



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	MCGHEE TERRI PATRICIA 2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526 2853 HIDDEN SPRINGS DR 10-1374-511 LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408	Certificate #	2022 / 4814
		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)
# 2022/4814	06/01/2022	768.16	38.41	806.57
→ Part 2: Total*				806.57

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)	806.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,516.44
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)	2,698.01

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 24th, 2024
 Signature, Tax Collector or Designee

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400535

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
10-1374-511	2022/4814	06-01-2022	LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)


General Information		Assessments				
Parcel ID:	372S311200000004	Year	Land	Imprv	Total	Cap Val
Account:	101374511	2023	\$15,000	\$95,244	\$110,244	\$96,034
Owners:	MCGHEE TERRI PATRICIA	2022	\$12,000	\$86,105	\$98,105	\$87,304
Mail:	2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526	2021	\$12,000	\$67,794	\$79,794	\$79,368
Situs:	2853 HIDDEN SPRINGS DR 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

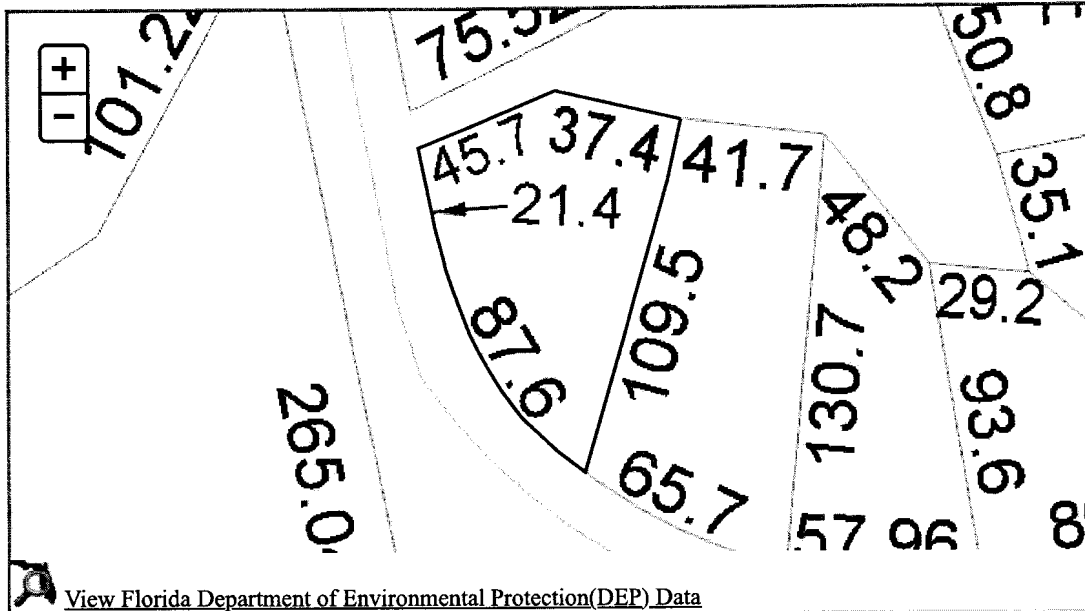
Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
09/28/2016	7599	408	\$38,500	WD		
03/21/2016	7511	1253	\$66,000	WD		
03/30/2015	7324	1317	\$30,000	QC		
07/2007	6191	786	\$77,500	WD		
07/2005	5690	1393	\$290,000	WD		
02/2005	5589	579	\$130,000	WD		
01/1989	2655	980	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408
						Extra Features None

Parcel Information [Launch Interactive Map](#)

Section
Map Id:
37-2S-31-1

Approx.
Acreage:
0.1170

Zoned: 
HDR
HDR
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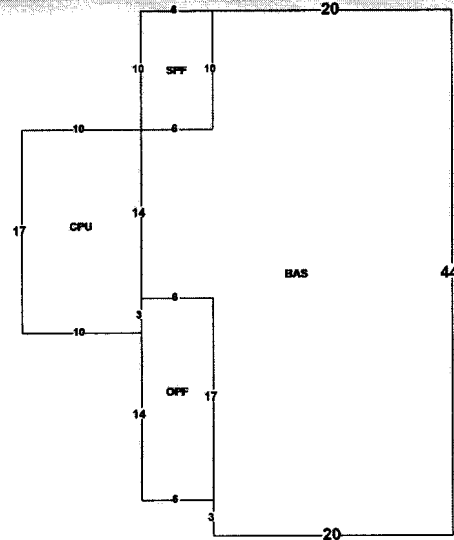
**Evacuation
& Flood
Information**
[Open
Report](#)


Buildings

Address: 2853 HIDDEN SPRINGS DR, Year Built: 1988, Effective Year: 1988, PA Building ID#: 112034

Structural Elements

- DECOR/MILLWORK-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-3
- NO. STORIES-1
- ROOF COVER-CORRUGATED METL
- ROOF FRAMING-GABLE-HI PITCH
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



 Areas - 1296 Total SF

- BASE AREA - 964
- CARPORT UNF - 170
- OPEN PORCH FIN - 102
- SCRN PORCH FIN - 60

Images



8/18/2016 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.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-1374-511 CERTIFICATE #: 2022-4814

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: K. GERARD

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **10-1374-511**

1. The Grantee(s) of the last deed(s) of record is/are: **TERRI PATRICIA MCGHEE**
By Virtue of Special Warranty Deed recorded 9/29/2016 in OR 7599/408

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 CAPITAL ONE BANK (USA), N.A. recorded 09/12/2018 OR 7966/30**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 10-1374-511
Assessed Value: \$105,637.00
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.

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 #: 10-1374-511

CERTIFICATE #: 2022-4814

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.

TERRI PATRICIA MCGHEE
2853 HIDDEN SPRINGS DR
PENSACOLA FL 32526

TERRI PATRICIA MCGHEE
2853 HIDDEN SPRINGS CIR
PENSACOLA FL 32526

CAPITAL ONE BANK (USA) N.A.
4851 COX RD
GLEN ALLEN VA 23060

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 #:10-1374-511

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1374-511(0425-66)

Prepared By:
Richard S. Melver, Esquire
Kass Shuler, PA
PO Box 800
Tampa, FL 33601
File No: 163018
Parcel No.: 372S31120000004

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of September, 2016, between Federal Home Loan Mortgage Corporation, whose mailing address is 8200 Jones Branch Dr, Mc Lean, VA 22102, herein called Grantor, and Terri Patricia McGhee, a single woman, whose mailing address is 2853 Hidden Springs Circle, Pensacola, FL 32526, herein called Grantee,

(When used in this instrument, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural)

WITNESSETH: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs, legal representatives, successors and assigns, all that certain land, situate in Escambia County, Florida, to wit:

Lot 4, Hidden Springs, a Planned Unit Development, Subdivision of The Joseph Pol Grant, Section 37, Township 2 South, Range 31 West, according to the plat thereof, recorded in Plat Book 13, Page 91, of the Public Records of Escambia County, Florida.

AKA: 2853 Hidden Springs Circle, Pensacola, FL 32526

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for the current year 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 Grantor hereby covenants with said Grantee, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, first party has signed and sealed these present as of the date first set forth above.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name Jennifer Luero

Grantor:
FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., as Its Attorney in Fact, pursuant to Limited Power of Attorney recorded May 31, 2012, in O.R. Book 21152, Page 440, and Affidavit in support thereof recorded June 30, 2016, in O.R. Book 24200, Page 187, both of the Public Records of Hillsborough County, Florida.

[Signature]
Witness
Printed Name: ALEKSANDRA D. ZWERGER

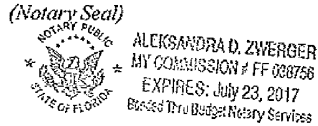
By: [Signature]
Print Name: Peter Baker
Title: an authorized signatory

State of FLORIDA
County of HILLSBOROUGH

Peter Baker
Federal Home Loan Mortgage Corporation
By Kass Shuler, P.A. As Its Attorney-In-Fact

The foregoing instrument was acknowledged before me this 28 day of September 2016, by Peter Baker as an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation, who is personally known to me.

[Signature]
Notary Public
Print Name: ALEKSANDRA D. ZWERGER
My Commission No.: 7723/2018



Filing # 77624007 E-Filed 09/08/2018 03:40:42 PM

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

CAPITAL ONE BANK (USA), N.A.
4851 Cox Rd.
Glen Allen, VA 23060

Plaintiff,

vs.

**Case No. 2018 SC 002625
Division 5**

TERRI P. MCGHEE
2853 Hidden Springs Circle
Pensacola, FL 32526

Defendant.

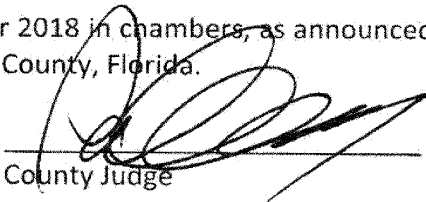
FINAL JUDGMENT

At a Small Claims Pretrial Conference on August 8, 2018, the plaintiff appeared but the defendant did not after being properly served. Therefore it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$4,676.94 for which let execution issue.

FURTHER ORDERED that the defendant shall complete the attached Fact Information Sheet and return it together with any documents required to **BROCK & SCOTT, 1315 Westbrook Plaza Drive, Winston-Salem, NC 27103**. This is mandatory. Failure to complete and return the Fact Information Sheet together with all documents required within 45 days may result in up to 180 days county jail and/or a fine of up to \$500.00/day unless the judgment is paid in full or a Notice of Appeal is filed.

DONE AND ORDERED this 8th day of September 2018 in chambers, as announced in open court on August 8, 2018, Pensacola, Escambia County, Florida.



County Judge

cc: Brock & Scott, PLLC, Attorneys for Plaintiff
Defendant

**IN THE COUNTY COURT OF THE 1ST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

CAPITAL ONE BANK (USA), N.A.,
Plaintiff,

vs.

TERRI P MCGHEE
Defendant.

CASE NO. 2018SC002625

FACT INFORMATION SHEET

Full Legal Name: _____

Nickname or Aliases: _____

Residence Address: _____

Mailing Address (if different): _____

Home Telephone Number: _____

Business Telephone Number: _____

Name of Employer: _____

Address of Employer: _____

Position or Job Description: _____

Rate of Pay: \$ _____ per _____ . Average Paycheck: \$ _____ per _____

Average Commissions or Bonuses: \$ _____ per _____ .

Commissions or Bonuses are based on _____



Other Personal Income: \$ _____ from _____

(Explain details on the back of this sheet or an additional sheet if necessary.)

Social Security Number: _____ Date of Birth: _____

Driver's License Number: _____

Marital Status: _____ Spouse's Name _____

Spouse Related Portion

Spouse's Address (if different): _____

Spouse's Social Security Number: _____ Date of Birth: _____

Spouse's Employer: _____

Spouse's Average Paycheck or Income: \$ _____ per _____

Other Family Income: \$ _____ per _____

(Explain details on the back of this sheet or an additional sheet if necessary.)

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or on an additional sheet if necessary.

Name and Ages of all your children (and addresses if not living with you):

Child Support or Alimony Paid: \$ _____ per _____

Name of others you live with: _____

Who is Head of your Household? _____ You _____ Spouse _____ Other Person

Checking Account at: _____ Account #: _____

Savings Account at: _____ Account #: _____

For Real Estate (land) You own or are buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balanced Owed: _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or an additional sheet if necessary. Also prove the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or are Buying:

Year/Make/Model: _____ Color: _____

Vehicle ID Number: _____ Tag Number: _____

Mileage: _____

Names on Title: _____ Present Value: _____

Loan Owed to: _____

Balance on Loan: \$ _____

Monthly Payment: \$ _____

List all other automobiles, as well as boats, motorcycles, bicycles, or aircraft:

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100.00 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? _____ Amount Owed: \$ _____

Name and Address of Person Owing Money: _____

Reason Money is owed: _____

Please attach copies of the following:

- A. Your last pay stub.
- B. Your last three (3) statements for each bank, savings, credit union or other financial account.
- C. Your motor vehicle registrations and titles.

D. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.

E. Your financial statements, loan applications, or lists of assets and liabilities submitted to any person or entity within the last 3 years.

F. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE

TERRI P MCGHEE
Judgment Debtor

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ day of _____,
by _____, who is personally known to me () or who has produced identification ()
and who did/did not take an oath.

WITNESS my hand and official seal on _____ day of _____, 20____.

My Commission Expires: _____

Notary Public
State of Florida

MAIL THIS FORM TO PLAINTIFF'S ATTORNEY, BROCK & SCOTT, PLLC AT 1315 WESTBROOK
PLAZA DRIVE, WINSTON-SALEM, NORTH CAROLINA, 27103.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

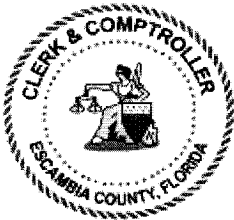
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04814 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:

TERRI PATRICIA MCGHEE 2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526	CAPITAL ONE BANK (USA) N.A. 4851 COX RD GLEN ALLEN VA 23060
--	---

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. 04814**, 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:

LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374511 (0425-66)

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

TERRI PATRICIA MCGHEE

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

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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:

2853 HIDDEN SPRINGS DR 32526



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. **04814**, 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:

LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374511 (0425-66)

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

TERRI PATRICIA MCGHEE

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.

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Personal Services:

TERRI PATRICIA MCGHEE
2853 HIDDEN SPRINGS DR
PENSACOLA, FL 32526

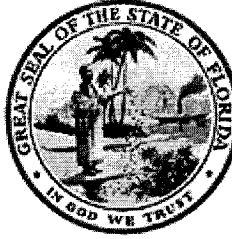
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101374511 Certificate Number: 004814 of 2022

Payor: STEVEN D MCGHEE 7698 SOUTH 2325 EAST COTTONWOOD HEIGHT UT 84121
Date 2/20/2025

Clerk's Check #	1	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$3,189.90
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,761.38

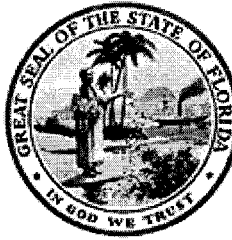
\$3,593.36

PAM CHILDERS
 Clerk of the Circuit Court

\$3,626.76
+ 126.94 card fee
\$3,753.70

Received By:
 Deputy Clerk

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 # 2022 TD 004814
 Redeemed Date 2/20/2025**

Name STEVEN D MCGHEE 7698 SOUTH 2325 EAST COTTONWOOD HEIGHT UT 84121

Clerk's Total = TAXDEED	\$588.08	\$3,593.36
Due Tax Collector = TAXDEED	\$3,189.90	
Postage = TD2	\$16.40	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 101374511 Certificate Number: 004814 of 2022

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/2/2025"/>	Redemption Date <input type="text" value="2/20/2025"/>
Months	12	10
Tax Collector	<input type="text" value="\$2,698.01"/>	<input type="text" value="\$2,698.01"/>
Tax Collector Interest	\$485.64	\$404.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,189.90	<input type="text" value="\$3,108.96"/> 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	\$82.08	\$68.40
Total Clerk	\$538.08	<input type="text" value="\$524.40"/> 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="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,761.38	\$3,666.76
	Repayment Overpayment Refund Amount	\$94.62

TERRI PATRICIA MCGHEE [0425-66]
2853 HIDDEN SPRINGS DR
PENSACOLA, FL 32526

CAPITAL ONE BANK (USA) N.A.
[0425-66]
4851 COX RD
GLEN ALLEN VA 23060

9171 9690 0935 0127 2444 69

9171 9690 0935 0127 2444 52

Reamed

CERTIFIED MAIL™

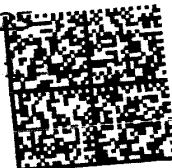
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2444 52

FL 325

2025 MAR 10 4 04 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16

02/24/2025 ZIP 32502
043M31219251

US POSTAGE

2025 MAR 10 4 04 PM
E: INDIA COURT, FL
CAPITAL ONE BANK (USA) N.A.
[0425-66]
4851 COX RD
GLEN ALLEN VA 23060

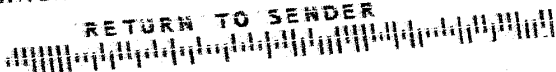
Received

326 NFE 1 32410003/06/25
FORWARD TIME EXP RTN TO SEND
: CAPITAL ONE
15000 CAPITAL ONE DR
RICHMOND VA 23238-1119

RETURN TO SENDER

93351070799664

INT
29060 629351
92567 3835



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0425-66

Document Number: ECSO25CIV006271NON

Agency Number: 25-003858

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04814 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TERRI PATRICIA MCGHEE

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 10:09 AM on 2/25/2025 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: *Alex Duda 928*

A. DUDA, 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. 04814, 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:

LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374511 (0425-66)

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TERRI PATRICIA MCGHEE

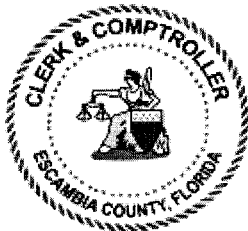
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 2nd day of April 2025.

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:

2853 HIDDEN SPRINGS DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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RECEIVED
FEB 19 2025
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0425-66

Document Number: ECSO25CIV006186NON

Agency Number: 25-003908

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04814 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE TERRI PATRICIA MCGHEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 2/21/2025 at 9:17 AM and served same on TERRI PATRICIA MCGHEE , at 10:09 AM on 2/25/2025 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *A. Duda 928*
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 18th day of February 2025.

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Personal Services:

TERRI PATRICIA MCGHEE
2853 HIDDEN SPRINGS DR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

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(0425-66)

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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: 7755
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

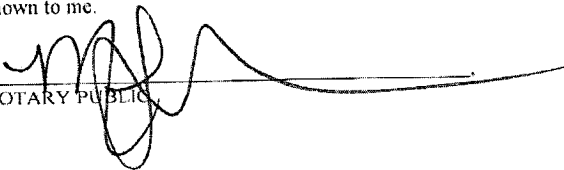
2022 TD 04814 KEYS FUNDING LLC – McGhee

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

