



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.



**Real Estate Search** 

**Tangible Property Search** 

Sale List

Nav. Mo	ode (	Acco	unt O Parc	el ID	<b>-</b>				Printer Frie	endly Version
General Info	rmatio	on				Assessi	ments			
Parcel ID:	441	S30200	02002004	a verificação		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	041	88800	כ			2022	\$15,295	\$127,723	\$143,018	\$109,356
Owners:			CHARLES E		5 <b>7</b> 51 14 15 1	2021	\$15,295	\$100,648	\$115,943	\$106,171
Mail:	SHEPPARD CAITLIN DANELLE TRUNDY 5445 SUN VALLEY DR			2020	\$15,295	\$89,411	\$104,706	\$104,706		
			A, FL 3250!				artii Mikadidaan jajalaruu kun kun kun kun kun kun kun kun kun k		THE PERSON AND PROPERTY OF THE PERSON AND PROPERTY OF THE PERSON AND PERSON A	nni-minne Administration
Situs:	544	5 SUN	VALLEY DR	3250	5	Disclaimer				
Use Code:	SINC	SLE FAI	MILY RESID	P		ļ		Tax Estima	tor	
Taxing Authority:	COUNTY MSTU			File for New Homestead Exemption Online						
Tax Inquiry:	<u>Ope</u>	n Tax I	<u>nquiry Win</u>	dow						
Tax Inquiry li				sford						
Escambia Co	unty I	ax Coll	ector			L				
Sales Data	NK 75 on Fill opposite Halles	P To Just at Superior				2022 Ce	ertified Roll E	kemptions		
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMES	TEAD EXEMP	<b>TION</b>		
09/27/2019	8172	1856	\$67,800	WD	C <sub>b</sub>					
09/27/2019	8172	1854	\$100	QC	C <sub>o</sub>					<u></u>
05/27/2014	7174	1572	\$100	QC	C <sub>o</sub>	· The second second second	escription			م
04/29/2008	6321	1555	\$110,000	WD	Ē,			I OF UNITED O		
04/29/2008	6321	1407	\$20,000	WD	Ē,		AN AVE AND.		TEL ALGINES C	,r
12/19/2007	6266	481	\$100	CJ						
01/1977	1076	408	\$26,200	WD	Ē,					
01/1969	453	671	\$16,500	WD	Ē,					
01/1969	453	669	\$16,500	WD	Ľ,	F				
01/1967	346	956	\$17,000	WD	Γ̈́δ	Extra Features CARPORT				
Official Recor						J 01	••			
Escambia Cou	inty Cl	erk of	the Circuit	Court	and					
Comptroller									<u> </u>	
arcel Inform	ation					-			Launch Inter	active Map

#### APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300222

eon:

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

Pai	t 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	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.

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 Infor	mation						
Applicant Name Applicant Address				21	Applica	ition date	Apr 19, 2023	
Property SHEPPARD CHARLES EVAN SHEPPARD CAITLIN DANELLE 5445 SUN VALLEY DR					Certificate #		2021 / 1504	
	PENSACOLA, FL 32505 5445 SUN VALLEY DR 04-1888-000 BEG AT INTER OF W LI OF U CO R/W AND N LI OF MICHIG		AN AVE V ed.)	VLY ALG N LI	Date certificate issued		06/01/2021	
Part 2: Certificat	es Owned by App	licant and	Filed w	th Tax Deed	Applica	ition		
Column 1 Certificate Numbe	Column er Date of Certifie			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/1504	06/01/20			1,196.90		59.85	1,256.75	
		<u>L</u>				→Part 2: Total*	1,256.75	
Part 3: Other Cer	rtificates Redeeme	ed by App	licant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face An Other Co	nount of	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2022/1661	06/01/2022		1,225.40	225.40 6		61.27	1,292.92	
						Part 3: Total*	1,292.92	
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)					
1. Cost of all cert	ificates in applicant's	possession	and other			by applicant Parts 2 + 3 above)	2,549.67	
2. Delinquent tax	es paid by the applica	ant					0.00	
3. Current taxes paid by the applicant						1,134.74		
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector und	der s.197.54	42, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)	0.00	
7.				······································	Tota	Paid (Lines 1-6)	4,059.41	
certify the above in	nformation is true and				y informa	ation report fee, an	nd tax collector's fees	
D	XX					Escambia, Florid	а	
Sign here:	ature, Tak Collector or Desi				Da	te <u>April 26th, 2</u>	2023_	

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023036971 5/9/2023 4:02 PM OFF REC BK: 8974 PG: 1625 Doc Type: TDN

#### 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 21 day of September, 2019.

Signed, sealed and delivered in the presence of:

WITNESS James W. Magana CHARLES EVAN SHEPPARD

WITNESS Glenda B. Harold

WITNESS Glenda B. Harold

WITNESS Glannda B. Harold

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this the \_\_\_\_\_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.

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

GLENNDA B HAROLD
Commission # GG 245809
Expires October 3, 2022
Bonded Thru Budget Hoting Services

Recorded in Public Records 9/27/2019 2:51 PM OR Book 8172 Page 1859, Instrument #2019085718, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 MTG Stamps \$237.30 Int. Tax \$135.55

\$1850 \$237.30 \$135.55 \$391.35

#### **MORTGAGE**

THIS INDENTURE made this And 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 BK: 8172 PG: 1858 Last Page

# 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

(000) 400-022

11/

AS TO SELLER(S):

**ROBERT TAU** 

in the Tall

Witness to Sellef(s):

AS TO BUYER(S):

CHARLES EVAN SHEPPARD

OTITI IN DANIEL CE TRUNDY CHERRARD

Witness to Buyer

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD

OF COUNTY COMMISSIONERS

Effective: 4/15/95

BK: 8172 PG: 1857

Witness- James W. Magaha

HEEK YOUNG TAU

(SEAL)

Witness- Glennda B. Harold

STATE OF FLORIDA COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared THOMAS Report Toy foregoing instrument or who presented Florida Driver License as identification.

GLENNDA B HAROLD
Commission # GG 246909
Expires October 3, 2022
Bonded Thru Budget Noting Sentese

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

Recorded in Public Records 9/27/2019 2:51 PM OR Book 8172 Page 1856, Instrument #2019085717, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$474.60

6 272° 6 474° 6 501.00

#### **WARRANTY DEED**

THIS INDENTURE made this 27 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-30-2002-004** 

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

**ROBERT TAU** 

(SEAL)

Witness- Glennda B. Harold

#### 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)

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

#### PERDIDO TITLE & ABSTRACT, INC.

#### PROPERTY INFORMATION REPORT

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

Scott Lunsford Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32591

CERT	TFICA	ATION: TITLE SEARCH F	OR TDA				
TAX DEED SALE DATE:  TAX ACCOUNT #:  CERTIFICATE #:		SALE DATE:	AUG 2, 2023				
		UNT #:	04-1888-000				
		ATE #:	2021-1504				
those	person	s, firms, and/or agencies hav	rida Statutes, the following is a list of names and addresses of ying legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed				
YES	NO      	Notify City of Pensacola, P Notify Escambia County, 1 Homestead for <u>2022</u> tax	190 Governmental Center, 32502				
		EVAN SHEPPARD	ROBERT TAU				
CAITLIN DANELLE TRUDY SHEPPARD			RD 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.

5445 SUN VALLEY DR

PENSACOLA, FL 32505

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:

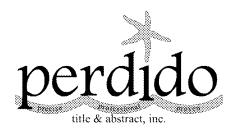
Taxes for the year(s) 2020-2022 are delinquent.

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

TAX ACCOUNT #:	04-1888-000	CERTIFICATE #:	2021-15	504
REPORT IS LIMITEI	TO THE PERSON(S) EX	HE LIABILITY FOR ERRO PRESSLY IDENTIFIED BY I(S) OF THE PROPERTY IN	NAME IN TH	E PROPERTY
listing of the owner(s) tax information and a lencumbrances recorde title to said land as list	of record of the land describing and copies of all open d in the Official Record Boo ed on page 2 herein. It is the If a copy of any document	the instructions given by the bed herein together with curr n or unsatisfied leases, mortg oks of Escambia County, Flo he responsibility of the party to listed is not received, the offi	ent and delinque ages, judgments rida that appear named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any sub	osurface rights of any kind open ps, boundary line disputes,	xes and assessments due now or nature; easements, restriction and any other matters that wo	ons and covenar	nts of record;
		lity or sufficiency of any docu title, a guarantee of title, or as		
			.1	
Use of the term "Repo	rt" herein refers to the Prop	erty Information Report and	tne documents a	ttached hereto.

Michael A. Campbell,

THE ATTACHED REPORT IS ISSUED TO:

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. 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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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CHARLES EVAN SHEPPARD 5445 SUN VALLEY DR PENSACOLA, FL 32505

COMPT ROLL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

**5445 SUN VALLEY DR 32505** 

COMP RO

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B COUNTY OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 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

HEEK 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:



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

# Tax Deed - Redemption Calculator Account: 041888000 Certificate Number: 001504 of 2021

WE TH	7,000001111 0 12000000 001 0.111	
Redemption No <b>▽</b>	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 COUNTY CRIMINAL DOMESTIC RELATIONS **FAMILY LAW** JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS **OPERATIONAL SERVICES PROBATE** TRAFFIC



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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

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

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

PAM CHILDERS
Clerk of the Circuit Court

Received By:

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 ESCAMBIA COUNTY FLORIDA INST# 2023049155 6/20/2023 11:45 AM OFF REC BK: 8995 PG: 1945 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 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 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** 

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

Dated this 20th day of June 2023.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

9171 9690 0935 0128 0959 09

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

**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

Rv.

J. CYPRET, 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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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

COUNTY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

# 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:

TYPRET, CPS

Service Fee: Receipt No: \$40.00 BILL

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**Personal Services:** 

CAITLIN DANELLE TRUNDY SHEPPARD 5445 SUN VALLEY DR

PENSACOLA, FL 32505

COMP

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



### NON-ENFORCEABLE RETURN OF SERVICE

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:

CYPRET, CPS

Service Fee:

\$40.00

Receipt No: BILL

Printed By: LCMITCHE

Park E. C.

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**Post Property:** 

**5445 SUN VALLEY DR 32505** 

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# 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-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 Dally

MALCOLM BALLINGER, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of hyphysical presence or hyph

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, NOTARY PUBLIC

