

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

0925-59

Part 1: Tax Deed	Appl	ication Inforr	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025		
Property description	REGISTER LINDA K 6406 LONG ST PENSACOLA, FL 32504		Certificate # Date certificate issued		2023 / 142			
	6406 LONG ST 01-1779-304 BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON (Full legal attached.)				06/01/2023			
Part 2: Certificate	es Ov					Appi		Column 5: Total
Column 1 Certificate Numbe	г	Column Date of Certific	_		olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/142		06/01/20)23		832.64		41.63	874.27
							→Part 2: Total*	874.27
Part 3: Other Cei	tifica	tes Redeeme	d by Ap	plicant (C	Other than Co	unty)	
Column 1 Certificate Number Certificate Sale Column 3 Column 4 Certificate Number Certificate Sale Column 3 Column 4 Tax Collector's Formula Column 3 Column 4 Tax Column 4 Column 3 Column 4 Tax Collector's Formula Column 3 Column 4 Tax Collector's Formula Column 4 Column 4 Tax Collector's Formula Column 4 Column 4 Column 4 Tax Column 4 Colum		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)				
# /								
	•				3		Part 3: Total*	0.00
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	ines 1-7)				
Cost of all certi	ficates	s in applicant's	possessio	n and othe	r certificates red (*		ed by applicant of Parts 2 + 3 above)	874.27
2. Delinquent tax	es paid	d by the applica	ınt					0.00
3. Current taxes	oaid by	y the applicant						0.00
4. Property information report fee				200.00				
5. Tax deed appli	cation	fee						175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00			
7.						To	otal Paid (Lines 1-6)	1,249.27
I certify the above in have been paid, and						y info	rmation report fee, ar	nd tax collector's fees
1	>						Escambia, Florid	a
Sign here:	ature, Ta	ax Collector or Desi	gnee				Date April 24th, 2	2025_

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

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.	Certified or registered mail charge	
10.	L. L. L. Ling food	
11.		
12.		
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.	45,386.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale 09/03/20	025

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500256

DEG 11 MIN 25 SEC W 107 07/100 FT TO

POB OR 3140 P 667

To: Tax Collector of_	ESCAMBIA COUNTY	, Florida
I,		
KEYS FUNDING LLC PO BOX 71540	- 6023	
PHILADELPHIA, PA		
hold the listed tax cer	tificate and hereby surrender the	same to the Tax Collector and make tax deed application thereon:

Legal Description Date Certificate No. Account Number BEG AT NE COR LT 2 BLK B ABB S/D PB 1 06-01-2023 2023/142 01-1779-304 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0

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 - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	<u>04-21-2025</u>
	Application Date
Applicant's signature	



Gary "Bubba" Peters

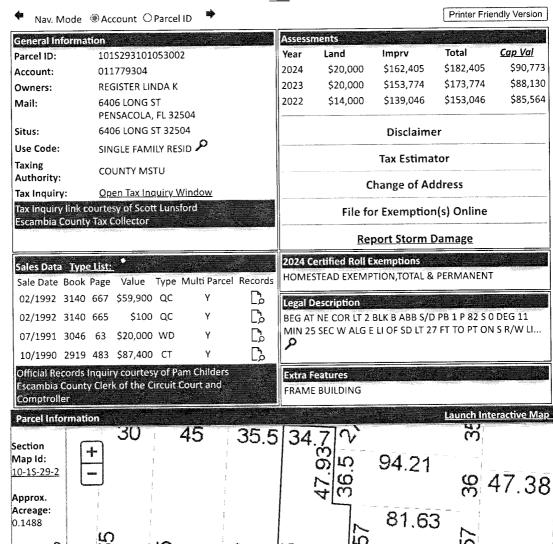
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List





Section
Map Id:
10-15-29-2

Approx.
Acreage:
0.1488

Zoned: PHDMU

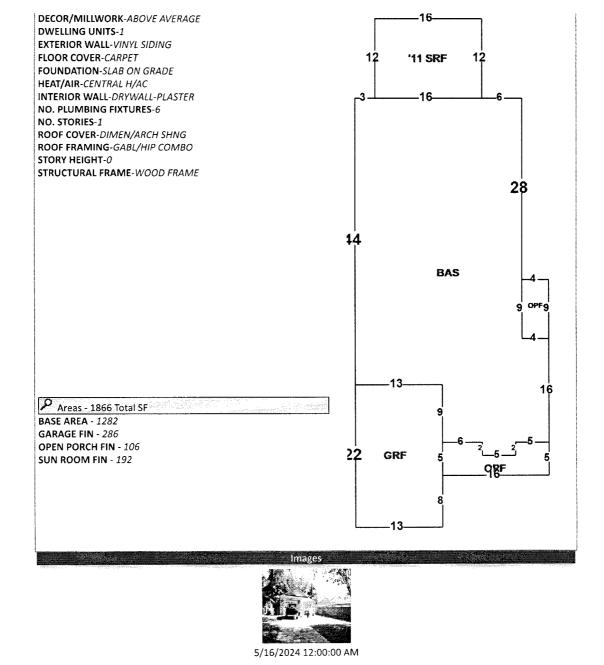
Evacuation & Flood Information Open Report

30 45 35.5 45.4

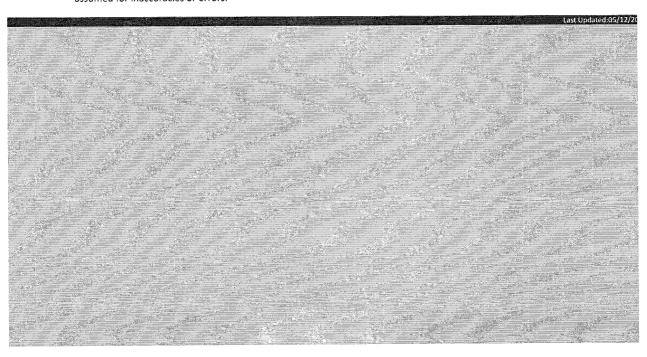
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 6406 LONG ST, Improvement Type: SINGLE FAMILY, Year Built: 1992, Effective Year: 1992, PA Building ID#: 37487



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035022 5/14/2025 1:27 PM
OFF REC BK: 9317 PG: 335 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00142**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011779304 (0925-59)

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

LINDA K REGISTER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025.**

Dated this 14th day of May 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.

STATE COUNTY TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED	REPORT IS ISSUED TO:			
SCOTT LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT	#: 01-1779-304	CERTIFICATE #: _	2023-1	142
REPORT IS LIMI	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPE REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN TH	IE PROPERTY
listing of the owne tax information an	ort prepared in accordance with the er(s) of record of the land described a listing and copies of all open corded in the Official Record Books on page 2 herein.	d herein together with co or unsatisfied leases, more	arrent and delinqu rtgages, judgment	ent ad valorem s and
and mineral or any	bject to: Current year taxes; taxes y subsurface rights of any kind or rerlaps, boundary line disputes.			
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 any other form of guarantee or warranty of title.				
Use of the term "R	Report" herein refers to the Propert	y Information Report an	d the documents	attached hereto.
Period Searched:	June 17, 2005 to and includ	ling June 17, 2025	Abstractor:	Andrew Hunt
BY				
Mealph				

Michael A. Campbell, As President

Dated: June 18, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 18, 2025

Tax Account #: 01-1779-304

1. The Grantee(s) of the last deed(s) of record is/are: LINDA K REGISTER

By Virtue of Quitclaim Deed recorded 3/16/1992 in OR 3140/667

ABSTRACTOR'S NOTE: IT APPEARS ACCESS IF BY PRIVATE ROADWAY PREVIOUSLY OWNED BY ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC., A DISSOLVED CORPORATION WHICH GAVE A NON-EXCLUSIVE EASEMENT TO THE GENERAL PUBLIC IN OR 3046/57. EASMENT IS STILL ASSESS TO THE HOA. WE HAVE INCLUDED THE SURVIVING DIRECTORS FOR NOTICE.

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) are delinquent.

Tax Account #: 01-1779-304 Assessed Value: \$90,773.00

Exemptions: HOMESTEAD EXEMPTION; TOTAL & PERMANENT EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **ARBOR PLACE HOMEOWNER'S ASSOCIATION, 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 Property Information Report 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 SOLUTIONS

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	I: PROPERTY I	NFORMATION	REPORT FOR TDA
CLICITICATION	· · · · · · · · · · · · · · · · · · ·		ILLI OILLI OILLIDI

TAX DEED SALE DATE:	SEPT 3, 2025		
TAX ACCOUNT #:	01-1779-304		
CERTIFICATE #:	2023-142		
those persons, firms, and/or	97.522, Florida Statutes, the following is a list of names and addresses of agencies having legal interest in or claim against the above-described ced tax sale certificate is being submitted as proper notification of tax deed		
Notify Escamb	ity of Pensacola, P.O. Box 12910, 32521 scambia County, 190 Governmental Center, 32502 ad for <u>2024</u> tax year.		
LINDA K REGISTER 6406 LONG ST PENSACOLA, FL 32504	ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC. J. ROBERT RIPLEY 16784 PERDIDO KEY DR #7 PENSACOLA, FL 32507		
	ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC. LINDA S RIPLEY 6400 LONG ST UNIT 21 PENSACOLA, FL 32504		

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 18, 2025 Tax Account #:01-1779-304

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-1779-304(0925-59)

₩3140# 667

QUITCLAIM DEED

39

STATE OF FLORIDA

ESCAMBIA COUNTY

5770 / 10 / 10 / 10 / 17 / 17 / 18 / 17 / 3 2.50 4

Grantees' Address

Know All Men by These Presents: That JAMES H. POWELL for an in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim to LINDA K. REGISTER heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

PARCEL I:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 24.94 feet to the POINT OF BEGINNING; thence continue South 00°15'48" West a distance of 50.57 feet; thence go North 89°45'55" West a distance of 81.57 feet; thence go North 00°11'25" East a distance of 50.57 feet; thence go South 89°45'55" East a distance of 81.63 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

PARCEL II:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 75.51 feet to the POINT OF BEGINNING; thence continue South 00°15'48" West a distance of 56.50 feet; thence go North 89°45'55" West a distance of 81.49 feet; thence go North 00°11'25" East a distance of 56.50 feet; thence go South 89°45'55" East a distance of 81.57 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

PARCEL III:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82 of the Public Records of Escambia County, Florida: thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 132.01 feet; thence go North 89°45'55" West a distance of 81.49 feet to the POINT OF BEGINNING; thence continue North 89°45'55" West a distance of 47.00 feet; thence go North 00°09'12" East a distance of 155.00 feet; thence go South 89 45'55" East a distance of 34.78 feet; thence go South 00°11'25" West a distance of 47.93 feet; thence go South 89°45'55" East a distance of 12.72 feet; thence go South 00°11'25" West a distance of 107.07 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

PARCEL IV:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence

983373140N 668

go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60 R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 132.01 feet; thence go North 89°45'55" West a distance of 128.89 feet to the POINT OF BEGINNING; thence continue North 89°45'55" West a distance of 33.50 feet; thence go North 00°09'12" East a distance of 155.00 feet; thence go South 89°45'55" East a distance of 33.50 feet; thence go South 00°09'12" West a distance of 155.00 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

To have and to hold, unto the said grantee, her heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1/2 day of February, 1992.

Signed, sealed and delivered in the presence	James Ho Sounds	(Seai)
Witness' Name	James H. Powell	
Print Witness Name Debra Andrew	<u></u>	_(Seal)
Brandi M& Youghey		(Seal)
Witness' Name		_(=\=
Print Witness Name Brand: McCaughey		_(Seal)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this /2 day of February, 1992, by JAMES H. POWELL, who is personally known to me or who has produced as identification and who W did did not (mark one), than an oath.

Prepared by: Ray Pope

Cordova Law Center 4400 Bayou Blvd Suite 44

Pensacola, FL 32503

Name of Notary Printed

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. AND 20, 1994 BONDED THRU GENERAL INS. My commission expires:

REC 14.50 1245

3046N 057

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NON-EXCLUSIVE EASEMENT

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, ARCADIA INVESTMENTS & DEVELOPMENT, INC. formerly ARCADIA REALTY OF FLORIDA, INC., a Florida corporation, Donald H. Ripley and Linda S. Ripley, as the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation, Donald H. Ripley, individually, and Linda S. Ripley, individually, hereinafter referred to as Grantor, grants and conveys unto the GENERAL PUBLIC, hereinafter referred to as Grantee, their successors and assigns, the full and free right and liberty for Grantee, in common with all persons having the like right at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee, to pass and repass along and over a strip of property more particularly described as follows:

--SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION-

	THE OPIE
Signed, sealed and delivered in the presence of:	ADDADTA TAUDOTTOMOS A DEVENTA DE SER PER
1- MM Martanne Bergonite	ARCADIA INVESTMENTS & DEVELOPMENT IN TO THE STATE OF THE
2. DIN ANDE PRIME	Roberty. Ripley, President
Linda C. Stewart	Donald H. Ripley**
as to DHR Terri K. Calloway	Donata ii. Alpley.
Linda C. Stewart	Linda S. Ripley
as to LSR Terri K. Calloway	**As the sole surviving directors/officers of Arbor Place Homeowners Association, Inc. s-Florida dissolved corporation
While I sturest	Cold Roley
2. K. K. Calloway	Donald H. Ripley, individually
1012 W 022000	Sa Ala i
Linda C. Stewart	Linda S. Ripley, individually
Terri K. Calloway	
THIS INSTRUMENT PREPARED BY AN EMPLOYEE OF LAWYERS TITLE AGENCY OF MORTH ET ORIGINAL INC.	p. s. PD
55 SOUTH BAYLEN STREE! PENSACOLA, FLORIDA PENSACOLA, FLORIDA PENSACOLA, FLORIDA PENSACOLA, FLORIDA SUANCE OF A	JOE A FLOWERS, COMPTROLLER
INCIDENT TO THIS INSURANCE TITLE INSURANCE CONTRACT	CERT. REG. #59-2043328-27-01

Order: SEPT2025SALE Doc: FLESCA:3046-00057

3046N 058

•	\$ 600 DO ZO10 - 0.00
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	1 - 2
SWORN TO and subscribed b	pefore me this 22 nd day of July , 1991,
formerly Arcadia Realty of Flo	of Arcadia Investments & Development) Inc., orida, Inc., a Florida corporacion.
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a general large	tinh Warten
STOCKE STATES	NOTARY PUBLIC Janis L. Parker
	My Commission Expires: 8 8 94
The second second	
A STREET	
STATE OF FIGRIDA COUNTY OF ESCAMBIA	
Tantim, &	14
SWORN TO and subscribed b	efore me this 171 day of July, 1991,
Momeowners Association, Inc.	e sole surviving directors/officers of Arbor Place a Florida dissolved corporation.
of the second second	0 -
A F. Punit Office	- Andre & Stantant
(NOTARY, SEAL) S.	NOTARY PUBLIC Linda C. Stewart
Manufacture Comments	My Commission Expires: 12/26/91
6 	•
STATE OF FLORIDA COUNTY OF ESCAMBIA	
and the second	
by-Linda S. Rinley, one of the	efore me this symbol day of JULY, 199 sole surviving directors/officers of Arbor Place
Romeowners Association, Inc.,	a Florida dissolved corporation.
	0 0
A PARTY AND THE PROPERTY OF TH	Mah G. Strat
	NOTARY PUBLIC Linda C. Stewart
S. OBLICAL STATE	My Commission Expires 12/26/91
4	
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
SWORN TO and subscribed b	efore me this 1715 day of 5417, 1991,
Coy Donald H. Ripley.	
Marian Company	and I theret
(NOTARY SEAL)	NOTARY PUBLIC Linda C. Stewart
	My Commission Expires: 12/26/91
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
SWORN TO and subscribed b	efore me this 14 day of
by Linda S. Ripley.	^
	- I man I stewart
ANOTARY/SEARY	NOTARY PUBLIC Linda C. Stewart
	My Commission Expires 12/26/91

Order: SEPT2025SALE Doc: FLESCA:3046-00057

08900 3046N 059

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK B, ABB SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID LOT 2, BLOCK B, LYING NORTH OF LANGLEY AVENUE; THENCE GO SOUTH OO DEGREES 11' 25" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 2 A DISTANCE OF 27.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIGHTINGALE STREET (60' R/W); THENCE GO SOUTH 89 DEGREES 46'15" EAST A DISTANCE OF 119.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46'15" EAST A DISTANCE OF 320.00 FEET; THENCE GO SOUTH OO DEGREES 11'25" WEST A DISTANCE OF 40.00 FEET; THENCE GO NORTH 89 DEGREES 46'15" WEST A DISTANCE OF 260.00 FEET, THENCE GO SOUTH OO DEGREES 11'25" WEST A DISTANCE OF 103.00 FEET; THENCE GO NORTH 89 DEGREES 46'15" WEST A DISTANCE OF 13.00 FEET; THENCE GO SOUTH OO DEGREES 11'25" WEST A DISTANCE OF 298.47 FEET; THENCE GO NORTH 89 DEGREES 41'35" WEST A DISTANCE OF 47.38 FEET; THENCE GO NORTH 00 DEGREES 15'48" EAST A DISTANCE OF 126.40 FEET; THENCE GO NORTH 89 DEGREES 45'55" WEST A DISTANCE OF 449.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LONG STREET (66' R/W); THENCE GO NORTH 00 DEGREES 11'25" EAST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 48.48 FEET; THENCE GO NORTH 45 DEGREES 47'15" EAST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 44 DEGREES 47'15" EAST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 45 DEGREES 12'45" WEST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 89 DEGREES 45'55" EAST A DISTANCE OF 440.73 FEET; THENCE GO NORTH 00 DEGREES 11'25" EAST A DISTANCE OF 132.01 FEET; THENCE GO NORTH 00 DEGREES 11'25" EAST A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DISCRIBED PARCEL OF LAND IS SITUATED IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.180 ACRES.

B 9 5 8.7 4

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Order: SEPT2025SALE Doc: FLESCA:3046-00057 Requested By: VickiCampbell1, Printed: 5/30/2025 3:33 PM

985073046W 060

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned authority, personally appeared DONALD H. RIPLEY AND LINDA S. RIPLEY, who, after being duly sworn, deposes and says:

That ARBOR PLACE HOMEOWNERS ASSOCIATION, INC., a Florida corporation was involuntarily dissolved on November 1, 1985 by proclamation of the Governor of the State of Florida and at the time of its dissolution the directors/officers were DONALD H. RIPLEY AND LINDA S. RIPLEY.

Affiants further say that they, as the surviving directors/officers of the dissolved corporation did this date execute a Non-Exclusive Easement to the General Public.

Further affiants sayeth naught.

onald H. Ripley **

Linda S. Ripley

**As the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 17th day of 5019, by Donald H. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

NOTARY PUBLIC

Linda C. Stewart

My Commission Expires: _

12/26/91

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this that of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

NOTARY PUBLIC Linda C. Stewar

My Commission Expires

12/26/91

THE STATE WATER TO SERVICE ADDRESS OF THE SER

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Order: SEPT2025SALE Doc: FLESCA:3046-00057 Requested By: VickiCampbell1, Printed: 5/30/2025 3:33 PM

Page 4 of 5

3046% 060

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned authority, personally appeared DONALD H. RIPLEY AND LINDA S. RIPLEY, who, after being duly sworn, deposes and says:

That ARBOR PLACE HOMEOWNERS ASSOCIATION, INC., a Florida corporation was involuntarily dissolved on November 1, 1985 by proclamation of the Governor of the State of Florida and at the time of its dissolution the directors/officers were DONALD H. RIPLEY AND LINDA S. RIPLEY.

Affiants further say that they, as the surviving directors/officers of the dissolved corporation did this date execute a Non-Exclusive Easement to the General Public.

Further affiants sayeth naught.

onald H. Ripley **

Linda S. Ripley

**As the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 144 day of 5009, 1991, by Donald H. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

NOTARY PUBLIC

Linda C. Stewart

My Commission Expires: ____

10/06/01

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this May of May of 1991, by Linda S. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

NOTARY PUBLIC Linda C. Stewar

My Commission Expires: 12/26/91

B 9 5 8.7 2 Note of the course of the course



Order: SEPT2025SALE Doc: FLESCA:3046-00057 Page 5 of 5

Requested By: VickiCampbell1, Printed: 5/30/2025 3:33 PM

4 9

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00142 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LINDA K REGISTER 6406 LONG ST PENSACOLA, FL 32504 ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC.
J. ROBERT RIPLEY

16784 PERDIDO KEY DR #7

PENSACOLA, FL 32507

ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC. LINDA S RIPLEY 6400 LONG ST UNIT 21 PENSACOLA, FL 32504

WITNESS my official seal this 17th day of July 2025.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00142, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011779304 (0925-59)

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

LINDA K REGISTER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTROLLS

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

6406 LONG ST 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

LINDA K REGISTER 6406 LONG ST PENSACOLA, FL 32504

& COMPTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Redeemed From Sale



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 011779304 Certificate Number: 000142 of 2023

Date Of Redemption	8/1/2025	
Clerk's Check	1 Clerk's Total \$774.00	
Postage	\$0.00 Tax Deed Court Registry \$740.00	
	LINDA K REGISTER	^
Payor Name	6406 LONG ST PENSACOLA, FL 32504	V
		^
Notes		V
	Submit Reset Print Preview Print Receipt Commit Redemption	A DOM

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE 0925.59

Document Number: ECSO25CIV028329NON

Agency Number: 25-008145

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT #00142 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: LINDA K REGISTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:15 AM and served same at 10:00 AM on 8/1/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

G. FALL∕ER. CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: CNMORTON

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Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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Post Property:

6406 LONG ST 32504



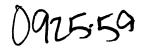
PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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.

28 AM 9: 15

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV028287NON

Agency Number: 25-008113

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 00142 2023

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: LINDA K REGISTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/28/2025 at 9:13 AM and served same on LINDA K REGISTER , at 12:38 PM on 8/7/2025 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 CQUNTY, FLORIDA

By:

Service Fee:

\$40.00

Receipt No:

BILL

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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SECTION 10, TOWNSHIP 1 S, RANGE 29 W

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Dated this 21st day of July 2025.

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Personal Services:

LINDA K REGISTER 6406 LONG ST PENSACOLA, FL 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LINDA K REGISTER [0925-59] 6406 LONG ST PENSACOLA, FL 32504

ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC. [0925-59] J. ROBERT RIPLEY 16784 PERDIDO KEY DR #7 PENSACOLA, FL 32507

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9171 9690 0935 0127 1696 18

ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC. [0925-59] LINDA S RIPLEY 6400 LONG ST UNIT 21 PENSACOLA, FL 32504

9171 9690 0935 0127 1696 25

riddlyed

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

AMBIA COUNTY,

ARBOR ACE HOMEOWNER'S SSOCIATION, INC. [0925-59]

J. ROBERT RIPLEY 16784 PERDIDO KEY DR #7

PENSACOLA, FL 32507

CEKIIFIED WAIL

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quadient FIRST-CLASS MAIL

> \$008.86° 07/25/2025 ZIP 32502 043M31219251

> > 0009/05/25

RETURN TO SENDER

UNCLAIMED UNABLE TO FORWARD

Ալիանդյանումների գույլին ինակարկայի այլագրականության այլարի հայարի ինկիրի կարևայի այլարան անագրարարի այլարարան

BC: 32502583335 *1991-00146-05-24



STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 00142

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

WillPO.

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=0.01410C0000197F4A9F39B00058C1A, cn=Michael P Driver Date: 2025.08.21 11:37:20 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>21ST</u> day of <u>AUGUST</u>

A.D., 2025

Pather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:42:30 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 011779304 (0925-59)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 24th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-07-31-08-07-14-21-2025