



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 - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	WADE CHRISTOPHER M WADE RHONDA R 10 HILLBROOK WAY B-2 U-5 PENSACOLA, FL 32503 10 HILLBROOK WAY B-2 U-5 04-3928-060 UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 796 (Full legal attached.)	Certificate #	2022 / 1806
		Date certificate issued	06/01/2022

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)
# 2022/1806	06/01/2022	3,270.34	163.52	3,433.86
→Part 2: Total*				3,433.86

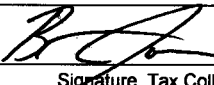
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/1784	06/01/2023	3,351.03	6.25	207.34	3,564.62
Part 3: Total*					3,564.62

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)	6,998.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,518.87
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)	10,892.35

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 24th, 2024

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

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>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *+6.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400561

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-3928-060	2022/1806	06-01-2022	UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

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 - 7022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-22-2024
Application Date

Applicant's signature

[illegible]

R-2A

Evacuation
& Flood
Information
Open
Report

Buildings

Address: 10 HILLBROOK WAY B-2 U-5, Year Built: 1974, Effective Year: 1974, PA Building ID#: 70486

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8

NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

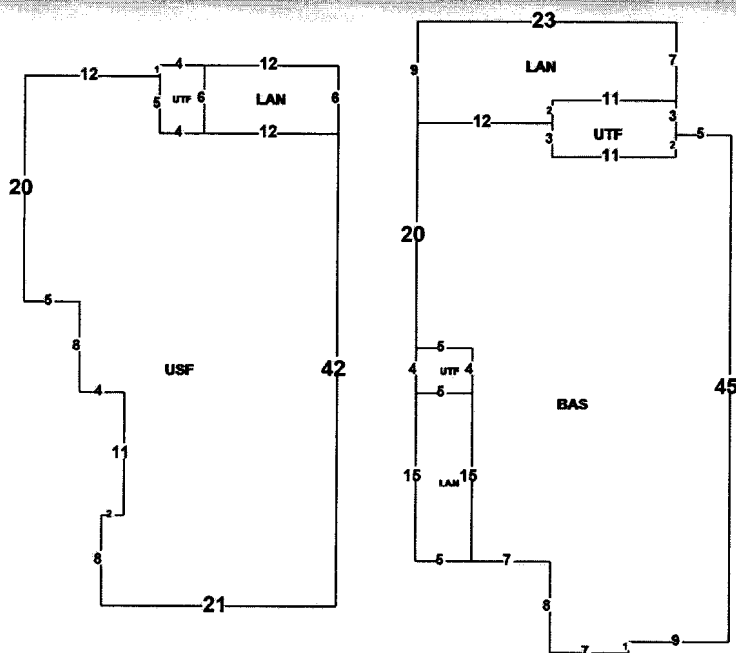
Areas - 2550 Total SF

BASE AREA - 1078

LANAI - 332

UPPER STORY FIN - 1041

UTILITY FIN - 99



Images



5/29/2015 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: 05/07/2024 (tc.5620)



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-3928-060 CERTIFICATE #: 2022-1806

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: December 12, 2004 to and including December 12, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **04-3928-060**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER M. WADE AND RHONDA R. WADE**

By Virtue of Warrant Deed recorded 9/7/2018 in OR 7963/1598

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. **Lien in favor of Hillbrook Townhomes, Inc. recorded 1/27/2022 – OR 8709 /1974**
 - b. **Lien in favor of Hillbrook Townhomes, Inc. recorded 2/2/2023-OR 8924/ 1932**
 - c. **Lis Pendens Case # 2023 CC 00288 in favor of Hillbrook Townhomes, Inc. recorded 4/12/2023-OR 8959 / 1693 Case is still open.**
 - d. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 8/1/2024- OR 9183 / 1202**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 04-3928-060

Assessed Value: \$205,119.00

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): **HILLBROOK TOWNHOMES, INC.**

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.

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: APR 2, 2025

TAX ACCOUNT #: 04-3928-060

CERTIFICATE #: 2022-1806

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>2024</u> tax year.

CHRISTOPHER M. WADE
AND RHONDA R. WADE
10 HILLBROOK WAY, BLDG 2, UNIT 5
PENSACOLA, FL 32503

CHRISTOPHER M. WADE
AND RHONDA R. WADE
122 GRIFFIN WAY
CANTON, GA 30115

HILLBROOK TOWNHOMES, INC.
908 GARDENGATE CIRCLE
PENSACOLA, FL 32503

PORTFOLIO RECOVERY ASSOCIATES LLC
120 CORPORATE BLVD
NORFOLK, VA 23502

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

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

December 17, 2024

Tax Account #:04-3928-060

LEGAL DESCRIPTION EXHIBIT "A"

**UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT
IN COMMON ELEMENTS OR 7963 P 1598**

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-3928-060(0425-22)

27.00
1253.00

1280.00

Prepared by and return to:

Jeremy L. Dubyak

Attorney at Law

Southtrust Law & Title, Inc.

1184 Eglin Pkwy

Shalimar, FL 32579

850-609-1400

File Number: 18-0242

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **September, 2018**, between **Daniel Thompson and Elaine Thompson, husband and wife**, whose post office address is **9701 Shadow Wood Drive, Pensacola, FL 32514**, grantor, and **Christopher M. Wade and Rhonda R. Wade, husband and wife**, whose post office address is **122 Griffin Way, Canton, GA 30115**, 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:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 787, Page 754, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

Parcel Identification Number: 49-1S-30-30-1103-010-001

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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 **December 31, 2017**.

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

Signed, sealed and delivered in our presence:

A Brandt
Witness Name: Allison Brandt

[Signature]
Witness Name: Jeremy Dubyak

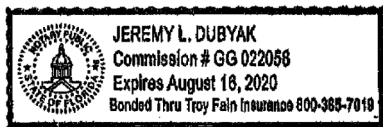
[Signature]
Daniel Thompson

[Signature]
Elaine Thompson

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 31st day of July, 2018 by Daniel Thompson and Elaine Thompson, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

**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: Hillbrook

Legal Address of Property: 10 Hillbrook Way, Pensacola, FL 32503

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

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

Name
1184 Eglin Parkway
Address
Shalimar, FL 32579
City, State, Zip Code

AS TO SELLER(S):

Seller's Name: Daniel Thompson

Witness' Name: _____

Seller's Name: Elaine Thompson

Witness' Name: _____

AS TO BUYER(S):


Buyer's Name: Christopher M. Wade

Witness' Name: _____


Buyer's Name: Rhonda R. Wade

Witness' Name: _____

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

Prepared By:
John "Jay" A. Fraiser, Esq.
127 Palafox Place, Suite 200
Pensacola, FL 32502-5813
RFBZ-1550-003

CLAIM OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Etheridge Property Management, 908 Gardengate Circle, Pensacola, FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §718.116, Florida Statutes, and the Declaration of Condominium recorded on April 3, 1974, in Official Records Book 787, Page 754 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 787, Page 754, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

Parcel Identification Number: 49-18-30-30-1103-010-001

The property address is 10 Hillbrook Way, B-2, U-5, Pensacola, FL 32503. The record title owners of the property are Christopher M Wade and Rhonda R. Wade, whose mailing address is 122 Griffin Way, Canton, GA 30115.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments	\$5,158.10
Attorney's Fees	\$275.00
Recording Fees	\$37.50
Mailing Costs	<u>\$14.66</u>
Total Due:	\$5,485.26

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of eighteen percent (18%) per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

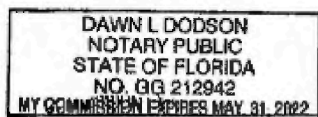
EXECUTED this 27th day of January, 2022.

HILLBROOK TOWNHOMES, INC., a
Florida not-for-profit corporation

Kim Coffey
By: Kim Coffey
Its: Property Manager and Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of January, 2022, by Kim Coffey as the Property Manager and Authorized Agent for Hillbrook Townhomes, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.



Dawn L. Dodson
(Signature of Notary Public)
Notary Public, State of Florida
Print Name: Dawn L. Dodson
My Commission Expires: May 31, 2022

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 70210350000023850853 and # 70210350000023850709 to Christopher M. Wade and Rhonda R. Wade, 10 Hillbrook Way, B-2, U-5, Pensacola, FL 32503 and 122 Griffin Way, Canton, GA 30115, on this 27 day of January, 2022

John "Jay" A. Fraiser, Jr.
John "Jay" A. Fraiser, Jr.
Moorhead Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for Hillbrook Townhomes, Inc.

Recorded in Public Records 2/2/2023 9:06 AM OR Book 8924 Page 1382,
Instrument #2023008188, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared By:
John "Jay" A. Fraiser, Esq.
127 Palafox Place, Suite 200
Pensacola, FL 32502-5813
CA-1550-004

CLAIM OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Etheridge Property Management, 908 Gardengate Circle, Pensacola, FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §718.116, Florida Statutes, and the Declaration of Condominium recorded on April 3, 1974, in Official Records Book 787, Page 754 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 787, Page 754, and all exhibits and amendments thereof, Public Records of Escambia County, Florida.

Parcel Identification Number: 49-1S-30-30-1103-010-001

The property address is 10 Hillbrook Way, B-2, U-5, Pensacola, FL 32503. The record title owners of the property are Christopher M Wade and Rhonda R. Wade, whose mailing address is 10 Hillbrook Way B-2 U-5, Pensacola, FL 32503.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

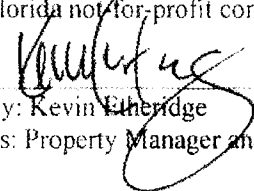
<u>Item</u>	<u>Amount</u>
Assessments	\$2,630.00
Attorney's Fees	\$275.00
Certified Mail Costs	\$8.10
Recording Fees	<u>\$38.00</u>
Total Due:	\$2,951.10

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of eighteen percent (18%) per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

BK: 8924 PG: 1383 Last Page

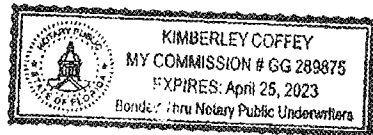
EXECUTED this 30th day of January, 2023.

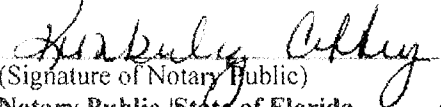
HILLBROOK TOWNHOMES, INC., a
Florida not-for-profit corporation


By: Kevin Etheridge
Its: Property Manager and Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of February, 2023, by Kevin Etheridge as the Property Manager and Authorized Agent for Hillbrook Townhomes, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.




(Signature of Notary Public)
Notary Public, State of Florida
Print Name: Kimberley Coffey
My Commission Expires: _____

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 7021 2720 0002 2719 6398 and US Mail to Christopher M. Wade and Rhonda R. Wade, 10 Hillbrook Way, B-2, U-5, Pensacola, FL 32503, on this 1 day of February, 2023.



John "Jay" A. Fraiser, Jr.
Moorhead Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for Hillbrook Townhomes, Inc.

Recorded in Public Records 4/12/2023 2:52 PM OR Book 8959 Page 1693,
Instrument #2023028577, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 170510424 E-Filed 04/06/2023 03:06:12 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

HILLBROOK TOWNHOMES, INC., a Florida
not-for-profit corporation,

Plaintiff,

v.

CASE NO.: 2023 CC 002088

CHRISTOPHER M. WADE, RHONDA R.
WADE and any UNKNOWN
TENANTS,

Defendants.

NOTICE OF LIS PENDENS

TO: Defendants, CHRISTOPHER M. WADE, RHONDA R. WADE and any UNKNOWN
TENANTS, and all others whom it may concern:

YOU ARE NOTIFIED OF THE FOLLOWING:

(A) The Plaintiff has instituted an action against you in the County Court in and for Escambia
County, Florida seeking lien foreclosure and damages with respect to the property described below.

(B) The case number of the action is as shown in the caption.

(C) The property that is the subject matter of this action is in Escambia County, Florida, and
is described as follows:

Unit No. 5, Building 2, Hillbrook Town Homes, a Condominium, according to The Declaration of
Condominium recorded in O.R. Book 767, Page 254, and all exhibits and amendments thereof, Public
Records of Escambia County, Florida.

DATED on April 10, 2023.

/s/ John "Jay" A. Fraiser, Jr.

John "Jay" A. Fraiser, Jr.

Florida Bar No. 110741

Moorhead Law Group

127 Palafox Place, Suite 200

Pensacola, FL 32502

Direct: 850.696.1888 / Fax: 850.477.0982

jfraiser@moorheadlaw.com

CAGroup@moorheadlaw.com

Attorneys for Plaintiff

Recorded in Public Records 8/1/2024 10:36 AM OR Book 9183 Page 1202,
Instrument #2024058820, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 203826565 E-Filed 08/01/2024 10:43:33 AM

**IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

**CASE NUMBER: 2023 CC 000260
DIVISION: III**

**PORTFOLIO RECOVERY ASSOCIATES, LLC
Plaintiff(s),**

vs.

**CHRISTOPHER WADE AND RHONDA WADE,
Defendant(s),**

**ORDER GRANTING PLAINTIFF'S MOTION FOR SUMMARY FINAL JUDGMENT
AS TO CHRISTOPHER WADE ONLY**

THIS CAUSE having come before the Court on July 29, 2024, on Plaintiff's Motion for Summary Judgment and having heard the parties, and the Defendant Christopher Wade has been properly served, and the Court being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED that

1. Plaintiff, Portfolio Recovery Associates, LLC purchased the debt from the original creditor by which it acquired all rights and interest as successor-in-interest.
2. On January 17, 2023, Defendant, Christopher Wade was served with service of process by personal service but failed to file any papers or pleadings in response to Plaintiff's Complaint within the period allowed by law.
3. Defendant, Rhonda Wade was non-served with summons, thus the Court has not acquired jurisdiction over her person.
4. Plaintiff is not proceeding against Defendant Rhonda Wade in this case and DISMISSED the Complaint against Rhonda Wade ONLY.
5. On July 29, 2024, Defendant Christopher Wade did not appear at the hearing on Plaintiff's Motion for Summary Judgment and did not file a response in opposition to the motion; thus Defendant failed to cite particular facts of the material issues in the record that a genuine factual dispute as to any material fact exists.

BK: 9183 PG: 1203 Last Page

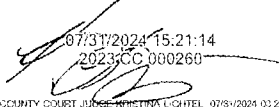
6. Plaintiff is entitled to a Final Judgment against Defendant Christopher Wade as a matter of law.

WHEREFORE, a Final Judgment is hereby granted to the Plaintiff. There is now due and owing to plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC, 120 Corporate Blvd, Norfolk, VA, 23502, from the Defendant, CHRISTOPHER WADE, at 10 HILLBROOK WAY # 5, PENSACOLA, FL 32503-2850, the principal sum of \$9,231.54 plus costs of \$382.70, for a total sum of \$9,614.24 for which sum let execution issue. The Clerk of Court shall close the file.

IT IS FURTHER ADJUDGED that the Defendant shall complete under oath, a Fact Information Sheet, including all required attachments, once received from the Plaintiff, and shall return it to the Plaintiff's attorney, within 45 days from the date it is received, unless the Judgment is satisfied, or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant to complete the Fact Information Sheet and return it to Plaintiff's attorney.

Plaintiff shall serve *pro se* Defendants with this Order.

DONE AND ORDERED in Pensacola, Escambia County, Florida.


07/31/2024 15:21:14
2023CC000260
Signed by COUNTY COURT JUDGE CHRISTOPHER L. GITTEL 07/31/2024 03:21:14 K48LST6

Cc:

Attorney for Plaintiff

Defendants

STATE OF FLORIDA
COUNTY OF ESCAMBIA

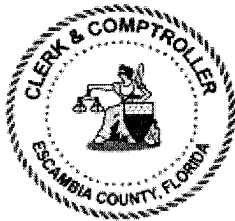
CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01806 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTOPHER M WADE 10 HILLBROOK WAY B-2 U-5 PENSACOLA, FL 32503	RHONDA R WADE 10 HILLBROOK WAY B-2 U-5 PENSACOLA, FL 32503
HILLBROOK TOWNHOMES, INC. 908 GARDENGATE CIRCLE PENSACOLA, FL 32503	CHRISTOPHER M. WADE AND RHONDA R. WADE 122 GRIFFIN WAY CANTON, GA 30115
PORTFOLIO RECOVERY ASSOCIATES LLC 120 CORPORATE BLVD NORFOLK, VA 23502	MOORHEAD LAW GROUP 127 PALAFOX PLACE STE 200 PENSACOLA FL 32502

WITNESS my official seal this 13th day of February 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st** day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st** day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

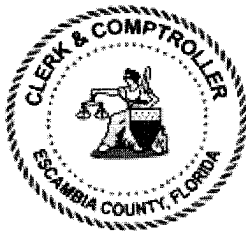
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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

Post Property:

10 HILLBROOK WAY B-2 U-5 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st** day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd** day of April 2025.

Dated this 18th day of February 2025.

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

Personal Services:

CHRISTOPHER M WADE
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the 1st day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd** day of April 2025.

Dated this 18th day of February 2025.

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

Personal Services:

RHONDA R WADE
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

CHRISTOPHER M WADE [0425-22]
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

9171 9690 0935 0128 0363 60

RHONDA R WADE [0425-22]
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

9171 9690 0935 0128 0363 77

HILLBROOK TOWNHOMES, INC.
[0425-22]
908 GARDENGATE CIRCLE
PENSACOLA, FL 32503

9171 9690 0935 0128 0363 84

CHRISTOPHER M. WADE AND
RHONDA R. WADE [0425-22]
122 GRIFFIN WAY
CANTON, GA 30115

9171 9690 0935 0128 0363 91

PORTFOLIO RECOVERY ASSOCIATES
LLC [0425-22]
120 CORPORATE BLVD
NORFOLK, VA 23502

9171 9690 0935 0128 0364 07

MOORHEAD LAW GROUP [0425-22]
127 PALAFOX PLACE STE 200
PENSACOLA FL 32502

9171 9690 0935 0128 0364 14

CONTACT

F

Pam Childers

Clerk of the Circuit Court & Comptroller

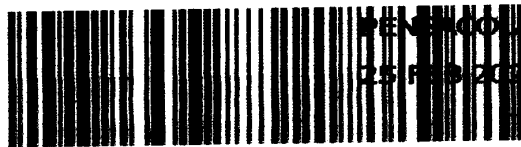
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2025 FEB 12
1500 AM

CERTIFIED MAIL™



9171 9690 0935 0128 0363 77

PENSACOLA FL 325

25 FEB 2025 PM 1:41



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

02/24/2025 ZIP 32502
043M31219251

US POSTAGE

RHONDA R WADE [0425-22]
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

.. 932E0E09000219000

FLWTF

32503-25010

NIXIE

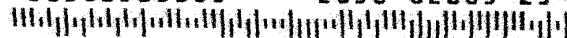
326 FE 1

0003/12/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-02869-25-35



CERTIFIED MAIL™

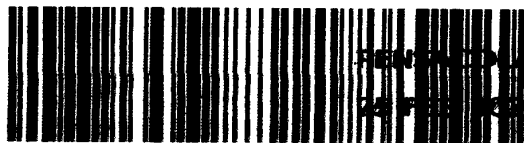
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 0363 91



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

02/24/2025 ZIP 32502
043M31219251

US POSTAGE

UTF/88
R14/3/1

CHRISTOPHER M. WADE AND
RHONDA R. WADE [0425-22]
122 GRIFFIN WAY
CANTON, GA 30115

9327011012301495

UTF

32502>5833
30115-297122

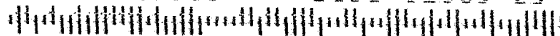
NIXIE

326 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 32502583335

*2638-01065-25-36



COMMUNITY
MAR 19 2025
0003/08/25

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0363 60

LN/PC
12/27/25



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁹
02/24/2025 ZIP 32502
043M31219251

US POSTAGE

CHRISTOPHER M WADE [0425-22]
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

03270000103100000

UNC

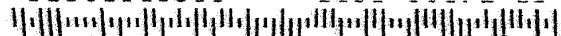
32503-285010

1st NOTICE 2-27
2nd NOTICE 3-4
RETURNED 3-14

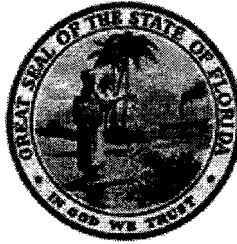
NIXIE 326 DE 1 0003/21/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2638-00671-25-36



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: 043928060 Certificate Number: 001806 of 2022**

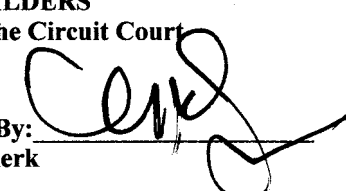
**Payor: CHRISTOPHER M WADE 10 HILLBROOK WAY B-2 U-5 PENSACOLA, FL 32503 Date
3/13/2025**

Clerk's Check # 160008
Tax Collector Check # 1

Clerk's Total \$538.08
Tax Collector's Total \$12,859.22
Postage \$49.20
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$13,463.50

\$13,293.28

**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>**

3/13/2025

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0425-22

Document Number: ECSO25CIV006267NON

Agency Number: 25-003889

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01806 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER M WADE AND RHONDA R WADE

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 2/21/2025 at 9:17 AM and served same on CHRISTOPHER M WADE , at 11:31 AM on 2/27/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

SERVED AT 3727 NORTH PALAFOX STREET - POE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 9/16
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the 1st day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd** day of April 2025.

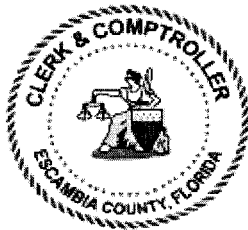
Dated this 18th day of February 2025.

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

Personal Services:

CHRISTOPHER M WADE
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
FEB 21 2025
9:17
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0425-22

Document Number: ECSO25CIV006274NON

Agency Number: 25-003890

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01806 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER M WADE AND RHONDA R WADE

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/21/2025 at 9:17 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for RHONDA R WADE , Writ was returned to court UNEXECUTED on 2/26/2025 for the following reason:

SUBJECT NO LONGER LIVES AT 10 HILLBROOK WAY; MOVED TO ATLANTA PER HOA CONTACT. SUBJECT'S EX-HUSBAND PHONED IN AND VERIFIED SUBJECT LIVES OUT OF STATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 9/14

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st** day of **June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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

Personal Services:

RHONDA R WADE
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 

Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
FEB 21 4 17 PM '25
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st day of June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the **2nd day of April 2025**.

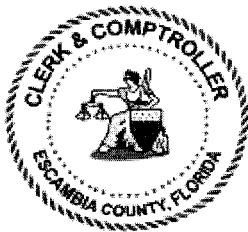
Dated this 18th day of February 2025.

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

Personal Services:

RHONDA R WADE
10 HILLBROOK WAY B-2 U-5
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



Emily Hogg

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
0425-22

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV006236NON

Agency Number: 25-003845

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01806 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER M WADE AND RHONDA R WADE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/21/2025 at 9:15 AM and served same at 9:18 AM on 2/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K. Lucas 9/14

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01806**, issued the **1st day of June, A.D., 2022** 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043928060 (0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

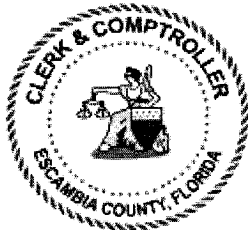
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd day of April 2025**.

Dated this 18th day of February 2025.

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

Post Property:

10 HILLBROOK WAY B-2 U-5 32503



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

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
FEB 21 12 21 PM '25
043928060

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01806, issued the 1st day of June, A.D., 2022 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:

UNIT 5 BLDG 2 #10 HILLBROOK WAY OF HILLBROOK TOWNHOMES CONDO ALSO 1/31 INT IN COMMON ELEMENTS OR 7963 P 1598

SECTION 49, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 043928060
(0425-22)

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

CHRISTOPHER M WADE and RHONDA R WADE

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 April, which is the 2nd day of April 2025.

Dated this 20th day of February 2025.

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

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7742
Order Date: 2/20/2025
Number Issues: 4
Pub Count: 1
First Issue: 2/26/2025
Last Issue: 3/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

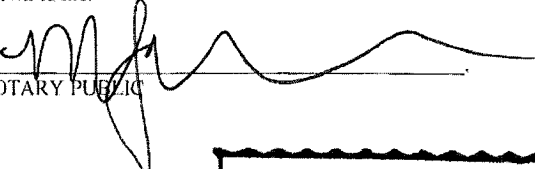
2022 TD 01806 KEYS FUNDING LLC – Wade

was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

