

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300191

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5021
US BANK CF KEYS FUNDING LLC - 5021
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
11-0350-255	2021/4967	06-01-2021	LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513

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 - 5021
US BANK CF KEYS FUNDING LLC - 5021
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.	
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

0973.13

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5021 US BANK CF KEYS FUNDING LLC - 5021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	GLAZE CHRISTOPHER 2451 BROOKPARK RD PENSACOLA, FL 32534 2451 BROOKPARK RD 11-0350-255 LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513	Certificate #	2021 / 4967
		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)
# 2021/4967	06/01/2021	1,658.57	82.93	1,741.50
→Part 2: Total*				1,741.50

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)
# 2022/5357	06/01/2022	2,293.74	6.25	114.69	2,414.68
Part 3: Total*					2,414.68

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)	4,156.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,717.87
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)	8,249.05

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

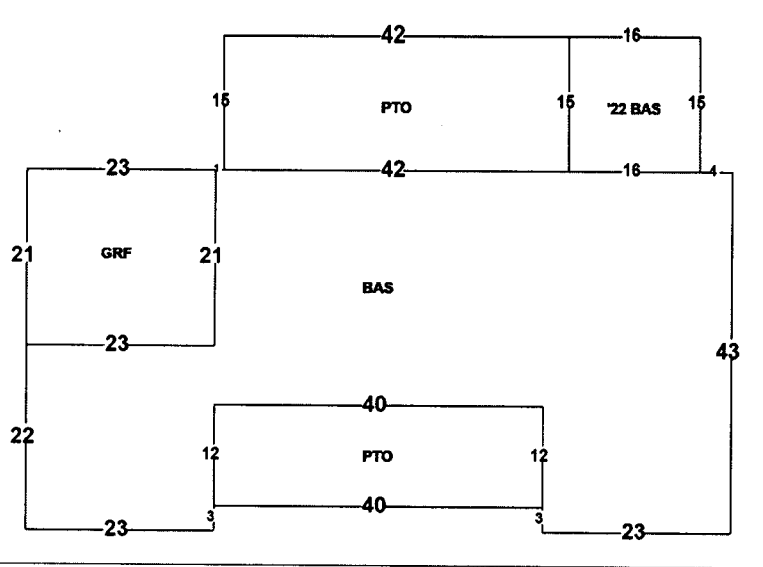
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

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-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME


Areas - 4448 Total SF

BASE AREA - 2855
GARAGE FIN - 483
PATIO - 1110



Images



11/22/2021 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.6776)



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: 191N304300000041 Account: 110350255 Owners: GLAZE CHRISTOPHER Mail: 2451 BROOKPARK RD PENSACOLA, FL 32534 Situs: 2451 BROOKPARK RD 32534 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>\$30,000</td> <td>\$289,574</td> <td>\$319,574</td> <td>\$221,445</td> </tr> <tr> <td>2021</td> <td>\$28,500</td> <td>\$111,443</td> <td>\$139,943</td> <td>\$139,943</td> </tr> <tr> <td>2020</td> <td>\$28,500</td> <td>\$152,788</td> <td>\$181,288</td> <td>\$138,895</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2022	\$30,000	\$289,574	\$319,574	\$221,445	2021	\$28,500	\$111,443	\$139,943	\$139,943	2020	\$28,500	\$152,788	\$181,288	\$138,895										
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/05/2020</td> <td>8243</td> <td>513</td> <td>\$172,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>956</td> <td>17</td> <td>\$68,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1973</td> <td>722</td> <td>740</td> <td>\$31,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1972</td> <td>600</td> <td>567</td> <td>\$7,600</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/05/2020	8243	513	\$172,500	WD		01/1975	956	17	\$68,000	WD		01/1973	722	740	\$31,000	WD		01/1972	600	567	\$7,600	WD		2022 Certified Roll Exemptions None Legal Description LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513 Extra Features POLE BARN POOL	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
02/05/2020	8243	513	\$172,500	WD																													
01/1975	956	17	\$68,000	WD																													
01/1973	722	740	\$31,000	WD																													
01/1972	600	567	\$7,600	WD																													
Parcel Information Section Map Id: 19-1N-30-2 Approx. Acreage: 2.2915 Zoned: LDR Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection (DEP) Data																															
Buildings Address: 2451 BROOKPARK RD, Year Built: 1972, Effective Year: 2005, PA Building ID#: 2307																																	

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036012 5/5/2023 3:42 PM
OFF REC BK: 8973 PG: 381 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 5021** holder of **Tax Certificate No. 04967**, 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:

LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110350255 (0923-13)

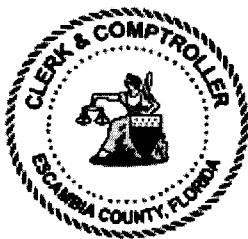
The assessment of the said property under the said certificate issued was in the name of

CHRISTOPHER GLAZE

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

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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513

Customer: CHRISTOPHER L. GLAZE

Account Number: 383400-39139

Amount of Lien: \$154.79, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

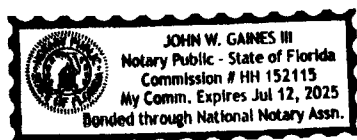
Dated: 10/04/2021

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4TH day of OCTOBER, 2021, by D'Alan Evans of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

THIS INSTRUMENT PREPARED BY:
Name: RIDGELINE CONSTRUCTION HSV, INC.
Address: 8449 PENSACOLA BLVD
PENSACOLA FL 32534

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 191N304300000041

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
2451 BROOKPARK RD 32534 LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** SOFFIT AND FASCIA
3. **OWNER INFORMATION:**
Name and address: CHRISTOPHER GLAZE 2451 BROOKPARK RD
PENSACOLA, FL 32534
Interest in property: OWNER
Name and address of fee simple titleholder (if other than Owner):
4. **CONTRACTOR:** (name, address and phone number): RIDGELINE CONSTRUCTION HSV, INC. - LAUREN MILLS MARSH
8449 PENSACOLA BLVD, PENSACOLA, FL 32534
5. **SURETY:**
Name, address and phone number:
Amount of bond \$
6. **LENDER:** (name, address and phone number)
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number)
8. In addition to him/herself, Owner designates _____ of _____
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA


OWNER'S SIGNATURE

Christopher Glaze
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 26 day of November, 2022 by Christopher Glaze
DL Who is personally known to me OR who has produced identification
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

Christina J. Danner
NOTARY PUBLIC - STATE OF FLORIDA

Christina J. Danner
PRINT OR STAMP COMMISSIONED NAME OF NOTARY

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION


CHRISTINA J. DANNER
Commission # GG 345872
Expires June 17, 2023
Bonded Thru Budget Notary Services
Revised 10/8/09

THIS INSTRUMENT PREPARED BY:

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Permit Number 220828334BD NOTICE OF COMMENCEMENT
Parcel ID Number (PID) 191N304300000041

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
2451 BROOKPARK ROAD PENSACOLA FL 32534
2. GENERAL DESCRIPTION OF IMPROVEMENT:
ADDITION BED/bath
3. OWNER INFORMATION:
Name and address: CHRISTOPHER GLAZE 2451 BROOKPARK RD PENS FL 32534
Interest in property: OWNER
Name and address of fee simple titleholder (if other than Owner): _____
4. CONTRACTOR: (name, address and phone number): CHRISTOPHER GLAZE
5. SURETY:
Name, address and phone number: _____
Amount of bond \$ _____
6. LENDER: (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Christopher L. Glaze
OWNER'S SIGNATURE

Christopher L. Glaze
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 13 day of October, 2022 by Dashema L. Weatherspoon. Who is personally known to me OR who has produced identification Florida Driver License 0420-112-84-131-0. VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dashema L. Weatherspoon
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

owner
SIGNATORY'S TITLE/OFFICE

Dashema L. Weatherspoon
NOTARY PUBLIC - STATE OF FLORIDA
DASHEMA L. WEATHERSPOON
Notary Public - State of Florida
Commission # HM 295345
EXPIRATION DATE: AUG 7, 2026
Bonded through National Notary Assn.

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

**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 or 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: Brookpark Road

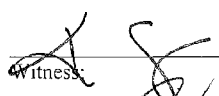

Legal Address of Property: 2451 Brookpark Road, Pensacola, Florida 32534

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

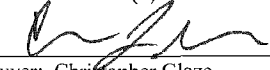
This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534

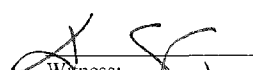
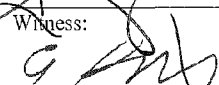
AS TO SELLER(S):


Seller: Joann H. Jones


Witness: 

AS TO BUYER(S):


Buyer: Christopher Glaze


Witness: 

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3
Pensacola, FL 32534

File Number: PEN-20-17655
Parcel ID #: 19-1N-30-4300-000-041

WARRANTY DEED

This WARRANTY DEED, dated this 5th day of February, 2020, by **Joann H. Jones, an unmarried widow**, whose post office address is 2451 Brookpark Road, Pensacola, Florida 32534, hereinafter called the Grantor, to **Christopher Glaze**, whose post office address is 11626 Wakefield Drive, Pensacola FL 32514, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 41, PONDEROSA SUBDIVISION, a subdivision of a portion of Section 19, Township 1 North, Range 30 West, according to the map or plat thereof, as recorded in Plat Book 8, Page 41, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: KAREN WAY

Signature: [Signature]
Print Name: Christopher Knight

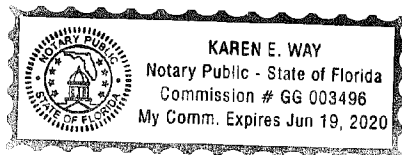
[Signature]
Joann H. Jones

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2020, by: Joann H. Jones, who produced FLORIDA DL as valid identification.

(SEAL)

Signature: [Signature]
Notary Public



PROPERTY INFORMATION REPORT

June 9, 2023

Tax Account #:11-0350-255

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0350-255(0923-13)

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 #: 11-0350-255

CERTIFICATE #: 2021-4967

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

CHRISTOPHER GLAZE
AND ONA ALECIA JOINER
11626 WAKEFIELD DR
PENSACOLA, FL 32514

RIDGELINE CONSTRUCTION HSV, INC.
LAUREN MILLS MARSH
8449 PENSACOLA BLVD
PENSACOLA, FL 32534

CHRISTOPHER GLAZE
AND ONA ALECIA JOINER
2451 BROOKPARK RD
PENSACOLA, FL 32534

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 9th 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 9, 2023

Tax Account #: **11-0350-255**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER GLAZE**

By Virtue of Warranty Deed recorded 2/6/2020 in OR 8243/513

ABTRACTOR'S NOTE: WE HAVE INCLUDED WIFE ONA ALECIA JOINER FOR NOTICE.

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. **Notice of Commencement recorded 10/14/2022 – OR 8875/609**
 - b. **Notice of Commencement in favor of Ridgeline Construction HSV, Inc and Lauren Mills Marsh recorded 11/28/2022 – OR 8895/1170**
 - c. **Lien in favor of Emerald Coast Utilities Authority recorded 10/15/2021 – OR 8641/139**
4. Taxes:
- Taxes for the year(s) 2020-2022 are delinquent.**
Tax Account #: 11-0350-255
Assessed Value: \$221,445.00
Exemptions: NONE
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 #: 11-0350-255 CERTIFICATE #: 2021-4967

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 6, 2003 to and including June 6, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 9, 2023

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.	105,839.50
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

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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5021 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 19, 2023
Property description	GLAZE CHRISTOPHER 2451 BROOKPARK RD PENSACOLA, FL 32534 2451 BROOKPARK RD 11-0350-255 LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513	Certificate #	2021 / 4967
		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)
# 2021/4967	06/01/2021	1,658.57	82.93	1,741.50
→Part 2: Total*				1,741.50

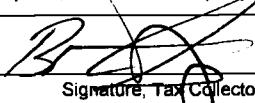
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/5357	06/01/2022	1,779.95	6.25	53.40	1,839.60
Part 3: Total*					1,839.60

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)	3,581.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,495.90
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)	6,452.00

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 June 23rd, 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
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: 110350255 Certificate Number: 004967 of 2021**

Payor: CHRISTOPHER GLAZE 2451 BROOKPARK RD PENSACOLA, FL 32534 Date 7/5/2023

Clerk's Check #	457106347	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$6,942.15
		Postage	\$41.28
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,490.63

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 8973, Page 381, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04967, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **110350255 (0923-13)**

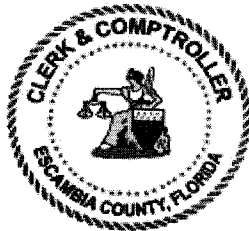
DESCRIPTION OF PROPERTY:

LOT 41 PONDEROSA PB 8 P 41 OR 8243 P 513

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTOPHER GLAZE

Dated this 5th day of July 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk