

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300221

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
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
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

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

04-19-2023
Application Date

Applicant's signature

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.	85,474.50
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.



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

0823.50

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application 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 #	2021 / 1257
		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)
# 2021/1257	06/01/2021	2,420.33	121.02	2,541.35
→Part 2: Total*				2,541.35

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)
# 2022/1391	06/01/2022	2,489.35	6.25	124.47	2,620.07
Part 3: Total*					2,620.07

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)	5,161.42
2. Delinquent taxes paid by the applicant	0.00
3. 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
7. Total Paid (Lines 1-6)	7,872.64

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

Address: 2001 MORNINGSIDE DR, Year Built: 1957, Effective Year: 1957, PA Building ID#: 62496

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP

STORY HEIGHT-0

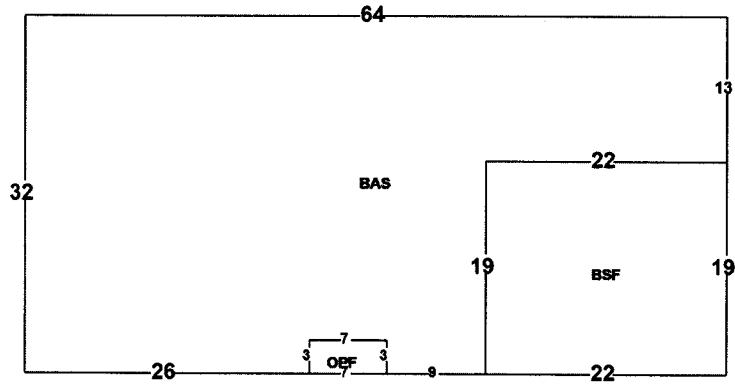
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2048 Total SF

BASE AREA - 1609

BASE SEMI FIN - 418

OPEN PORCH FIN - 21



Images



9/19/2011 12:00:00 AM

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

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments					
Parcel ID:	331S308300001090		Year	Land	Imprv	Total	Cap Val
Account:	034088000		2022	\$65,000	\$143,085	\$208,085	\$170,949
Owners:	HOWLAND TIFFANY K		2021	\$65,000	\$112,659	\$177,659	\$165,970
Mail:	2001 MORNINGSIDE DR PENSACOLA, FL 32503		2020	\$65,000	\$98,679	\$163,679	\$163,679
Situs:	2001 MORNINGSIDE DR 32503		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS		File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window						
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
05/06/2011	6718	1791	\$124,900	WD		Legal Description 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	
08/2005	5713	647	\$207,400	WD			
08/2002	4963	1422	\$64,400	WD			
08/2000	4596	1822	\$100	QC			
04/1995	3758	434	\$73,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL BUILDING	

Parcel Information

Section Map Id: 33-1S-30-5

Approx. Acreage: 0.2836

Zoned: R-1AAAA

Evacuation & Flood Information [Open Report](#)

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

Launch Interactive Map

Buildings

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
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

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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:

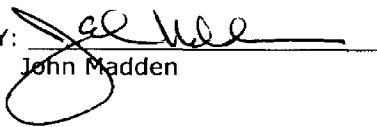
HOWLAND TIFFANY K
LT 1 BLK 90 CORDOVA PARK UNIT NO 4 PB 3 P 100 OR 6718 P 1791 SEC 33/17 T 1S R
30/29 SHEET E
More commonly known as: 2001 MORNINGSIDE DR

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

BY: 
John Madden

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

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES 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...

Customer: TIFFANY K HOWLAND

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.

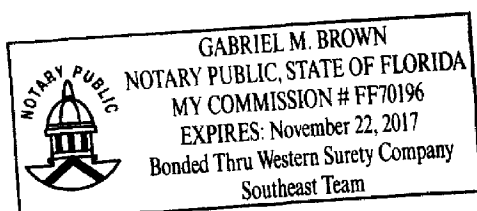
Dated: 01/21/15

EMERALD COAST UTILITIES AUTHORITY

BY: Monika Pearson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of January, 2015, by Monika Pearson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

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

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...

Customer: TIFFANY K HOWLAND

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.

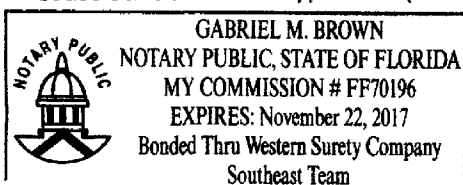
Dated: 01/21/15

EMERALD COAST UTILITIES AUTHORITY

BY: Monika Pearson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of January, 2015, by Monika Pearson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



GMB
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

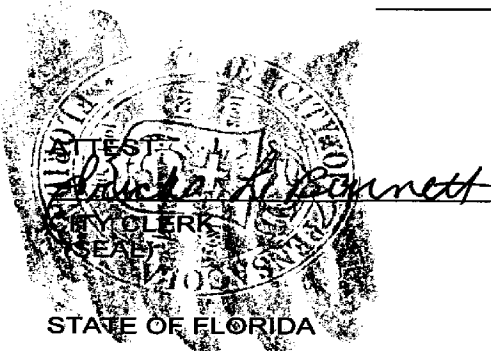
Lot 1, Block 90, Cordova Park Unit No 4

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 October, 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, 2011.

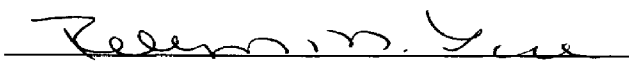
THE CITY OF PENSACOLA
a municipal corporation

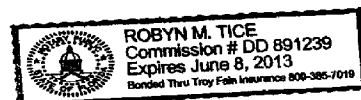
BY 
WILLIAM H. REYNOLDS
CITY ADMINISTRATOR



STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of October, 2011, 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



STATE OF FLORIDA
COUNTY OF ESCAMBIA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

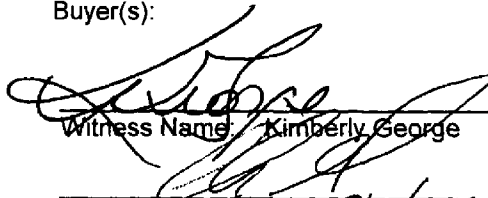
ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance 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

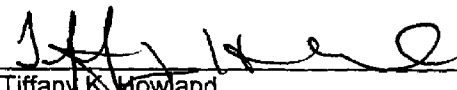
The County (XXX) has accepted () has not accepted the abutting roadway for maintenance at the above address.

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)

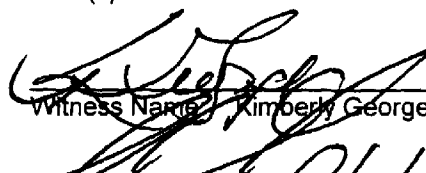
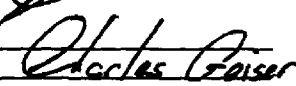
Buyer(s):


Witness Name: Kimberly George

Witness Name: Charles Geiser


Tiffany K. Howland

Seller(s):


Witness Name: Kimberly George

Witness Name: Charles Geiser

Fernando Leyva by Paula A. Wright
his Attorney in fact
Fernando Leyva
By Paula A. Wright, his attorney-in-fact

meredith munger
by Paula A. Wright her Attorney in fact
Meredith Munger
By Paula A. Wright, her attorney-in-fact

18.50
DB=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.

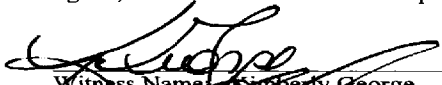
Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

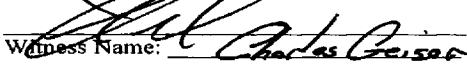
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:


Witness Name: Kimberly George


Witness Name: Charles Geiser

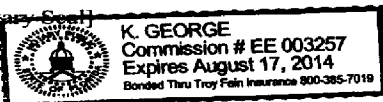
Fernando Leyva by Paula A. Wright
his Attorney In fact (Seal)
Fernando Leyva
By Paula A. Wright, his attorney-in-fact

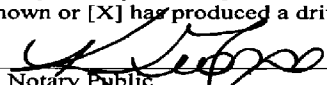
meredith munger by Paula A. Wright
her Attorney In fact (Seal)
Meredith Munger
By Meredith Munger, her attorney-in-fact

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 ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

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

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☒	☐	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2022</u> 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 REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-4088-000 CERTIFICATE #: 2021-1257

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 23, 2003 to and including May 23, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: May 25, 2023

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 – 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

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



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

By:
Emily Hogg
Deputy Clerk

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SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034088000 (0823-56)

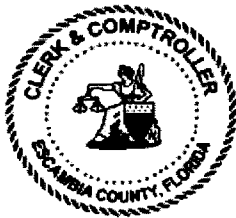
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 ECUA
TREASURY DIVISION 9255 STURDEVANT ST
P O BOX 12910 PENSACOLA, FL 32514
PENSACOLA FL 32521

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

9171 9690 0935 0128 0959 78

CORDOVA PARK NEIGHBORHOOD
ASSOCIATION INC [0823-56]
653 WHITNEY DR
PENSACOLA, FL 32503

9171 9690 0935 0128 0959 61

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

9171 9690 0935 0128 0959 54

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

9171 9690 0935 0128 0959 47

*contact -
owner*

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-56

Document Number: ECSO23CIV021509NON

Agency Number: 23-007287

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

By: _____

[Signature]
P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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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

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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:

2001 MORNINGSIDE DR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-56

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:

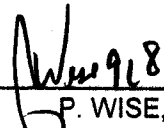
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

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

By: _____



P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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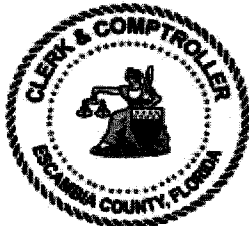
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Personal Services:

TIFFANY K HOWLAND
2001 MORNINGSIDE DR
PENSACOLA, FL 32503

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

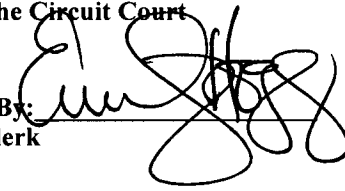
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 034088000 Certificate Number: 001257 of 2021**

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

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$8,751.25
		Postage	\$27.52
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,879.13

\$8669.68
\$8714.20

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 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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

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 Interest Rate

	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 TC
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

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.



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

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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.

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