512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300221

To: Tax Collector of ESCA	MBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LI PO BOX 645040 CINCINNATI, OH 45264-5040, hold the listed tax certificate and		same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
03-4088-000	2021/1257	06-01-2021	LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E
 pay all delinquent and pay all Tax Collector's Sheriff's costs, if applie 	g tax certificates plus in d omitted taxes, plus into fees, property informationable.	erest covering the on report costs, C	
Electronic signature on file KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING PO BOX 645040 CINCINNATI, OH 45264-504	40		<u>04-19-2023</u> Application Date
Applicant's	s signature		

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	State of the second of the sec
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.	85,474.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	ere: Date of sale 08/02/20 Signature, Clerk of Court or Designee	023

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.



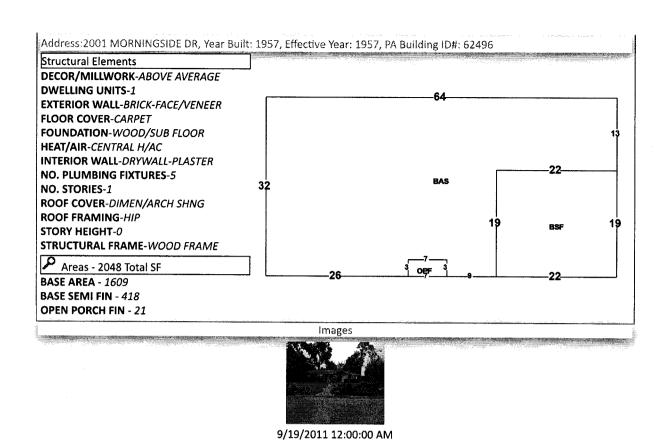
CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0823.56

1.4 1.7-1	Total Control Control Services		75-A			· · · · · · · · · · · · · · · · · · ·	0923.50
Appl	ication Infor	mation		- PM 作 下面 企作的			
KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040			Applic	ation date	Apr 19, 2023		
Property description HOWLAND TIFFANY K 2001 MORNINGSIDE DR PENSACOLA, FL 32503 2001 MORNINGSIDE DR 03-4088-000 LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E			Certificate # Date certificate issued		2021 / 1257		
					06/01/2021		
es Ow	ned by App	licant and	d Filed wi	th Tax Deed	Applic	ation	
г			1			Column 4 Interest	Column 5: Total (Column 3 + Column 4)
	06/01/20	021		2,420.33		121.02	2,541.35
						→Part 2: Total*	2,541.3
tificat	es Redeeme	d by App	plicant (O	ther than Co	unty)		
Da	te of Other	Face A	mount of	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
06	5/01/2022	2022 2,489.35 6.25 124.47		124.47	2,620.07		
	W					Part 3: Total*	2,620.07
	A	A STATE OF THE STA	3.000.000				
ficates	in applicant's	possessior	n and other	certificates red (*1	eemed otal of	oy applicant Parts 2 + 3 above)	5,161.42
s paid	by the applica	nt					0.00
Current taxes paid by the applicant						2,336.22	
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		
					Total	Paid (Lines 1-6)	7,872.64
formation	on is true and e property info	the tax cer	rtificates, in atement is	terest, property attached.	informa	tion report fee, and	d tax collector's fees
Ø						Escambia, Florida	1
ure, Tax	Collector or Desig	nee			Date		
	KEYS US B PO B CINC HOW 2001 PENS 2001 03-40 LT 1 I OR 6 Corr Corr Corr Corr Corr Corr Corr Co	KEYS FUNDING LL US BANK CF KEYS PO BOX 645040 CINCINNATI, OH HOWLAND TIFFAN 2001 MORNINGSID PENSACOLA, FL 2001 MORNINGSID 03-4088-000 LT 1 BLK 90 CORD OR 6718 P 1791 SE BE Owned by App Column Date of Certific 06/01/20 Cotor Certificate Sale 06/01/2022 Cotor Certificate Sale aid by the applicant ation report fee cation fee d by tax collector und formation is true and that the property info	US BANK CF KEYS FUNDING PO BOX 645040 CINCINNATI, OH 45264-50 HOWLAND TIFFANY K 2001 MORNINGSIDE DR PENSACOLA, FL 32503 2001 MORNINGSIDE DR 03-4088-000 LT 1 BLK 90 CORDOVA PAR OR 6718 P 1791 SEC 33/17 T BS Owned by Applicant and Column 2 Date of Certificate Sale 06/01/2021 tificates Redeemed by Applicant Certificate Sale 06/01/2022 ctor Certified Amounts (Lificates in applicant and Certificate Sale Officates Offic	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 602 PO BOX 645040 CINCINNATI, OH 45264-5040 HOWLAND TIFFANY K 2001 MORNINGSIDE DR PENSACOLA, FL 32503 2001 MORNINGSIDE DR 03-4088-000 LT 1 BLK 90 CORDOVA PARK UNIT NO OR 6718 P 1791 SEC 33/17 T 1S R 30/2 BS Owned by Applicant and Filed w Column 2 Date of Certificate Sale O6/01/2021 Column 3 Face Amount of Other Certificate O6/01/2022 2,489.35 Cotor Certified Amounts (Lines 1-7) Ficates in applicant aid by the applicant ation report fee Cation fee Display the system of the tax certificates, in that the property information statement is	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040 HOWLAND TIFFANY K 2001 MORNINGSIDE DR PENSACOLA, FL 32503 2001 MORNINGSIDE DR 03-4088-000 LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E BS Owned by Applicant and Filed with Tax Deed TOR Column 2 Date of Certificate Sale O6/01/2021 Column 3 Face Amount of Certificate O6/01/2022 Column 3 Face Amount of Column 4 Tax Collector's Foundation of Certificate Sale O6/01/2022 Cotor Certified Amounts (Lines 1-7) Incates in applicant aid by the applicant ation report fee Cation fee Display to the property information statement is attached.	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040 HOWLAND TIFFANY K 2001 MORNINGSIDE DR PENSACOLA, FL 32503 2001 MORNINGSIDE DR 03-4088-000 LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E BES Owned by Applicant and Filed with Tax Deed Applicated and Following and Face Amount of Certificate Sele	REYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 OBANK CF KEYS FUNDING LLC - 6021 Application date



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.

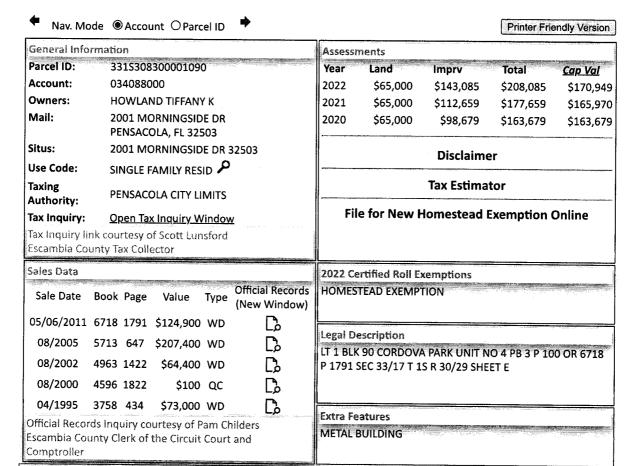
Last Updated:04/27/2023 (tc.5584)

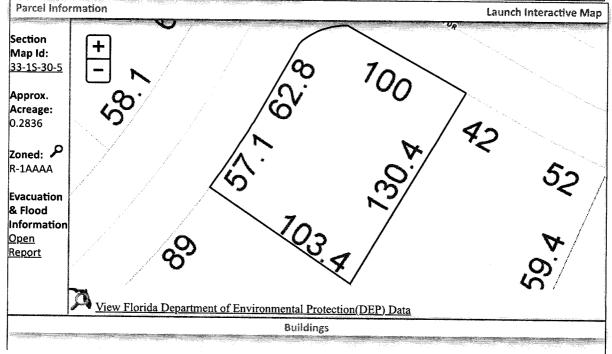


Real Estate Search

Tangible Property Search

Sale List





Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036968 5/9/2023 4:02 PM
OFF REC BK: 8974 PG: 1622 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** – 6021 holder of **Tax Certificate No. 01257**, 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 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034088000 (0823-56)

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

TIFFANY K HOWLAND

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of August, which is the 2nd day of August 2023.

Dated this 5th day of May 2023.

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

COUNTY, TORK

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily

Emily Hogg Deputy Clerk Recorded in Public Records 5/9/2023 4:02 PM OR Book 8974 Page 1622, Instrument #2023036968, Pam Childers Clerk of the Circuit Court Escambia County, FL

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 6021 holder of Tax Certificate No. 01257, 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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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 8/15/2017 10:06 AM OR Book 7759 Page 1947, Instrument #2017062376, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



This instrument was prepared by and is to be returned to: John Madden, Customer Service Manager City of Pensacola / Pensacola Energy P.O. Box 12910 Pensacola, Florida 32521-0044

Tax Parcel ID No.: 331S308300001090

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

HOWLAND TIFFANY K LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E More commonly known as: 2001 MORNINGSIDE DR

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

The total amount due the City of Pensacola through AUGUST 31, 2017 is \$ 597.47, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, TIFFANY HOWLAND, 2001 MORNINGSIDE DR, PENSACOLA, FL 32503 via certified mail return receipt requested and regular U.S. mail this 15TH day of AUGUST 2017.

CITY OF PENSACOLA, a Florida municipal corporation

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15TH day of AUGUST 2017, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]

Janet L. Matteson
Florida Notary No. FF49775
Commission Expires 10/11/2017

Notary Public - State of Florida

Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.18-0 | PensacolaEnergy.Com

Recorded in Public Records 02/03/2015 at 09:04 AM OR Book 7293 Page 1992, Instrument #2015008179, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: PROCESSING DEPT, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

Customer: TIFFANY K HOWLAND

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791...

Account Number: 283639-57652				
Amount of Lien: $$119.21$, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.				
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.				
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.				
Dated: 01/21/15				
EMERAD COAST UTILITIES AUTHORITY BY: Mark Joans				
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 21st day of January , 20 15 , by Monika Pearson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.				
GABRIEL M. BROWN NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION # FF70196 EXPIRES: November 22, 2017 Bonded Thru Western Surety Company Southeast Team RWK:ls Revised 05/31/11				

Recorded in Public Records 02/03/2015 at 09:04 AM OR Book 7293 Page 1993, Instrument #2015008180, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: PROCESSING DEPT, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

Customer: TIFFANY K HOWLAND

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791...

Account Number: 283639-57652				
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Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.				
Dated: 01/21/15				
EMERALD COAST UTILITIES AUTHORITY				
BY: Donata Sease				
STATE OF FLORIDA				
COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this $21st$ day of January , $20\frac{15}{}$, by Monika Pearson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.				
GABRIEL M. BROWN NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION # FF70196				
EXPIRES: November 22, 2017 Bonded Thru Western Surety Company Southeast Team Notary Public – State of Florida RWK:ls Revised 05/31/11				

Recorded in Public Records 10/17/2011 at 04:38 PM OR Book 6775 Page 1140, Instrument #2011072841, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

HOWLAND, TIFFANY K. 2001 Morningside Drive

Lot 1, Block 90, Cordova Park Unit No 4

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 4th day of <u>October</u>, 2011. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 4th day of October , 20 11.

THE CITY OF PENSACOLA a municipal corporation

WILLIAM H. ŘÉYNOLDS CITY ADMINISTRATOR

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this ______ day of ______, 20____, by ______ william H. Reynolds_, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

NOTARY PUBLIC

ROBYN M. TICE Commission # DD 891239 Expires June 8, 2013 Bonded Tru Troy Fein Insurance 809-385-7019 BK: 6718 PG: 1792 Last Page



ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

Name of Roadway:

2001 Morningside Drive

Legal Address of Property:

2001 Morningside Drive, Pensacola, FL 32503

The County (XXX) has accepted () has not accepted the abutting roadway for maintenance at the above address.

This form completed by: Smith, Sauer & DeMaria, 510 East Zaragoza Street, Pensacola, Florida 32502 (Information provided by Public Works, Road & Bridges Division, Escambia County, Florida)

Buyer(s):

Witness Name:

Seller(s):

Witness Name:

Fernando Legra Loy Paula A. Wright HADOREU

Fernando Leyva

By Paula A. Wright, his attorney-in-fact

her Attorney in fact

Meredith Munger

By Paula A. Wright, her attorney-in-fact

Recorded in Public Records 05/10/2011 at 01:31 PM OR Book 6718 Page 1791, Instrument #2011030788, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$874.30

Prepared by and return to: Jeffrey T. Sauer, Attorney at Law Smith, Sauer & DeMaria 510 E. Zaragoza Street Pensacola, FL 32502 File Number: 2-11072-001

Parcel Identification No. 331S308300001090

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of May, 2011 between Fernando Leyva, a/k/a Fernando F. Leyva, an unmarried man and Meredith Munger, f/k/a Meredith M. Leyva, an unmarried woman whose post office address is 6808 Hutchison Street, Falls Church, VA 22043-1603 of the County of Fairfax, State of Virginia, grantor*, and Tiffany K. Howland, an unmarried woman whose post office address is 2001 Morningside Drive, Pensacola, FL 32503 of the County of Escambia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

Lot 1, Block 90, Cordova Park Unit No. 4, according to the map or plat thereof as recorded in Plat Book 3, at page 100, of the public records of Escambia County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Fernando Layua loy Paula A. Wright vio Atto Mey In Fact (Seal)

By Paula A. Wright, his attorney-in-fact

meredith murger by Paula A. Wright her Attorney in fact (Seal)

By Meredith Munger, her attorney-in-fact

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 6th day of May, 2011 by Paula A. Wright, as attorney-in-fact for Fernando Leyva and Meredith Munger, who [] is personally known or [X] has produced a driver's license as identification.

K. GEORGE Commission # EE 003257 Expires August 17, 2014
Bonded Thru Troy Fein Insurance 900-38

Notary I

Printed Name: K. George

My Commission Expires:

August 17, 2014

PROPERTY INFORMATION REPORT

May 25, 2023 Tax Account #:03-4088-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30W

TAX ACCOUNT NUMBER 03-4088-000(0823-56)

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 #:	03-4088-000
CERTIFICATE #:	2021-1257
those persons, firms, and/or agenci	2, Florida Statutes, the following is a list of names and addresses of ies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax deed
	cola, P.O. Box 12910, 32521 unty, 190 Governmental Center, 32502 2_tax year.
TIFFANY K HOWLAND 2001 MORNINGSIDE DR PENSACOLA, FL 32503	EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT ST PENSACOLA, FL 32514-0311

CORDOVA PARK NEIGHBORHOOD ASSOCIATION INC 653 WHITNEY DR PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 25th day of May, 2023.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 25, 2023

Tax Account #: 03-4088-000

- 1. The Grantee(s) of the last deed(s) of record is/are: TIFFANY K HOWLAND
 - By Virtue of Warranty Deed recorded 5/10/2011 in OR 6718/1791
- 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 City of Pensacola recorded 10/17/2011 OR 6775/1140
 - b. Lien in favor of Emerald Coast Utilities Authority recorded 2/3/2015 OR 7293/1993
 - c. Lien in favor of Emerald Coast Utilities Authority recorded 2/3/2015 OR 7293/1992
 - d. Lien in favor of City of Pensacola recorded 8/15/2017 OR 7759/1947
- 4. Taxes:

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

Tax Account #: 03-4088-000 Assessed Value: \$170,949.00 Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **CORDOVA PARK NEIGHBORHOOD ASSOCIATION INC**

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

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



PROPERTY INFORMATION REPORT

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

THE ATTACHED R	EPORT IS ISSUED TO:			
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	03-4088-000	CERTIFICATE #:	2021-12	257
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THI	E PROPERTY
listing of the owner(s) tax information and a encumbrances record title to said land as list	orepared in accordance with the of record of the land described listing and copies of all open of ed in the Official Record Books ated on page 2 herein. It is the rule of If a copy of any document list y.	herein together with cur r unsatisfied leases, mor of Escambia County, Fi esponsibility of the party	rrent and delinque tgages, judgments lorida that appear named above to	ent ad valorem and to encumber the verify receipt of
and mineral or any su	ct to: Current year taxes; taxes absurface rights of any kind or naps, boundary line disputes, and of the premises.	ature; easements, restric	tions and covenan	ts of record;
•	insure or guarantee the validity trance policy, an opinion of title			
Use of the term "Repo	ort" herein refers to the Property	/ Information Report and	d the documents a	ttached hereto.
Period Searched:	May 23, 2003 to and includ	ing May 23, 2023	_ Abstractor:	Alicia Hahn
BY				

Michael A. Campbell,

As President

Dated: May 25, 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. 01257**, 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 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034088000 (0823-56)

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

TIFFANY K HOWLAND

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:

TIFFANY K HOWLAND 2001 MORNINGSIDE DR PENSACOLA, FL 32503

COUNTY TORK

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

2001 MORNINGSIDE DR 32503

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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COMPTRO B

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01257 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:

TIFFANY K HOWLAND CORDOVA PARK NEIGHBORHOOD ASSOCIATION INC

2001 MORNINGSIDE DR 653 WHITNEY DR PENSACOLA, FL 32503 PENSACOLA, FL 32503

CITY OF PENSACOLA
TREASURY DIVISION
9255 STURDEVANT ST

PENSACOLA, FL 32514

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk TIFFANY K HOWLAND [0823-56] 2001 MORNINGSIDE DR PENSACOLA, FL 32503 CORDOVA PARK NEIGHBORHOOD ASSOCIATION INC [0823-56] 653 WHITNEY DR PENSACOLA, FL 32503

9171 9690 0935 0128 0959 78

9171 9690 0935 0128 0959 61

CITY OF PENSACOLA [0823-56] TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

ECUA [0823-56] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0128 0959 54

9171 9690 0935 0128 0959 47

contactioner

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV021509NON

Agency Number: 23-007287

0823-56

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 01257 2021

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: TIFFANY K HOWLAND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:15 AM and served same at 7:33 AM on 6/20/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

P. WISE, CPS

Service Fee:

\$40.00

Receipt No:

BILL

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 2, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Post Property:

2001 MORNINGSIDE DR 32503

COUNT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA GOUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV021513NON

Agency Number: 23-007288

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01257 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: TIFFANY K HOWLAND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/16/2023 at 9:15 AM and served same on TIFFANY K HOWLAND , at 7:33 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

Rv.

P. WISE, CPS

Service Fee: Receipt No: \$40.00 BILL

WARTING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 2, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

TIFFANY K HOWLAND 2001 MORNINGSIDE DR PENSACOLA, FL 32503

COUNT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PAM CHILDERS

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



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

68

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

Account: 034088000 Certificate Number: 001257 of 2021

Payor: TIFFANY K HOWLAND 2001 MORNINGSIDE DR PENSACOLA, FL 32503 Date 7/20/2023

Clerk's Check # 1	Clerk's Total	\$483/36 8669
Tax Collector Check # 1	Tax Collector's Total	\$8,75 N25
	Postage	\$27.52
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	\$8,879.13
		1871420

PAM CHILDERS

Clerk of the Circuit Coun

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 001257 Redeemed Date 7/20/2023

Name TIFFANY K HOWLAND 2001 MORNINGSIDE DR PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$483.36 8,669.68
Due Tax Collector = TAXDEED	\$8,351.25
Postage = TD2	\$27.52
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
.		11.76	FINANCIALSUM	WARY	
No Information Available - See Dockets					





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 034088000 Certificate Number: 001257 of 2021

Redemption No 🗸	Application Date 4/19/2023	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/2/2023	Redemption Date 7/20/2023
Months	4	3
Tax Collector	\$7,872.64	\$7,872.64
Tax Collector Interest	\$472.36	\$354.27
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$8,351.25	\$8,233.16
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.36	\$20.52
Total Clerk	\$483.36	\$476.52 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$27.52	\$27.52
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$8,879.13	\$8,754.20
	Repayment Overpayment Refund Amount	\$124.93
Book/Page	8974	1622

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023058534 7/20/2023 4:14 PM OFF REC BK: 9012 PG: 381 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 1622, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01257, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 034088000 (0823-56)

DESCRIPTION OF PROPERTY:

LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R 30/29 SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TIFFANY K HOWLAND

Dated this 20th day of July 2023.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

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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-01257 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 he physical presence or endine 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