

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300219

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
10-2684-500	2021/4606	06-01-2021	LT 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382 P 747

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.	39,776.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

0923.08

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	DAVIS MICHAEL K & DAVIS MARY C 12891 LILLIAN HWY PENSACOLA, FL 32506 12891 LILLIAN HWY 10-2684-500 LT 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382 P 747	Certificate #	2021 / 4606
		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)
# 2021/4606	06/01/2021	932.21	46.61	978.82
→Part 2: Total*				978.82

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)
# 2022/4996	06/01/2022	961.17	6.25	48.06	1,015.48
Part 3: Total*					1,015.48

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)	1,994.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	881.86
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)	3,251.16

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



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:	0225323001000006		Year	Land	Imprv	Total	Cap Val
Account:	102684500		2022	\$17,000	\$119,026	\$136,026	\$79,553
Owners:	DAVIS MICHAEL K & DAVIS MARY C		2021	\$17,000	\$95,277	\$112,277	\$77,236
Mail:	12891 LILLIAN HWY PENSACOLA, FL 32506		2020	\$12,000	\$85,466	\$97,466	\$76,170
Situs:	12891 LILLIAN HWY 32506		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		Tax Estimator				
Taxing Authority:	COUNTY MSTU		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	
08/26/2008	6382	747	\$58,500	WD		Legal Description LT 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382 P 747	
03/12/2008	6305	1274	\$100	CT			
08/1989	2744	573	\$4,300	WD			
12/1986	2324	578	\$47,500	WD			
01/1978	1212	161	\$30,400	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features CARPORT FRAME GARAGE	

Parcel Information	Launch Interactive Map
<p>Section Map Id: 02-25-32-1</p> <p>Approx. Acreage: 0.2515</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p> <p> View Florida Department of Environmental Protection (DEP) Data</p>	

Buildings

Address: 12891 LILLIAN HWY, Year Built: 1974, Effective Year: 1974, PA Building ID#: 117114

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

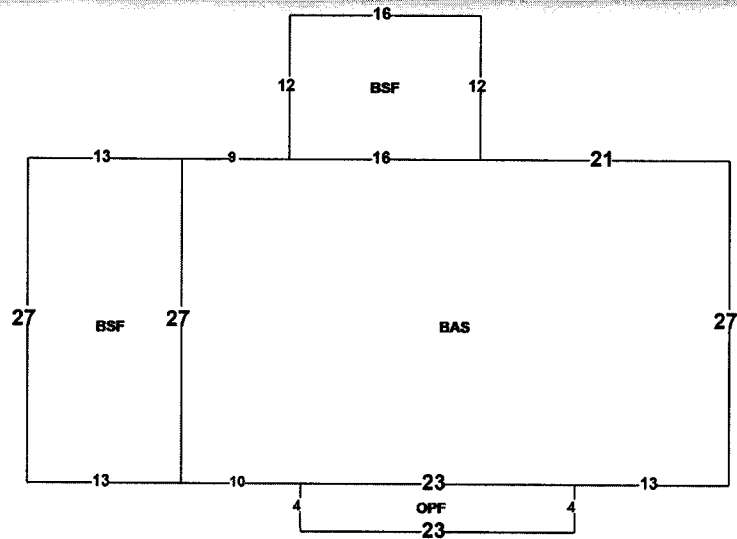
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1877 Total SF**

BASE AREA - 1242

BASE SEMI FIN - 543

OPEN PORCH FIN - 92



Images



4/22/2019 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.6565)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036000 5/5/2023 3:26 PM
OFF REC BK: 8973 PG: 361 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 04606**, 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 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382 P 747

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 102684500 (0923-08)

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

MICHAEL K DAVIS and MARY C DAVIS

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 September, which is the **6th day of September 2023**.

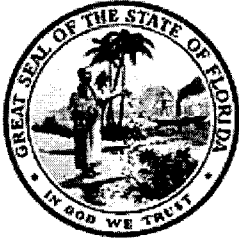
Dated this 5th day of May 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102684500 Certificate Number: 004606 of 2021

Redemption	Yes ▼	Application Date	4/19/2023	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment ACTUAL	
		ESTIMATED			
		Auction Date	9/6/2023	Redemption Date	5/31/2023 
Months		5		1	
Tax Collector		\$3,251.16		\$3,251.16	
Tax Collector Interest		\$243.84		\$48.77	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$3,501.25		\$3,306.18	— 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		\$34.20		\$6.84	
Total Clerk		\$490.20		\$462.84	— CH
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$4,068.45		\$3,786.02	
		Repayment Overpayment Refund Amount		\$282.43	

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 004606
 Redeemed Date 5/31/2023**

Name SOUTHTRUST LAW & TITLE INC 600 UNIVERSITY OFFICE BLVD PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$490.20
Due Tax Collector = TAXDEED	\$3,501.25
Postage = TD2	\$60.00
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
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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



**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: 102684500 Certificate Number: 004606 of 2021**

**Payor: SOUTHTRUST LAW & TITLE INC 600 UNIVERSITY OFFICE BLVD PENSACOLA, FL 32504
Date 5/31/2023**

Clerk's Check #	367676	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$3,501.25
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,068.45 3466.02

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: dhm
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 8973, Page 361, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04606, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **102684500 (0923-08)**

DESCRIPTION OF PROPERTY:

LT 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382 P 747

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

NAME IN WHICH ASSESSED: MICHAEL K DAVIS and MARY C DAVIS

Dated this 31st day of May 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Filing # 43324758 E-Filed 06/28/2016 02:48:48 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Synchrony Bank
Plaintiff,
vs.

CASE NUMBER: 2016 SC 000237

MARY DAVIS
Defendant(s).

Our File #2269782

FINAL JUDGMENT AGAINST
MARY DAVIS

This action came before the Court after entry of Default Judgment against Defendant(s) and

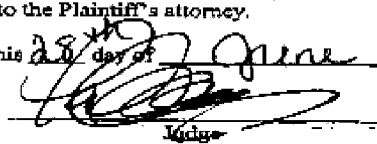
IT IS ORDERED AND ADJUDGED that the Plaintiff, Synchrony Bank, 170 ELECTION ROAD, SUITE 125, DRAPER, UTAH 84020, shall recover from the Defendant(s), MARY DAVIS, 2130 S HIGHWAY 97, CANTONMENT FL 32533-6710, ***-**-3449, the following judgment:

Principal	\$2,207.91
Court Costs/Process Server Fee	<u>\$238.50</u>
Subtotal	\$2,446.41
 Interest Owed	 <u>\$0.00</u>
Total:	\$2,446.41

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet), including all required attachments and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. The Defendant should NOT file the completed form 7.343 with the Court.

Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant(s) to complete Form 7.343, including all required attachments, and return it to the Plaintiff's attorney.

ORDERED in chambers in ESCAMBIA COUNTY this 28th day of June, 20 16.


Judge

Conformed copies to:

Sarah C. Daley
Brittany Gramsky
RAUSCH, STURM, ISRAEL, ENERSON & HORNIK, LLC
5801 Ulmerton Rd, Suite 201
Clearwater, FL 33760-3951

MARY DAVIS
2130 S HIGHWAY 97
CANTONMENT FL 32533-6710

Filing # 114939842 E-Filed 10/14/2020 10:47:11 AM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

LVNV FUNDING LLC
55 BEATTIE PLACE, SUITE 110
GREENVILLE, SC, 29601

CASE NO: 2020 SC 000309

Plaintiff

MARY DAVIS
6273 FERGUSON DR
PENSACOLA, FL 32503-7720
mldavis5915@gmail.com
Defendant

FINAL JUDGMENT

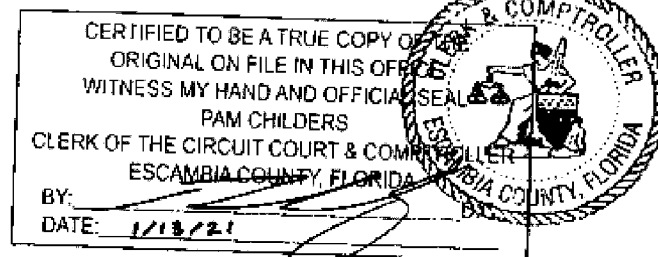
At a Small Claims Pretrial Conference on March 11, 2020, the parties appeared and entered into a Court Ordered payment plan. The plaintiff notified the court that the defendant failed to pay as agreed. Therefore, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the plaintiff shall recover from the Defendant, MARY DAVIS, 6273 FERGUSON DR, PENSACOLA FL 32503-7720 \$1,397.31 which shall bear interest at the prevailing statutory interest rate as established by Section 55.03, Florida Statutes. The interest rate will adjust in accordance with Section 55.03, Florida Statutes for all of which sum let execution issue.

DONE AND ORDERED, in chambers, Pensacola, ESCAMBIA County, Florida.


Escambia County Court Judge Pat Kinsey
on 10/13/2020 14:39:13 via eFile

CC: Attorney for Plaintiff
Defendant



Recorded in Public Records 04/09/2008 at 01:05 PM OR Book 6311 Page 1526,
Instrument #2008027055, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 MM 029171 A
DIVISION: I

VS

MICHAEL DAVIS
1780 BATSON LN 31
CANTONMENT FL 32533

B/M DOB: 09/25/1959

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ —0—, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: County Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 3rd day of April, 2008.

Case: 2007 MM 029171 A

00035236294

Dkt: MM624 Pg#:

cc: Defendant

Ernie Lee Magaha
Judge

2008
APR 7 P 2:27
COUNTY CRIMINAL DIVISION
FILED IN CASE NO. 2007 MM 029171 A

BK: 6725 PG: 192 Last Page

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

DEPARTMENT OF CHILD SUPPORT SERVICES

NOTARY CERTIFICATE OF ACKNOWLEDGEMENT

DCSS 0318 (10/31/08)

CSE Case Number: 200000000572584

State of California

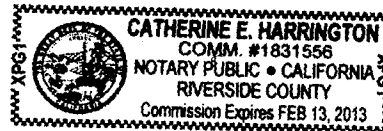
County of Riverside

On Sept. 27, 2010 before me, Catherine E. Harrington, Notary Public
personally appeared Diana M. Tapia, who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Catherine E. Harrington (Seal)
Notary Public



ILISTQAPI

BK: 6725 PG: 191

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

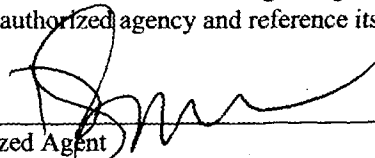
Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

9/27/10
Date


Authorized Agent
DIANA M TAPIA
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am ☐ the obligee of the above referenced order [or]
☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Date

Signature

Print name, e-mail address, phone and fax number

BK: 6725 PG: 190

NOTICE OF LIEN

TO:

Escambia county
clerk of circuit court, 223 s palafox place, pensacola FL 32501

Obligor:

MICHAEL DAVIS, 12/17/1985, [REDACTED]
913 BELAIR RD, PENSACOLA FL 32505-3052

FROM:

RIVERSIDE COUNTY DCSS - INDIO BRANCH
47950 ARABIA ST, INDIO CA 92201-6828
(866) 901-3212, (760) 863-7194

Obligee:

CHIMERA BALDWIN
IV-D Case #: 200000000572584

This lien results from a child support order, entered on 12/17/2009 by SUPERIOR COURT OF CALIFORNIA in RIVERSIDE tribunal number INK004988.

As of 9/20/10, the obligor owes unpaid support in the amount of \$1339.47
This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Recorded in Public Records 05/26/2011 at 04:41 PM OR Book 6725 Page 189,
Instrument #2011035503, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

RECORDING REQUESTED BY
RIVERSIDE COUNTY DEPARTMENT
OF CHILD SUPPORT SERVICES

COUNTY CODE: 0606502

WHEN RECORDED MAIL TO
RIVERSIDE COUNTY DEPARTMENT OF
CHILD SUPPORT SERVICES
47950 ARABIA ST
INDIO CA 92201-6828

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DOCUMENT TITLE

NOTICE OF LIEN

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): <input checked="" type="checkbox"/> Recording requested by and return to: JAMES P. FULLMER, CHIEF DEPUTY CHILD SUPPORT ATTORNEY RIVERSIDE COUNTY 47950 ARABIA ST 47950 ARABIA ST INDIO CA 92201-6828		FOR RECORDER'S USE ONLY 200000000572584
TELEPHONE NO.: (866) 901-3212 FAX NO. (Optional): (760) 863-7194 <input type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input checked="" type="checkbox"/> ASSIGNEE OF RECORD		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 46200 OASIS ST MAILING ADDRESS: 46200 OASIS ST CITY AND ZIP CODE: INDIO 92201-6833 BRANCH NAME: LARSON JUSTICE CENTER (INDIO COURT)		
PETITIONER/PLAINTIFF: COUNTY OF RIVERSIDE RESPONDENT/DEFENDANT: MICHAEL DAVIS OTHER PARENT: CHIMERA BALDWIN		
NOTICE OF LIEN		CASE NUMBER: INK004988

COUNTY RECORDER TRANSMITTAL
DCSS 0635 (08/20/08)

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY
DEPARTMENT OF CHILD SUPPORT SERVICES
12ENFCSS

Recorded in Public Records 02/15/2008 at 04:42 PM OR Book 6288 Page 200,
Instrument #2008012198, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 07-03-1021
Location: 130 Booker Lane
PR# 161N31-2114-000-001


Virginia Davis, Life Est
Annie J. Jewel Davis & Michael Davis
& Rosa Thompkins
130 Booker Lane
Cantonment, Florida 32533

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of June 14, 2007; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances Sec. 42-196(a), (b), (d), 30-203, and LDC 7.07.06 (c), Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated June 14, 2007.

Itemized	Cost
a. Fines (07/16/2007-11/14/2007 @ \$50.00 per day)	\$ 6,050.00
b. Court Costs	\$ 900.00
c. County Abatement Fees	\$ 2,300.00
Total:	\$ 9,250.00

DONE AND ORDERED at Escambia County, Florida on this 12th day of February, 2008.


Special Magistrate
Office of Environmental Enforcement

BK: 6168 PG: 436 Last Page

BK: 6168 PG: 390 Last Page

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

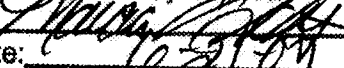
You have the right to appeal orders of the Special Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 6708 Plantation Road, Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on this 14th day of June, 2007.


G. Thomas Smith
Special Magistrate
Office of Environmental Code Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida

By:  D.C.
Date: 6-21-07



BK: 6168 PG: 435

BK: 6168 PG: 389

debris solid waste and overgrowth in excess of 12 inches and repair or removal pursuant to valid permits to the extent required of the dilapidated structure on the premises at 130 Booker Lane, Pensacola, Florida.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$50.00 per day, commencing July 16, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$900.00 are hereby awarded in favor of Escambia County as the prevailing party against Respondents. This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

Recorded in Public Records 06/21/2007 at 02:14 PM OR Book 6168 Page 434,
Instrument #2007059665, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 06/21/2007 at 01:37 PM OR Book 6168 Page 388,
Instrument #2007059653, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 07-03-1021
Location: 130 Booker Street
PR# 16-1N-31-2114-000-001

Virginia Davis, Life Est
Annie J. Jewel Davis &
Michael Davis & Rosa Thompkins
130 Booker Street
Cantonment, FL 32533

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, Rosa Tompkins and Michael Davis as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances Section 42-196 (a), (b)and (d); Section 30-203 and Land Development Code Section 7.07.06 has occurred and continues.

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Annie J. Jewel Davis, Michael Davis and Rosa Tompkins, Respondents, shall have until July 15, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: removal of all trash,

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. 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 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: 12891 Lillian Hwy, Pensacola, FL 32506

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

This form completed by: Southtrust Law & Title, Inc.

600 University Office Blvd, Suite 1B

Address

Pensacola, FL 32504

City, State, Zip Code

As to Sellers

Michael K Davis
Michael K Davis

Melina Williams
Witness

John Martin
Witness

As to Buyers

John Guidroz
Jac Seratine LLC by
John Guidroz authorized
Managing member

Melina Williams
Witness

John Martin
Witness

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

Signed, sealed and delivered in our presence:

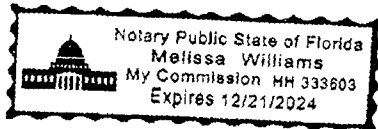
Melina Williams
Witness
Printed Name: Melissa Williams
Jan Gusten
Witness
Printed Name: Jan Gusten

Michael K Davis
Michael K Davis, individually
Michael K Davis
Michael K Davis, Personal Representative
of the Estate of Mary C Davis aka Mary
Catherine Davis, deceased

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of April, 2023 by Michael K Davis, individually and as Personal Representative of the Estate of Mary C Davis aka Mary Catherine Davis, deceased who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Melissa Williams
Notary Public
Print Name: Melissa Williams
My Commission Expires: _____

Prepared by and return to:
Jeremy Dubyak
Southtrust Law & Title PA
600 University Office Blvd, Suite 1B
Pensacola, FL 32504
(850) 262-8528
File Number: 23-0068
Sell Price \$85,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of April, 2023 between Michael K Davis, a single man, individually and as ~~Personal Representative of the Estate of Mary C Davis aka Mary Catherine Davis, deceased, whose~~ post office address is 7054 Helms Road, Pensacola, FL 32526, grantor, and JAC Seratine LLC, a Florida Limited Liability Company whose post office address is 38 S Blue Angel Pkwy, Pensacola, FL 32506, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 6, in the Block lying East of Newman Road (now named Jocelin Road) and West of Trout Road, in the subdivision known as NAVY ACRES, a subdivision of a portion of Section 2, Township 2 South, Range 32 West, according to the plat thereof, as recorded in Plat Book 3, Page 57 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 022S323001000006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

PROPERTY INFORMATION REPORT

June 21, 2023

Tax Account #:10-2684-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 NAVY ACRES EAST OF NEWMAN RD W OF TROUT RD PB 3 P 57 OR 6382/747

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-2684-500(0923-08)

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: SEP 6, 2023

TAX ACCOUNT #: 10-2684-500

CERTIFICATE #: 2021-4606

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 2022 tax year.

**JAC SERATINE LLC
12891 LILLIAN HWY
PENSACOLA, FL 32506**

**JAC SERATINE LLC
38 S BLUE ANGEL PKWY
PENSACOLA, FL 32506**

**ENVIRONMENTAL CODE
ENFORCEMENT DIVISION
6708 PLANTATION ROAD
PENSACOLA, FL 32504**

**RIVERSIDE COUNTY DCSS
INDIO BRANCH
47950 ARABIA ST
INDIO, CA 92201-6828**

**CLERK OF CIRCUIT COURT
223 S PALAFOX PLACE
PENSACOLA, FL 32501**

**LVNV FUNDING LLC
55 BEATTIE PLACE SUITE 110
GREENVILLE, SC 29601**

**CLERK OF CIRCUIT COURT
JUVENILE DIVISION
1800 WEST ST MARY AVENUE
PENSACOLA, FL 32501**

**SYNCHRONY BANK
170 ELECTION ROAD SUITE 125
DRAPER, UTAH 84020**

Certified and delivered to Escambia County Tax Collector, this 21st day of June, 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

June 21, 2023

Tax Account #: **10-2684-500**

1. The Grantee(s) of the last deed(s) of record is/are: **JAC SERATINE LLC**

By Virtue of Warranty Deed recorded 4/20/2023 in OR 8964/817

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. **Code Enforcement Order in favor of Escambia County recorded 6/21/2007 OR 6168/434 together with Cost Order recorded 2/15/2008 OR 6288/200**
- b. **Lien in favor of Riverside County Department of Child Support Services recorded 5/26/2011 OR 6725/189**
- c. **Judgment in favor of Escambia County recorded 4/9/2008 recorded OR 6311/1526**
- d. **Judgment in favor of LVNV Funding Inc recorded 1/19/2021 OR 8445/1498**
- e. **Judgment in favor of Synchrony Bank recorded 6/29/2016 OR 7549/523**
- f. **Judgment in favor of Escambia County recorded 5/31/2007 OR 6155/363**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-2684-500

Assessed Value: \$79,553.00

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 #: 10-2684-500 CERTIFICATE #: 2021-4606

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: June 12, 2003 to and including June 12, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: June 21, 2023