

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300211

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 2021
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
13-1717-000	2021/6292	06-01-2021	BEG AT SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB N 0 DEG 5 MIN 42 SEC W 45 FT N 90 DEG W 77 54/100 FT TO E R/W LI OF A ST S 14 DEG 23 MIN 47 SEC W ALG R/W 46 46/100 FT S 90 DEG E 89 10/100 FT TO POB BELMONT NO BLK 79 BELMONT TRACT OR 3883 P 850 CA 95

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 - 2021
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.	22,901.50
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 + 675

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 SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB N 0 DEG 5 MIN 42 SEC W 45 FT N 90 DEG W 77 54/100 FT TO E R/W LI OF A ST S 14 DEG 23 MIN 47 SEC W ALG R/W 46 46/100 FT S 90 DEG E 89 10/100 FT TO POB BELMONT NO BLK 79 BELMONT TRACT OR 3883 P 850 CA 95



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

0923.19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 19, 2023	
Property description	HICKS KIMBERLY 420 NORTH A ST PENSACOLA, FL 32501 420 N A ST 13-1717-000 BEG AT SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB N 0 DEG 5 MIN (Full legal attached.)		Certificate #	2021 / 6292	
			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)	
# 2021/6292	06/01/2021	421.25	21.06	442.31	
→ Part 2: Total*				442.31	
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)
# /					
Part 3: Total*					0.00
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)				442.31	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				400.55	
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)				1,217.86	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida 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:	0005009010009079	Year	Land	Imprv	Total	Cap Val
Account:	131717000	2022	\$29,992	\$86,807	\$116,799	\$45,803
Owners:	HICKS KIMBERLY	2021	\$21,557	\$68,347	\$89,904	\$44,469
Mail:	420 NORTH A ST PENSACOLA, FL 32501	2020	\$21,557	\$60,615	\$82,172	\$43,856
Situs:	420 N A ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID 	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
11/1995	3883	850	\$35,200	WD		Legal Description BEG AT SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB N 0 DEG 5 MIN 42 SEC W 45...	
10/1993	3445	547	\$7,000	WD			
12/1990	2954	314	\$100	CJ			
04/1987	2392	215	\$100	CJ			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

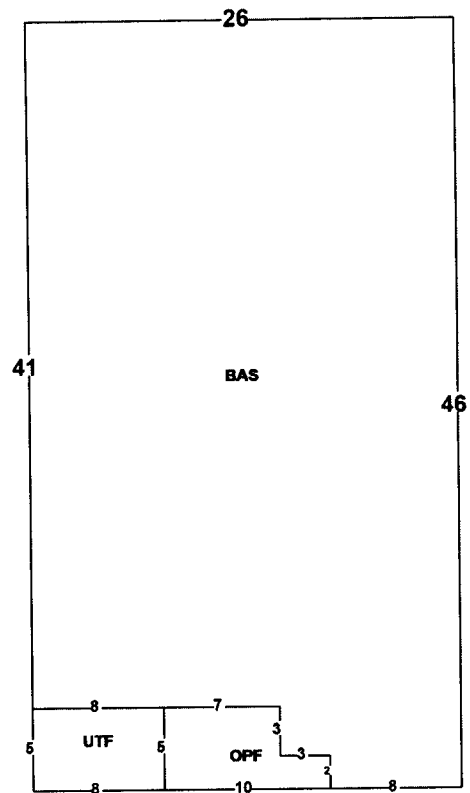
Parcel Information	Launch Interactive Map
<p>Section Map Id: CA095</p> <p>Approx. Acreage: 0.0862</p> <p>Zoned: R-1B</p> <p>Evacuation & Flood Information Open Report</p> <p> View Florida Department of Environmental Protection(DEP) Data</p>	
Buildings	
Address: 420 N A ST, Year Built: 1994, Effective Year: 1994, PA Building ID#: 18174	

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1196 Total SF

BASE AREA - 1115
OPEN PORCH FIN - 41
UTILITY FIN - 40



Images



8/5/2016 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.7006)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2021** holder of **Tax Certificate No. 06292**, 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 SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB N 0 DEG 5 MIN 42 SEC W 45 FT N 90 DEG W 77 54/100 FT TO E R/W LI OF A ST S 14 DEG 23 MIN 47 SEC W ALG R/W 46 46/100 FT S 90 DEG E 89 10/100 FT TO POB BELMONT NO BLK 79 BELMONT TRACT OR 3883 P 850 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131717000 (0923-19)

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

KIMBERLY HICKS

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**.

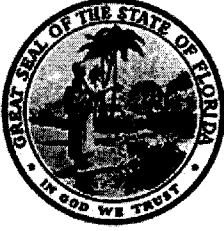
Dated this 5th day of May 2023.

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: 131717000 Certificate Number: 006292 of 2021

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2023"/>	Redemption Date <input type="text" value="6/8/2023"/> 
Months	5	2
Tax Collector	<input type="text" value="\$1,217.86"/>	<input type="text" value="\$1,217.86"/>
Tax Collector Interest	\$91.34	\$36.54
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,315.45	<input type="text" value="\$1,260.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$34.20	\$13.68
Total Clerk	\$490.20	<input type="text" value="\$469.68"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,882.65	\$1,747.33
	Repayment Overpayment Refund Amount	\$135.32
Book/Page	<input type="text" value="8973"/>	<input type="text" value="387"/>

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 006292

Redeemed Date 6/8/2023

Name KIMBERLY HICKS 420 NORTH A ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$490.20 \$1410.33
Due Tax Collector = TAXDEED	\$1,815.45
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

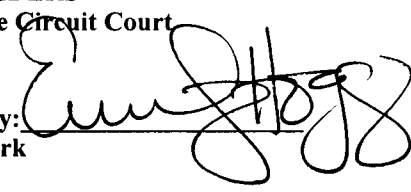
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 131717000 Certificate Number: 006292 of 2021**

Payor: KIMBERLY HICKS 420 NORTH A ST PENSACOLA, FL 32501 Date 6/8/2023

Clerk's Check #	0	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$1,315.45
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,882.65

\$1410.33
\$1,427.33

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

Tax Certificate No. Certificate No. 06292, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 131717000 (0923-19)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB
N 0 DEG 5 MIN 42 SEC W 45 FT N 90 DEG W 77 54/100 FT TO E R/W LI OF A ST S 14 DEG 23 MIN
47 SEC W ALG R/W 46 46/100 FT S 90 DEG E 89 10/100 FT TO POB BELMONT NO BLK 79
BELMONT TRACT OR 3883 P 850 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: KIMBERLY HICKS

Dated this 8th day of June 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 2/23/2022 1:37 PM OR Book 8728 Page 94,
Instrument #2022018545, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 2/22/2022 8:44 AM OR Book 8725 Page 1737,
Instrument #2022017443, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 143832373 E-Filed 02/14/2022 09:47:52 AM

**IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

CASE NO: 2021 SC 004962

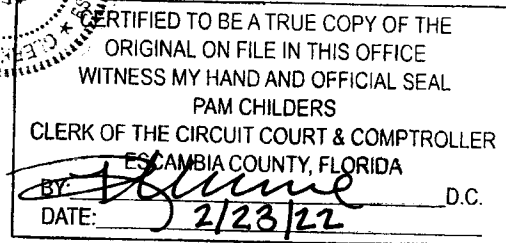
LVNV FUNDING LLC
P.O. BOX 10466
GREENVILLE, SC 29603

Plaintiff

vs.

KIMBERLY HICKS
420 NORTH A STREET
PENSACOLA, FL 32501

Defendant



FINAL JUDGMENT

At a Small Claims Pretrial Conference on January 12, 2022, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,
ORDERED AND ADJUDGED that the Plaintiff whose address is c/o Resurgent Capital Services LP 55 Beattie Place, Suite 110, Greenville, SC 29601, shall recover from the Defendant KIMBERLY HICKS the principal sum of \$2,414.11, court costs in the amount of \$314.00, that shall bear interest at the rate of 4.25% per annum, for all of which let execution issue. The interest rate will adjust in accordance with section 55.03, Florida Statutes.

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

A handwritten signature in black ink, appearing to read "Pat Kinsey".
ESCAMBIA COUNTY COURT JUDGE PAT KINSEY
on 02/12/2022 12:53:48 pm

Copies furnished to:
HAYT, HAYT & LANDAU, P.L.
Attorney for Plaintiff

Defendant

HHL File # 1023418@JTB@/64 CONCORDIA@JTB@
Last 4 Digits of Account # 3312

Filing # 100991179 E-Filed 12/31/2019 05:50:22 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

KIMBERLY BETH HICKS

125 RIVERDALE N
TUSCALOOSA, AL 35406

CASE NO: 2012 MM 020058 A

CITATION NO: 3887WHU
1054XBN

DIVISION: IV
DATE OF BIRTH: 07/27/1976

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **SEPTEMBER 21, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **KIMBERLY BETH HICKS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,600.00**, which shall bear interest at the rate prescribed by law, 5.97%, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

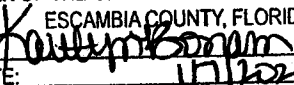
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


Signed by COUNTY COURT JUDGE JENNIFER J FRYDRYCHOWICZ
on 12/16/2019 09:20:08 AISTKIV

COUNTY JUDGE



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY  D.C.
DATE: 1/7/2020

(CFCTMMFNLCHRG2 #24984)

6.00
246.40

OR Bk3883 Pg0850
INSTRUMENT 00258194

This instrument prepared by:
Stephen R. Moorhead, Esquire
McDonald, Fleming, Moorhead &
Ferguson, Attorneys at Law
4300 Bayou Blvd, Stes 12&13
Pensacola, Florida 32503
95-S-4515

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Instrument 00258194
Filed and recorded in the
Official Records
DECEMBER 8, 1995
at 03:27 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

THIS INDENTURE, made this 30th day of November, 1995, between PENSACOLA HABITAT FOR HUMANITY, INC., a Florida not for profit corporation, party of the first part, whose mailing address is P.O. Box 13204, Pensacola, Florida 32591-3204 and **KIMBERLY HICKS**, a single woman, whose mailing address is 420 North A Street, Pensacola, FL 32501, Soc Sec. No. _____, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns, forever, the property described as follows, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 8, and portions of Lot 9 and 11, Block 79 of the Belmont Tract according to map recorded in the Public Records of Escambia County, Florida, more particularly described as follows:

Commencing at the Southwest corner of Lot 11, Block 79 of Belmont Tract according to the map recorded in the Public Records of Escambia County, Florida; thence North 00°05'42" West along the West side of said lot or 60 feet; thence South 90°0' East for 15 feet and the point of beginning; thence North 00°05'42" West for 45 feet; thence North 90°0' West for 77.54 feet to the East R/W line of A Street; thence South 14°23'47" West along said East R/W line 46.46 feet; thence South 90° East for 89.16 feet to the point of beginning

Parcel ID#: 00-0S-00-9010-009-079

To have and to hold the same unto the said party of the second part in fee simple.

And the said party of the first part does hereby covenant with the said party of the second part, that except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under him, but against none other.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

IN WITNESS WHEREOF, the undersigned has hereunto set the seal of the corporation on this the 30th day of November, 1995.

Signed, sealed and delivered
in the presence of:

PENSACOLA HABITAT FOR HUMANITY, INC.

Angela R. Stull
Angela R. Stull
Printed name of Witness
Angelyn C. Westmoreland
Angelyn C. Westmoreland
Printed name of Witness

By: Betty H. Salter
BETTY H. SALTER, its President

D S PD \$246.40
Mort \$0.00 ASUM \$0.00
DECEMBER 8, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: Amington D.C.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of November, 1995, by BETTY H. SALTER, President of PENSACOLA HABITAT FOR HUMANITY, INC., a Florida not for profit corporation, who executed same on behalf of the said corporation, who is personally known to me.

Angela R. Stull
NOTARY PUBLIC
ANGELA R. STULL
My Comm Exp. 7/04/99
Bonded By Service Ins
No. CC477817
☒ Personally Known ☐ Other L.D.

PROPERTY INFORMATION REPORT

June 7, 2023

Tax Account #:13-1717-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SW COR OF LT 11 N 0 DEG 5 MIN 42 SEC W ALG W LI 60 FT S 90 DEG E 15 FT FOR POB
N 0 DEG 5 MIN 42 SEC W 45 FT N 90 DEG W 77 54/100 FT TO E R/W LI OF A ST S 14 DEG 23 MIN
47 SEC W ALG R/W 46 46/100 FT S 90 DEG E 89 10/100 FT TO POB BELMONT NO BLK 79
BELMONT TRACT OR 3883 P 850 CA 95**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-1717-000(0923-19)

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

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: SEP 6, 2023

TAX ACCOUNT #: 13-1717-000

CERTIFICATE #: 2021-6292

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

KIMBERLY HICKS
420 N A ST
PENSACOLA, FL 32501

KIMBERLY HICKS
125 RIVERDALE N
TUSCALOOSA, AL 35406

LVNV FUNDING LLC
PO BOX 10466
GREENVILLE, SC 29603

LVNV FUNDING LLC
C/O RESURGENT CAPITAL SERVICES LP
55 BEATTIE PL, SUITE 110
GREENVILLE, SC 29601

Certified and delivered to Escambia County Tax Collector, this 7th 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 7, 2023

Tax Account #: **13-1717-000**

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

By Virtue of Warranty Deed recorded 12/8/1995 in OR 3883/850

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. Judgment in favor of State of FL/Escambia County recorded 01/07/2020 – OR 8227/681

b. Judgment in favor of LVNV Funding, LLC recorded 02/23/2022 – OR 8728/94

4. Taxes:

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

Tax Account #: 13-1717-000

Assessed Value: \$45,803.00

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 #: 13-1717-000 CERTIFICATE #: 2021-6292

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 5, 2003 to and including June 5, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 7, 2023