 1989/223 and Death Certificate recorded 11/14/2008 - OR 6396/1269

ABSTRACTOR'S NOTE: WE FIND NO PROBATE ON MELODY DAWN HENCYE BUT WE DID INCLUDE RYAN J. HENCYE AND HIS JUDGMENT CREDITORS BECAUSE HE IS LISTED ON THE TAX ROLL AT THIS ADDRESS.

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Lien in favor of State of Fl recorded 10/2/1998 OR 4313/513
 - b. Federal Tax Lien in favor of the Internal Revenue Service recorded 07/06/2006 OR 5943/196
 - c. Federal Tax Lien in favor of the Internal Revenue Service recorded 10/22/2013 OR 7091/1444
 - d. Judgment in favor of GE Money Bank recorded 08/13/2008 OR 6364/521
- 4. Taxes:

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

Tax Account #: 02-1721-120 Assessed Value: \$114,614.00

Exemptions: NONE

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

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

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



PROPERTY INFORMATION REPORT

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

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR				
TAX ACCOUNT #:	02-1721-120	_ CERTIFICATE #: _	2021-6	503
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 09, 2003 to and include	ding May 09, 2023	Abstractor:	Stacie Wright

Michael A. Campbell, As President

BY

THE ATTACHED REPORT IS ISSUED TO:

Dated: May 23, 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 - 6021 holder of Tax Certificate No. 00603, 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:

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SECTION 13, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021721120 (0823-49)

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

EST OF MELODY DAWN HENCYE

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:

EST OF MELODY DAWN HENCYE C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

1403 AQUILA DR 32514

COUNTRA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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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 # 00603 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:

EST OF MELODY DAWN HENCYE GE MONEY BANK

1403 AOUILA DR

PENSACOLA, FL 32514

C/O RYAN J HENCYE 5775 GLENDRIDGE DR BUILDING E., SUITE 300 ATLANTA, GA 30328

400 W BAY STREET STOP 5710

JACKSONVILLE FL 32202

IRS COLLECTION ADVISORY GROUP ESCAMBIA COUNTY / COUNTY ATTORNEY

221 PALAFOX PLACE STE 430

PENSACOLA FL 32502

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0823-49

Document Number: ECSO23CIV021518NON

Agency Number: 23-007219

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00603 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF MELODY DAWN HENCYE

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 8:36 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:

T. ANTHONY, CPS

Service Fee:

\$40.00

Receipt No:

BILL

NICOLIS IND

WARNING

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Post Property:

1403 AQUILA DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-49

Document Number: ECSO23CIV021520NON

Agency Number: 23-007220

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00603 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF MELODY DAWN HENCYE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/16/2023 at 9:12 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for EST OF MELODY DAWN HENCYE, Writ was returned to court UNEXECUTED on 6/27/2023 for the following reason:

1403 AQUILA DRIVE IS VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Βv

. ANTHONY, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: GBGUY

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C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514

COUNTY, EURO

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COMPT AO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

EST OF MELODY DAWN HENCYE [0823-49] C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514

9171 9690 0935 0128 0111 69

GE MONEY BANK [0823-49] 5775 GLENDRIDGE DR BUILDING E., SUITE 300 ATLANTA, GA 30328

9171 9690 0935 0128 0111 52

IRS COLLECTION ADVISORY GROUP
[0823-49]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0128 0111 76

ESCAMBIA COUNTY / COUNTY ATTORNEY [0823-49] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

9171 9690 0935 0128 0111 45



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

Pensacola, FL 32502

IRT CLASS MAIL

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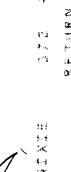
SGE MONEY BANK [0823-49]

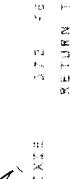
*śπ*5 GLENDRIDGE DR BUILDING E., SUITE 300

ATLANTA, GA 30328

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SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HERBBY GIVEN, That KEYS FUNDING LLC – 6021 hoster of Tax Certificate No. 00603, 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:

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 021721120 (0823-49)

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

EST OF MELODY DAWN HENCYE

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 of 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 Ernify 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-00603 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.

MALCOLM BALLINGER, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

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, NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023060935 7/28/2023 3:00 PM
OFF REC BK: 9016 PG: 558 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 1529, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00603, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 021721120 (0823-49)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT 07 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF MELODY DAWN HENCYE

Dated this 28th day of July 2023.

COUNTRO

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: 021721120 Certificate Number: 000603 of 2021

Payor: DAREK CHILDRESS 1503 MAGAHA LN PENSACOLA FL 32514 **Date** 7/28/2023

Clerk's Check # 1 Tax Collector Check # 1

Clerk's Total

\$483.36

Tax Collector's Total

\$6,008.17

Postage

\$27.52

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

Total Received

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