



# 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

0525-61

### Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	COVER CHRISTIE ANN 2015 E LA RUA LANDING PENSACOLA, FL 32501 E LA RUA ST 14-0449-000 COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TR (Full legal attached.)	Certificate #	2022 / 7038
		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)
# 2022/7038	06/01/2022	1,461.13	73.06	1,534.19
<b>→Part 2: Total*</b>				<b>1,534.19</b>

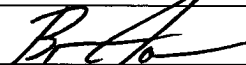
### Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/7195	06/01/2023	1,521.27	6.25	251.01	1,778.53
<b>Part 3: Total*</b>					<b>1,778.53</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,312.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,357.61
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. <b>Total Paid (Lines 1-6)</b>	<b>5,045.33</b>

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  
 Signature, Tax Collector or Designee Date April 24th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	<b>Total Paid (Lines 8-13)</b>
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>05/07/2025</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.

COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906, THENCE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 70 FOR 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF 20TH AVENUE (80 FT R/W) AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF BLOCK 70 AND POINT OF BEGINNING. THENCE CONTINUE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LA RUA STREET (80 R/W) FOR 47.76 FEET THE WESTERLY RIGHT OF WAY LINE OF LA RUA LANDING (60 R/W), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND, A DELTA ANGLE OF 13 DEGREES 00 MIN 10 SEC; THENCE SOUTHEASTERLY (THIS COURSE AND THE NEXT TWO COURSES ARE ALONG SAID RIGHT OF WAY LINE) ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 4.54 FEET (CHORD BEARING OF SOUTH 17 DEGREES 48 MIN 11 SEC EAST, CHORD DISTANCE OF 4.53 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 11 DEGREES 18 MIN 06 SEC EAST FEET A DISTANCE OF 89.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 08 DEGREES 33 MIN 20 SEC; THENCE

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 11.95 FEET (CHORD BEARING OF SOUTH 15 DEGREES 34 MIN 51 SEC EAST, CHORD DISTANCE OF 11.93 FEET); THENCE SOUTH 60 DEGREES 31 MIN 00 SEC WEST FOR A DISTANCE OF 51.86 FEET TO A POINT ON THE SOUTHERLY EXTENSION THE EAST RIGHT OF WAY LINE OF SAID 20TH AVENUE; THENCE NORTH 11 DEGREES 15 MIN 00 SEC WEST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 122.65 FEET (122.39 FEET EXIST) TO THE POINT OF BEGINNING. OR 7261 P 772 OR 7374 P 793 (CASE 2015-CA-000568)

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400575

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022  
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
14-0449-000	2022/7038	06-01-2022	COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906, THENCE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 70 FOR 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF 20TH AVENUE (80 FT R/W) AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF BLOCK 70 AND POINT OF BEGINNING. THENCE CONTINUE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LA RUA STREET (80 R/W) FOR 47.76 FEET THE WESTERLY RIGHT OF WAY LINE OF LA RUA LANDING (60 R/W), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND, A DELTA ANGLE OF 13 DEGREES 00 MIN 10 SEC; THENCE SOUTHEASTERLY (THIS COURSE AND THE NEXT TWO COURSES ARE ALONG SAID RIGHT OF WAY LINE) ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 4.54 FEET (CHORD BEARING OF SOUTH 17 DEGREES 48 MIN11 SEC EAST, CHORD DISTANCE OF 4.53 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 11 DEGREES 18 MIN 06 SEC EAST FEET A DISTANCE OF 89.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 08 DEGREES 33 MIN 20 SEC; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 11.95 FEET (CHORD

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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 - 9022  
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](#)

<b>General Information</b> <b>Parcel ID:</b> 0005009025007070 <b>Account:</b> 140449000 <b>Owners:</b> COVER CHRISTIE ANN <b>Mail:</b> 2015 E LA RUA LANDING PENSACOLA, FL 32501 <b>Situs:</b> E LA RUA ST 32501 <b>Use Code:</b> VACANT RESIDENTIAL 🔑 <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$78,136</td> <td>\$0</td> <td>\$78,136</td> <td>\$78,136</td> </tr> <tr> <td>2022</td> <td>\$78,136</td> <td>\$0</td> <td>\$78,136</td> <td>\$78,136</td> </tr> <tr> <td>2021</td> <td>\$74,738</td> <td>\$0</td> <td>\$74,738</td> <td>\$74,738</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for Exemption(s) Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>					Year	Land	Imprv	Total	Cap Val	2023	\$78,136	\$0	\$78,136	\$78,136	2022	\$78,136	\$0	\$78,136	\$78,136	2021	\$74,738	\$0	\$74,738	\$74,738										
Year	Land	Imprv	Total	Cap Val																																
2023	\$78,136	\$0	\$78,136	\$78,136																																
2022	\$78,136	\$0	\$78,136	\$78,136																																
2021	\$74,738	\$0	\$74,738	\$74,738																																
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/20/2014</td> <td>7374</td> <td>793</td> <td>\$100</td> <td>OJ</td> <td></td> </tr> <tr> <td>11/20/2014</td> <td>7261</td> <td>772</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/17/2010</td> <td>6659</td> <td>834</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>958</td> <td>826</td> <td>\$100</td> <td>OJ</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/20/2014	7374	793	\$100	OJ		11/20/2014	7261	772	\$100	QC		11/17/2010	6659	834	\$100	WD		01/1975	958	826	\$100	OJ		<b>2023 Certified Roll Exemptions</b> None <b>Legal Description</b> COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TRACT,... 🔑 <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																															
11/20/2014	7374	793	\$100	OJ																																
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11/17/2010	6659	834	\$100	WD																																
01/1975	958	826	\$100	OJ																																

**Parcel Information**

[Launch Interactive Map](#)

**Section Map Id:**  
CA042

**Approx. Acreage:**  
0.1271

**Zoned:** 🔑  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
R-1AAA  
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R-1AAA

[View Florida Department of Environmental Protection \(DEP\) Data](#)

R-1AAA  
R-1AAA  
R-1AAA

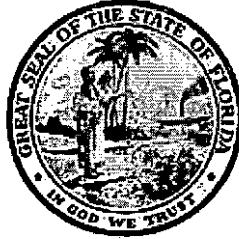
**Evacuation  
& Flood  
Information  
Open  
Report**

Buildings
Images
None

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: 05/08/2024 (rc.2911)

**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: 140449000 Certificate Number: 007038 of 2022**

**Payor: CHRISTIE ANN COVER 2015 E LA RUA LANDING PENSACOLA, FL 32501 Date  
 5/13/2024**

Clerk's Check #	1866459	Clerk's Total	\$544.92 <del>\$5,270.10</del>
Tax Collector Check #	1	Tax Collector's Total	\$6,935.42
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,697.34

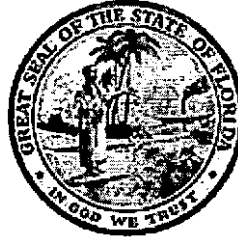
**\$5,287.10**

**PAM CHILDERS  
 Clerk of the Circuit Court**

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



**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**

**Case # 2022 TD 007038**  
**Redeemed Date 5/13/2024**

**Name CHRISTIE ANN COVER 2015 E LA RUA LANDING PENSACOLA, FL 32501**

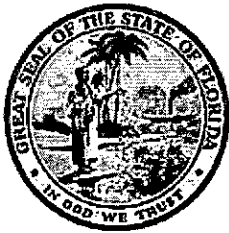
Clerk's Total = TAXDEED	\$544.92 <del>\$5,270.10</del>
Due Tax Collector = TAXDEED	\$6,085.42
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

Account: 140449000 Certificate Number: 007038 of 2022

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/7/2025"/>	Redemption Date <input type="text" value="5/13/2024"/>
Months	13	1
Tax Collector	<input type="text" value="\$5,045.33"/>	<input type="text" value="\$5,045.33"/>
Tax Collector Interest	\$983.84	\$75.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,035.42	<input type="text" value="\$5,127.26"/> <i>CK</i>
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	\$88.92	\$6.84
Total Clerk	\$544.92	<input type="text" value="\$462.84"/> <i>CH</i>
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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,697.34	\$5,607.10
	Repayment Overpayment Refund Amount	\$1,090.24
Book/Page	<input type="text"/>	<input type="text"/>

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07038**, 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:

(see attached)

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 140449000 (0525-61)**

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

**CHRISTIE ANN COVER**

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 May, which is the **7th day of May 2025**.

Dated this 13th day of May 2024.

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

# LEGAL DESCRIPTION

COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906, THENCE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 70 FOR 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF 20TH AVENUE (80 FT R/W) AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF BLOCK 70 AND POINT OF BEGINNING. THENCE CONTINUE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LA RUA STREET (80 R/W) FOR 47.76 FEET THE WESTERLY RIGHT OF WAY LINE OF LA RUA LANDING (60 R/W), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND, A DELTA ANGLE OF 13 DEGREES 00 MIN 10 SEC; THENCE SOUTHEASTERLY (THIS COURSE AND THE NEXT TWO COURSES ARE ALONG SAID RIGHT OF WAY LINE) ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 4.54 FEET (CHORD BEARING OF SOUTH 17 DEGREES 48 MIN 11 SEC EAST, CHORD DISTANCE OF 4.53 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 11 DEGREES 18 MIN 06 SEC EAST FEET A DISTANCE OF 89.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 08 DEGREES 33 MIN 20 SEC; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 11.95 FEET (CHORD BEARING OF SOUTH 15 DEGREES 34 MIN 51 SEC EAST, CHORD DISTANCE OF 11.93 FEET); THENCE SOUTH 60 DEGREES 31 MIN 00 SEC WEST FOR A DISTANCE OF 51.86 FEET TO A POINT ON THE SOUTHERLY EXTENSION THE EAST RIGHT OF WAY LINE OF SAID 20TH AVENUE; THENCE NORTH 11 DEGREES 15 MIN 00 SEC WEST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 122.65 FEET (122.39 FEET EXIST) TO THE POINT OF BEGINNING. OR 7261 P 772 OR 7374 P 793 (CASE 2015-CA-000568)

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9145, Page 1919, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07038, issued the 1st day of June, A.D., 2022

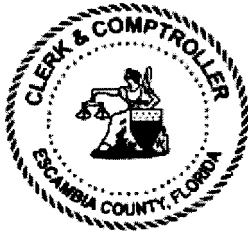
TAX ACCOUNT NUMBER: 140449000 (0525-61)

(see attached)

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: CHRISTIE ANN COVER

Dated this 13th day of May 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

COMMENCING AT A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF BLOCK 70, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906, THENCE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 70 FOR 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF 20TH AVENUE (80 FT R/W) AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF BLOCK 70 AND POINT OF BEGINNING. THENCE CONTINUE NORTH 78 DEGREES 46 MIN 03 SEC EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LA RUA STREET (80 R/W) FOR 47.76 FEET THE WESTERLY RIGHT OF WAY LINE OF LA RUA LANDING (60 R/W), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND, A DELTA ANGLE OF 13 DEGREES 00 MIN 10 SEC; THENCE SOUTHEASTERLY (THIS COURSE AND THE NEXT TWO COURSES ARE ALONG SAID RIGHT OF WAY LINE) ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 4.54 FEET (CHORD BEARING OF SOUTH 17 DEGREES 48 MIN 11 SEC EAST, CHORD DISTANCE OF 4.53 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 11 DEGREES 18 MIN 06 SEC EAST FEET A DISTANCE OF 89.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 08 DEGREES 33 MIN 20 SEC; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 11.95 FEET (CHORD BEARING OF SOUTH 15 DEGREES 34 MIN 51 SEC EAST, CHORD DISTANCE OF 11.93 FEET); THENCE SOUTH 60 DEGREES 31 MIN 00 SEC WEST FOR A DISTANCE OF 51.86 FEET TO A POINT ON THE SOUTHERLY EXTENSION THE EAST RIGHT OF WAY LINE OF SAID 20TH AVENUE; THENCE NORTH 11 DEGREES 15 MIN 00 SEC WEST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 122.65 FEET (122.39 FEET EXIST) TO THE POINT OF BEGINNING. OR 7261 P 772 OR 7374 P 793 (CASE 2015-CA-000568)