


Section
Map Id:
44-1S-30-2

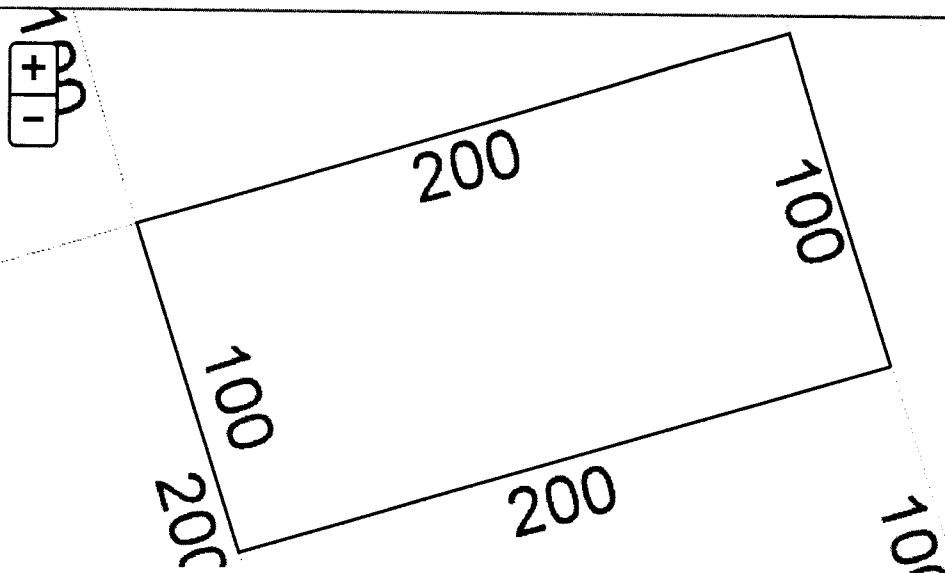
Approx.
Acreage:
0.4457

Zoned: 
HDMU

Evacuation
& Flood
Information
[Open
Report](#)



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




Buildings

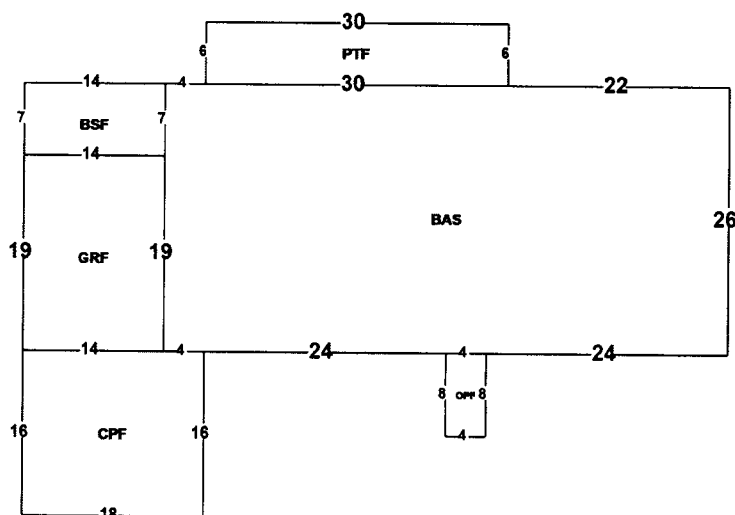
Address: 5445 SUN VALLEY DR, Year Built: 1964, Effective Year: 1980, PA Building ID#: 68476

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2320 Total SF

BASE AREA - 1456
BASE SEMI FIN - 98
CARPORT FIN - 288
GARAGE FIN - 266
OPEN PORCH FIN - 32
PATIO FINISHED - 180



Images



3/19/2020 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 5723)



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 441S302002002004 Account: 041888000 Owners: SHEPPARD CHARLES EVAN SHEPPARD CAITLIN DANELLE TRUNDY Mail: 5445 SUN VALLEY DR PENSACOLA, FL 32505 Situs: 5445 SUN VALLEY DR 32505 Use Code: SINGLE FAMILY RESID 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$15,295</td> <td>\$127,723</td> <td>\$143,018</td> <td>\$109,356</td> </tr> <tr> <td>2021</td> <td>\$15,295</td> <td>\$100,648</td> <td>\$115,943</td> <td>\$106,171</td> </tr> <tr> <td>2020</td> <td>\$15,295</td> <td>\$89,411</td> <td>\$104,706</td> <td>\$104,706</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for New Homestead Exemption Online </div>					Year	Land	Imprv	Total	Cap Val	2022	\$15,295	\$127,723	\$143,018	\$109,356	2021	\$15,295	\$100,648	\$115,943	\$106,171	2020	\$15,295	\$89,411	\$104,706	\$104,706																																														
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Parcel Information					Launch Interactive Map																																																																						

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300222

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
04-1888-000	2021/1504	06-01-2021	BEG AT INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN 1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856

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.	54,678.00
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 76.25

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 INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN 1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856



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

0823.59

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	SHEPPARD CHARLES EVAN SHEPPARD CAITLIN DANELLE TRUNDY 5445 SUN VALLEY DR PENSACOLA, FL 32505 5445 SUN VALLEY DR 04-1888-000 BEG AT INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGA (Full legal attached.)	Certificate #	2021 / 1504
		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)
# 2021/1504	06/01/2021	1,196.90	59.85	1,256.75
→Part 2: Total*				1,256.75

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)
# 2022/1661	06/01/2022	1,225.40	6.25	61.27	1,292.92
Part 3: Total*					1,292.92

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)	2,549.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,134.74
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)	4,059.41

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: Escambia, Florida
Signature, Tax Collector or Designee Date April 26th, 2023

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 01504**, 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 INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN 1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041888000 (0823-59)

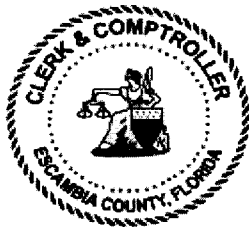
The assessment of the said property under the said certificate issued was in the name of

CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD

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

premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagees may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments, including the accelerated principal that may be declared due, shall bear interest from date thereof at eighteen percent (18%).

This mortgage and the note secured hereby, may not be assumed without written consent of the mortgagees. Any transfer of mortgagors interest in the real property shall cause the total amount of the note to become due and foreclosure of this mortgage.

IF any sum of money herein referred to be not promptly paid when due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagees, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagees to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of September, 2019.

Signed, sealed and delivered
in the presence of:

James W. Magaha
WITNESS James W. Magaha
Glennnda B. Harold
WITNESS Glennnda B. Harold

Charles Evan Sheppard
CHARLES EVAN SHEPPARD

James W. Magaha
WITNESS James W. Magaha
Glennnda B. Harold
WITNESS Glennnda B. Harold

Caitlin D. Sheppard
CAITLIN DANELLE TRUNDY SHEPPARD

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this the 27th day of September, 2019, by **CHARLES EVAN SHEPPARD** and **CAITLIN DANELLE TRUNDY SHEPPARD** who produced Florida Driver License as identification and who did take an oath.

Glennnda B. Harold
NOTARY PUBLIC

PREPARED BY:
James W. Magaha, Esquire
Florida Bar No: 394327
812 N. Spring Street
Pensacola, Florida 32501
Telephone: (850) 438-6224
jwm@jameswmagaha.com
jwmagaha@gmail.com



GLENNDAB HAROLD
Commission # GG 245809
Expires October 3, 2022
Bonded Thru Budget Notary Services

\$18.50
\$237.30
\$135.55
\$391.35

MORTGAGE

THIS INDENTURE made this 27 day of September, between **CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD**, husband and wife, herein after called the mortgagors, to, **ROBERT TAU and HEEK YOUNG TAU**, husband and wife, hereinafter called the mortgagees:

WITNESSETH, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagors hereby grant, bargain, sell, alien, remise, convey and confirm unto the mortgagees all the certain land of which the mortgagors have now seized and are in possession situate in the County of Escambia, State of Florida, to wit:

Legal Address of Property: **5445 Sun Valley Drive, Pensacola, FL 32505**

Commencing at the intersection of the West line of the right-of-way of United Gas Company's Gas Pipe Line and the North line of a county road (near the South line of Section 44, hereafter mentioned); run thence Westerly on the North line of said road, a distance of 666 feet; run thence Northerly, deflecting at an angle of 87 degrees 40 minutes to the right a distance of 1100 feet to the Point of Beginning of this description; continue thence on the course last traversed a distance of 100 feet; run thence Westerly deflecting an angle of 87 degrees 40 minutes to the left and parallel to the North line of said county road, a distance of 200 feet; run thence Southerly deflecting at an angle of 92 degrees 20 minutes to the left a distance of 100 feet; and run thence Easterly a distance of 200 feet to the Point of Beginning, the said real estate situate, lying and being in Section 44, Township 1 South, Range 30 West, Escambia County, Florida.

Property ID number: **44-1S-30-2002-002-004**

TO HAVE AND TO HOLD the same, together with the tenements, hereditament, and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

AND the mortgagors covenant with the mortgagees that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagees as may reasonably be required; that the mortgagors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagors shall pay unto said mortgagees the certain promissory note executed this same date in the principal amount of **\$67,777.36** and all other sums due under the Note and Mortgage are paid in full, and comply with the covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than the highest insurable value in a company or companies acceptable to the mortgagees, written proof must be provided, the policy or policies to be held by, and payable to, said mortgagees, and in the event any sum of money becomes payable by virtue of such insurance the mortgagees shall have the right to receive and apply the same to the indebtedness hereby secured; to pay all costs, charges, and expenses, including lawyer's fees (including attorney fees incurred on appeals or incurred if mortgagees file bankruptcy) and title searches, reasonably incurred or paid by the mortgagees because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any amounts due under a superior note and mortgage on said property or pay when due any tax, assessment, insurance

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of 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, Florida, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County, Florida, does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2 Article V, requires this disclosure be attached along with other attachments to the deed or other method of 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:

Legal Address of Property: **5445 Sun Valley Drive, Pensacola, FL 32505**

The **County (X)** has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: James W. Magaha, Esquire
Florida Bar. No. 394327
812 North Spring Street
Pensacola, Florida 32501
(850) 438-6224

AS TO SELLER(S):

Robert Tau
ROBERT TAU

Heek Young Tau
HEEK YOUNG TAU

Witness to Seller(s):

James W. Magaha
James W. Magaha

AS TO BUYER(S):

Charles Evan Sheppard
CHARLES EVAN SHEPPARD
Caitlin Danelle Trundy Sheppard
CAITLIN DANELLE TRUNDY SHEPPARD

Witness to Buyer(s):

James W. Magaha
James W. Magaha

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

James W. Magaha
 Witness- James W. Magaha
Glennnda B. Harold
 Witness- Glennnda B. Harold

3/11 Tau
 HECK YOUNG TAU (SEAL)

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day 27th day September 2019 JD
 state and county aforesaid to take acknowledgments, personally appeared THOMAS Robert Tau
~~EDWARD BUTLER~~, to me known to be the person(s) described in and who executed the and
 foregoing instrument or who presented Florida Driver License as identification. Heek Young Tau
JD

Glennnda B. Harold
 NOTARY PUBLIC - State of Florida



GLENDA B HAROLD
 Commission # GG 246800
 Expires October 3, 2022
 Bonded Thru Budget Notary Services

This instrument prepared by:
 James W. Magaha, Esquire
 Florida Bar No. 394327
 812 N. Spring Street
 Pensacola, FL 32501
 Telephone: (850) 438-6224
jwm@jameswmagaha.com
jwmagaha@gmail.com

6 27.00
6 474.60
6 501.60

WARRANTY DEED

THIS INDENTURE made this 27th day of September, 2019, by and between, **ROBERT TAU and HEEK YOUNG TAU**, husband and wife, herein called "Grantors", to **CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD**, husband and wife, hereinafter referred to as "Grantees", whose post office address is: 5445 Sun Valley Drive, Pensacola, FL 32505.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

FOR AND IN CONSIDERATION of the sum of TEN NO/100 DOLLARS and other good and valuable consideration in hand paid by Grantees to Grantor at and before execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives and assigns of Grantees, all the tract or parcel of land in Escambia County, Florida, and described as follows:

Legal Address of Property: **5445 Sun Valley Drive, Pensacola, FL 32505**

Commencing at the intersection of the West line of the right-of-way of United Gas Company's Gas Pipe Line and the North line of a county road (near the South line of Section 44, hereafter mentioned); run thence Westerly on the North line of said road, a distance of 666 feet; run thence Northerly, deflecting at an angle of 87 degrees 40 minutes to the right a distance of 1100 feet to the Point of Beginning of this description; continue thence on the course last traversed a distance of 100 feet; run thence Westerly deflecting an angle of 87 degrees 40 minutes to the left and parallel to the North line of said county road, a distance of 200 feet; run thence Southerly deflecting at an angle of 92 degrees 20 minutes to the left a distance of 100 feet; and run thence Easterly a distance of 200 feet to the Point of Beginning, the said real estate situate, lying and being in Section 44, Township 1 South, Range 30 West, Escambia County, Florida.

Property ID number: 44-1S-30-2002-002-004

SAID PROPERTY IS NOT THE HOMESTEAD OF GRANTORS.

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year, **Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way **To Have and to Hold**, the same in fee simple forever.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in any wise appertaining to the only proper use, benefit and behalf of Grantee forever, in fee simple; and

GRANTOR DOES HEREBY WARRANT and shall forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, legal representatives and assigns of Grantees, against the claims of all persons whomsoever.

SIGNED, SEALED AND DELIVERED by Grantor the day and year first written above written. Signed in the presence of:


Witness- James W. Magaha


Witness- Glenda B. Harold


ROBERT TAU

(SEAL)

PROPERTY INFORMATION REPORT

May 25, 2023

Tax Account #:04-1888-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE
WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN
1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL
TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1888-000(0823-59)

**ABTRACTOR'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 #: 04-1888-000
CERTIFICATE #: 2021-1504

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

CHARLES EVAN SHEPPARD
CAITLIN DANELLE TRUDY SHEPPARD
5445 SUN VALLEY DR
PENSACOLA, FL 32505

ROBERT TAU
HEEK YOUNG TAU
6209 EAST SHORE DR
PENSACOLA, FL 32505

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 #: **04-1888-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES EVAN SHEPPARD AND CAITLIN DANELLE TRUNDY SHEPPARD**

By Virtue of Warranty Deed recorded 9/27/2019 in OR 8172/1856

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. Mortgage in favor of Robert Tau and Heek Young Tau filed 9/27/2019 OR 8172/1859

4. Taxes:

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

Tax Account #: 04-1888-000

Assessed Value: \$109,356.00

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): **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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1888-000 CERTIFICATE #: 2021-1504

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 17, 2003 to and including May 17, 2023 Abstractor: Stacie Wright

BY

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 01504 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:

CHARLES EVAN SHEPPARD CAITLIN DANELLE TRUNDY SHEPPARD
5445 SUN VALLEY DR 5445 SUN VALLEY DR
PENSACOLA, FL 32505 PENSACOLA, FL 32505

ROBERT TAU HEK YOUNG TAU
6209 EAST SHORE DR 6209 EAST SHORE DR
PENSACOLA, FL 32505 PENSACOLA, FL 32505

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

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. 01504**, 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 INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN 1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041888000 (0823-59)

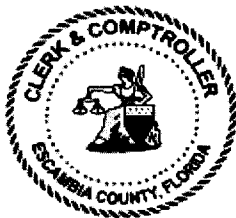
The assessment of the said property under the said certificate issued was in the name of

CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD

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

Dated this 9th day of June 2023.

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



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

By:
Emily Hogg
Deputy Clerk

WARNING

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Post Property:

5445 SUN VALLEY DR 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CHARLES EVAN SHEPPARD
5445 SUN VALLEY DR
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

**CAITLIN DANELLE TRUNDY
SHEPPARD**
5445 SUN VALLEY DR
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 041888000 Certificate Number: 001504 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	6/30/2023
Months	4			2	
Tax Collector	\$4,059.41			\$4,059.41	
Tax Collector Interest	\$243.56			\$121.78	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$4,309.22			\$4,187.44	— 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			\$13.68	
Total Clerk	\$483.36			\$469.68	— 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	\$4,837.10			\$4,701.64	
		Repayment Overpayment Refund Amount		\$135.46	
Book/Page	8974			1625	

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 001504

Redeemed Date 6/20/2023

Name CHARLES SHEPPARD 5445 SUN VALLEY DR PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$4,309.22
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

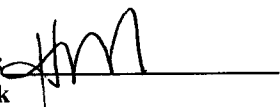
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 041888000 Certificate Number: 001504 of 2021**

Payor: CHARLES SHEPPARD 5445 SUN VALLEY DR PENSACOLA, FL 32505 Date 6/20/2023

Clerk's Check #	456992954	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$4,309.22
		Postage	\$27.52
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,837.10
			\$4701.64

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>**

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 1625, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01504, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 041888000 (0823-59)

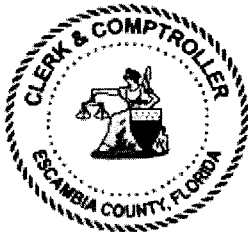
DESCRIPTION OF PROPERTY:

BEG AT INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE
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GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY
SHEPPARD

Dated this 20th day of June 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CHARLES EVAN SHEPPARD [0823-59]
5445 SUN VALLEY DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0959 09

CAITLIN DANELLE TRUNDY
SHEPPARD [0823-59]
5445 SUN VALLEY DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0958 93

ROBERT TAU [0823-59]
6209 EAST SHORE DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0958 17

HEEK YOUNG TAU [0823-59]
6209 EAST SHORE DR
PENSACOLA, FL 32505

9171 9690 0935 0128 0958 24

Redeemed

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0823-59

Document Number: ECSO23CIV021598NON

Agency Number: 23-007313

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01504 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHARLES EVAN SHEPPARD AND CAITLIN DANELLE TRUNDY SHEPPARD
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/16/2023 at 9:16 AM and served same on CHARLES EVAN SHEPPARD , in ESCAMBIA COUNTY, FLORIDA, at 11:19 AM on 6/22/2023 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: CAITLIN SHEPPARD, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

J. Cypret 923
J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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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.

Personal Services:

CHARLES EVAN SHEPPARD
5445 SUN VALLEY DR
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0823-59

Document Number: ECSO23CIV021596NON

Agency Number: 23-007312

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01504 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHARLES EVAN SHEPPARD AND CAITLIN DANELLE TRUNDY SHEPPARD
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/16/2023 at 9:16 AM and served same on CAITLIN DANELLE TRUNDY SHEPPARD , at 11:19 AM on 6/22/2023 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: _____

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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. 01504, 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 INTER OF W LI OF UNITED GAS PIPE LINE CO R/W AND N LI OF MICHIGAN AVE WLY ALG N LI OF MICHIGAN AVE AND EXT OF SAME 666 FT NLY AT ANG OF 87 DEG 40 MIN 1100 FT FOR POB CONTINUE SAME COURSE 100 FT WLY PARL WITH RD 200 FT SLY PARL TO GAS CO R/W 100 FT ELY PARL TO RD 200 FT TO POB OR 8172 P 1856

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041888000 (0823-59)

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

CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD

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:

**CAITLIN DANELLE TRUNDY
SHEPPARD**

5445 SUN VALLEY DR
PENSACOLA, FL 32505

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0823 59

Document Number: ECSO23CIV021595NON

Agency Number: 23-007311

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01504 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHARLES EVAN SHEPPARD AND CAITLIN DANELLE TRUNDY SHEPPARD
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:16 AM and served same at 11:19 AM on 6/22/2023 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: _____

J. Cypret 923
J. CYPRET, CPS

Service Fee: \$40.00
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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:

5445 SUN VALLEY DR 32505



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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TAX ACCOUNT NUMBER 041888000 (0823-59)

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CHARLES EVAN SHEPPARD and CAITLIN DANELLE TRUNDY SHEPPARD

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Dated this 15th day of June 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR6/26-7/19TD

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-01504 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 X 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