

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

1025-03

Part 1: Tax Deed	Application Infor	mation				<u> </u>		
Applicant Name Applicant Address					Application date		Apr 21, 2025	
Property description	KYLES DENISE EST OF 1611 CHAPPIE PL PENSACOLA, FL 32534				Certificate #		2023 / 981	
	1611 CHAPPIE PL 03-0519-110 LT 20 EAST KING I 539		PB 7 P 72	OR 3201 P	Date	certificate issued	06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	ith Tax Deed	Appl	ication		
Column 1 Certificate Number	Colum Pate of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/981	06/01/2			1,155.36		57.77	1,213.13	
					·	→Part 2: Total*	1,213.13	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 Amount of Certificate	mount of Tay Collector's Fee		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/1029	06/01/2024		1,242.06		6.25 91.08		1,339.39	
		J				Part 3: Total*	1,339.39	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)					
Cost of all cert	ificates in applicant's	possessio	on and othe			ed by applicant of Parts 2 + 3 above	2,552.52	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,196.92	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee	201 - 50 - 20-					175.00	
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Inst	ructions, page 2)	0.00	
7.					To	otal Paid (Lines 1-6)	4,124.44	
	nformation is true and d that the property in				y infor	mation report fee, a	nd tax collector's fees	
						Escambia, Florid	la	
Sign here:	ature Tax Collector or Des				[Date April 24th, 2	2025_	

Send his 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)
	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 10/01/2025 Signature, Clerk of Court or Designee

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500243

To: Tax Collector of ES	SCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate	i-1540,	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
03-0519-110	2023/981	06-01-2023	LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539
 pay all delinquen pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus ir t and omitted taxes, plus int ctor's fees, property informat applicable	terest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possessio		ation is based and	d all other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Appli	cant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

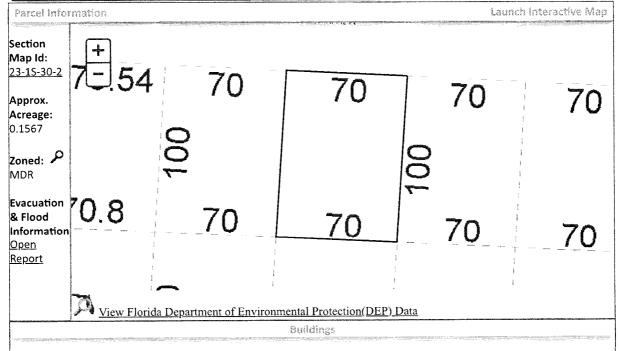
Real Estate Search

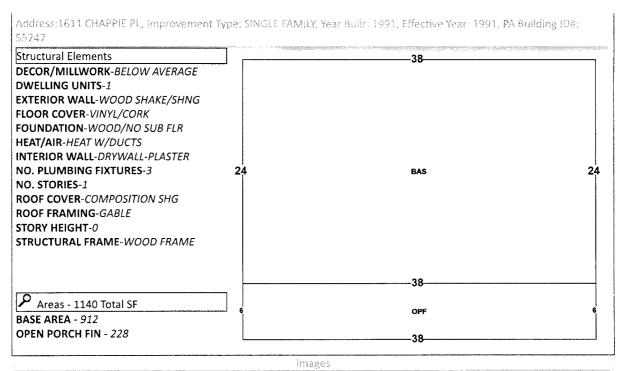
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account OParcel ID General Information Assessments Total Parcel ID: 231S301800000020 Year **Imprv** <u>Cap Val</u> \$73,321 Account: 030519110 2024 \$12,000 \$70,261 \$82,261 \$75,445 \$66,656 2023 \$8,000 \$67,445 Owners: KYLES DENISE EST OF 1611 CHAPPIE PL \$60,597 2022 \$8,000 \$60,182 \$68,182 Mail: PENSACOLA, FL 32534 Situs: 1611 CHAPPIE PL 32534 Disclaimer SINGLE FAMILY RESID Use Code: **Tax Estimator** Taxing **COUNTY MSTU** Authority: **Change of Address** Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tex Collector **Report Storm Damage** Sales Data - Type List: 🔑 2024 Certified Roll Exemptions Sale Date Book Page Records Type Multi Parcel Value 05/1992 3201 539 \$24,500 WD Legal Description 02/1992 3144 220 \$500 WD Ν LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539 01/1992 3114 588 \$100 CT Ν \$100 WD 07/1989 2760 916 Extra Features Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller





3/4/2024 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.

Tast Updated:05/09/2025 (tc 5997)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034449 5/13/2025 12:41 PM
OFF REC BK: 9316 PG: 813 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00981**, 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:

LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030519110 (1025-03)

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

EST OF DENISE KYLES

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 October, which is the 1st day of October 2025.

Dated this 13th 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.

SA COMPTAGE

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 REP	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR				
TAX ACCOUNT #:	03-0519-110	_ CERTIFICATE #: _	2023-98	81		
REPORT IS LIMITED 7	TITLE INSURANCE. TH TO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED I	BY NAME IN THI	E PROPERTY		
listing of the owner(s) of tax information and a lis	pared in accordance with the frecord of the land describiting and copies of all open in the Official Record Bookse 2 herein.	ed herein together with co or unsatisfied leases, mor	arrent and delinque rtgages, judgments	nt ad valorem and		
and mineral or any subst	to: Current year taxes; taxe urface rights of any kind or boundary line disputes.					
	ure or guarantee the validit nce policy, an opinion of tit					
Use of the term "Report"	" herein refers to the Prope	rty Information Report an	nd the documents a	ttached hereto.		
Period Searched:	July 11, 2005 to and inclu	ding July 11, 2025	Abstractor:	Andrew Hunt		
ВУ						
Malphel						

Michael A. Campbell, As President

Dated: July 14, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 14, 2025

Tax Account #: 03-0519-110

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

By Virtue of Fee Simple Deed recorded 7/7/1992 in OR 3201/539

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR DENISE KYLES RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

- 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. Mortgage in favor of Jim Walters Homes, Inc. recorded 7/7/1992 OR 3201/541 and last assigned to Wachovia Bank National Association, formerly known as First Union National Bank, Indenture Trustee nka Wells Fargo recorded 4/14/2009 OR 6448/405
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 03-0519-110 Assessed Value: \$73,321.00

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 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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DA	TE: OCT 1, 2025
TAX ACCOUNT #:	03-0519-110
CERTIFICATE #:	2023-981
•	

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.

ILS	NU	
	\boxtimes	Notify City of Pensacola, P.O. Box 12910, 32521
	\boxtimes	Notify Escambia County, 190 Governmental Center, 32502
	\boxtimes	Homestead for <u>2024</u> tax year.

EST OF DENISE KYLES DENISE KYLES 1611 CHAPPIE PL PENSACOLA, FL 32534 DENISE KYLES 6801 TIKI LN APT 4 PENSACOLA, FL 32503

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE C/O WALTER MORTGAGE COMPANY PO BOX 31601 TAMPA, FL 33631-3601 WELLS FARGO BANK NA
FKA WACHOVIA BANK NA
FKA FIRST UNION NATIONAL BANK
AS INDENTURE TRUSTEE
CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301-2525

WELLS FARGO BANK NA
FKA WACHOVIA BANK NA
FKA FIRST UNION NATIONAL BANK
AS INDENTURE TRUSTEE
420 MONTGOMERY ST
SAN FRANCISCO, CA 94163

Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025. PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

Malphel

BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

July 14, 2025 Tax Account #:03-0519-110

LEGAL DESCRIPTION EXHIBIT "A"

LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0519-110(1025-03)

#520748 #867673



FES SIMPLE DEED FROM CORPORATION

	This Indenture, Executed this 20th day ofMay	, A.D. 19 <u>9</u> 2
by	JIM WALTER HOMES, INC.	
a co	orporation existing under the laws of FLORIDA , ar	nd having its principal
plac	ice of business at 1500 N. Dale Mabry, TAmpa, Florida 3	3607
firs	ast party, to denise kyles (unmarried woman)	

Whose postoffice address is 6801 Tiki Lane, Apt. 4, Pensacola, Fl. 32503 second party:

Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00-Ten and other valuable considerations.

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said party forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of , to wit: Florida

Lot 20, East King Estates, a subdivision of A PORTION OF Section 23, T1S, R30W. according to Plat thereof recorded in Plat Book 7, at Page 72, of the Public Records of Escambia County, Florida.

Parcel #03-0519-110

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This deed is given subject to that certain Mortgage from the Grantee herein to the Grantor herein dated the 20th day of May 1992.

THIS INSTRUMENT PREPARED BY

Thomas E. Portsmouth, Attorney P. O. Box 31601 Tampa, Florida 33631-3601

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsover of the said first party, either in law or equity.

TO HAVE AND TO HOLD the same unto the said party of the second part her heirs and assigns, to their proper use, benefits and behoof forever.

LCorporate Seal)

a' sancent

In Witness Wherevif the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the say and year first above written.

ATTEST: S. J. Susuel	
Name: S. L. RUSSELL/	_
Title: SECRETARY	_
Address 1500 N. Dale Mabry,	_
Tampa, Fl. 33607	_
D. S. PO. 14700	
DATE 2-7-92	٦,

Title: VICE PRESIDENT Address: 1500 N. Dale Mabry.

Tampa, F1. 33607

Listanto.c. CERT. REG. #59-2043328-27-01

Signed, sealed and delivered in the presen	ce of:
totilli Hay	en de la companya de Antonio
Type/Print Name Estelle Hays	
Type/Print Name Indrid Gonzalet	
COUNTY OF HILLSBOROUGH	
STATE OF FLORIDA	
STATE OF FEOREDA	
I HEREBY CERTIFY that on this day, be	efore me, an officer duly quthorized
in the State and County aforesaid to take	acknowledgements, personally appeared
H. R. CLARKSON and	
well known to me to be the	
Secretary respectively of the corporation	
deed, and that they severally acknowledged	
of two subscribing witnesses freely and vi in ther by said corporation and that the	
corporate seal of said corporation.	oear appries inevers is the orde
	the County and State Part alabasaid
WITNESS my hand and official seal in this 20th day of	May A. D. 1992
•	
	Notary Public M. Della M. 217
	Sandra M. Self (Print Name of Notary)
	(Print Name of Notary)
_	Notary Public (Print Title)
	NOTARY PUBLIC; STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES OCTOBER 24, 1993
	BONDED THRU AGENT'S NOTARY BROXERAGE
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	s, INC 10
	RETURN TO WALTER HOMES, INC. T: USBE FMIENTO O BOX 31601 MPA, FLA 33631-3601
- Company of the state of the s	10 10 13601

Pesale 07 W. Pritchett III #520748 91/30 Amount Financed \$ 24,500.00 18 a0 Finance Charge \$ 32,236.00

m300x3201F 541

867673

MORTGAGE-FLORIDA-JIM WALTER HOMES, INC.

THIS M	ORTGAGE, MA	de this	207	<u> </u>	day of	MAY	
			cules.	AN UND	PARRIEL	WOMAN	
of E	Scambin	+	Addr	ess: 6801 Florida, hereinaf a, Florida, 3360	Tiki Lane, ter called Mong	Pensacola Fla	R 7503ES, INC., a Florida
WITNES delivered by the	SETH: Thet Mo he Mortgagee to t	rtgagor, in con: he Mortgagor,	ideration of the	e mutual covenar sufficiency when	ots and condition of is hereby ack	s herein contained and nowledged, does hereb	other valuable consideration by Scant, bargain, sell, assign,
transfer, conv	ey and confirm	unto Mortgagee	the property :	ituate in 550	Ambir co	unty, Florida, describe	ed as:
23,	Township	1 South	, Range	30 West,	accordi	a portion of ng to Plat Public Reco	thereof

THIS INSTRUMENT PREPARED BY Thomas E. Portsmouth, Attorney P. O. Box 31601 Tampa, Florida 33631-3601

Escambia County, Florida.

TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all houses, buildings, structures and other improvements now on said land or that hereafter use the erected or placed thereon, and added thereto, and all fixtures attached thereto and all rents, income, issues and profits accruing and to accrue therefrom:

TO HAVE AND TO HOLD the above described property, and said improvements unto the Mortgagee, its successors and assigns, in fee simple.

Mortgagor hereby covenants with Mortgagoe that Mortgagor is lawfully seized of the fee simple title to the above described property and has full power and authority to grant, bargain, sell and mortgage the same to the Mortgagee; that said property is free and discharged from all liens, encumbrances and claims of every kind, including taxes and assessments except the lien of taxes that may not yet be due and payable; that said Mortgagor, his heirs, legal representatives and successors, shall warrant and defend the title to said property unto the Mortgagee against the lawful claims and demands of all persons whomsoever, and will make such further assurances to perfect the fee simple title to said property in the Mortgagee as may be reasonably required.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if Mortgagor shall promptly pay to Mortgagoe one certain promissory note, of even date herewith, made by Mortgagor to Mortgagoe in the amount of \$ 56,736.00 payable in equal monthly installments of \$ 236.40 payable in equal monthly installments of \$ 236.40 payable on the 57 day of August 1992, and one installment to become due and payable on the 57 day of each succeeding month until payment in full, or extensions or renewals thereof, in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder and secured hereby, shall faithfully and promptly comply with and perform each and every other covenant and provision contained herein on the part of Mortgagor to be complied with and performed, then this Mortgage and the estate hereby created shall cease, determine and become null and void. Upon full payment, as above provided, Mortgagee shall, at Mortgagor's request and expense, execute a satisfaction of this Mortgage.

Mortgagor further covenants and agrees with the Mortgagee as follows:

To pay the indebtedness recited in and evidenced by said note and any extensions or renewals thereof, and all other indebtedness or liability hereby secured, however created or evidenced; to pay all taxes, assessments, levies, liens and encumbrances of every kind and nature on said property and upon this mortgage and contract and the monies secured hereby promptly when due and before delinquency thereof; to pay all costs and expenses incurred or paid by the Mortgagee in collecting the indebtedness hereby secured or in enforcing or protecting the rights and security of the Mortgagee hereunder, including actual court costs and reasonable attorney's fees of 10% of the amount then due and payable if referred to an attorney, who is not a salaried employee of Mortgagee or its assigns; to keep all buildings and structures now or hereafter erected upon the mortgaged premises permanently insured against physical damage or loss from fire, lightning and extended coverage to the extent of the leaser of the actual cash value of the house or the unpaid balance of the cash price. The required policy or policies shall contain a clause making the proceeds payable to Mortgagee to the extent of its interest in the property. Mortgage reserves the right to refuse to accept an insuror offered by the Mortgagor if the policy is not in the form of the amount acceptable to the Mortgagee.

It is further covenanted that the Mortgagee may at its option, but in no event shall it be obligated to do so, advance monies that should have been paid by Mortgagor hereunder in order to protect said property or the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such monies, which remains thall bear interest from the date so advanced until paid at the rate of 10% per annum and shall be considered as so much additional indebtedness secured hereby; but no payment by the Mortgagee of any such monies shall be deemed a waiver of the Mortgagee's right to declare any sums hereunder due by reason of default or violation of Mortgagor in any of his covenants hereunder.

JW 417 (Rev 2/92) Resale



08303/32018 542

The Mortgagor acroes that any sain prosums which may be loaned or advanced by Mortgage to the Mortgagor at any time within twenty (20) years from the date of this Mortgage, shall be equally secured with and have the same priority as the original indebtedness hereunder and shall be subject to all the terms and provisions of this mortgage; provided that the aggregate amount of the principal outstanding at any time shall not exceed one hundred fifty percent (150%) of the amount originally secured hereby. Nothing contained herein shall obligate Mortgage to make any such loans or advances. The Mortgagor further covenants to keep said property and the buildings now located thereon or hereafter to be erected thereon in good repair and to permit, commit or suffer no waste, impairment or deterioration thereof, and to comply strictly with all laws and governmental regulations and rules affecting said property or its operation.

It is further covenanted and made the essence hereof that in case of default for thirty days in the payment of any sums of money to be paid hereunder by the Mortgagor or in the performance of any of the covenants herein on the part of the Mortgagor to be performed, then it shall be optional with the Mortgagor to consider all unmatured indebtedness or liability secured hereby, including any additional sums hereunder advanced and secured hereby and any interest due thereon, as immediately due and payable, without demand and without notice or declaration of said option, and the Mortgage shall have the right forthwith to institute proceedings to enforce the collection of all monies secured hereby, including the right to forcelose the lien hereof.

The Mortgagor hereby waives all right of homestead exemption and any other exemption with respect to Creditor's rights granted by the Constitution and laws of Florida with respect to the property described in this Mortgage. It is specifically agreed that time is of the essence of this contract and that no waiver by the Mortgagee of any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the obligation secured hereby.

It is covenanted and agreed that the terms "Mortgagor" and "Mortgagoe" are for convenience herein employed, and any pronouns used in connection therewith, shall be construed to include the plural as well as the singular number, and the masculine, feminine and neuter gender, whenever and wherever the context so admits or requires; and that all covenants and obligations of the respective parties hereto shall extend to and be obligatory upon their heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the said Mortagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: 200-437-32-97	Denise ky	kul Jes Pi	DL. K 420		(SEAL) T- (SEAL) ADDRESS)
STATE OF FLORIDA COUNTY OF SCAMBIA	vi le a				
I HEREBY CERTIFY That on this de externally appeared De					,
husband and wife, who are personally $k \sim -\alpha$ to me or have produce	d FL.DL.		as identification	on and w	ho did not
take an oath, and acknowledged they signed the foregoing instrument WITNESS my hand and official scal in the County and State las	t aforesaid this 20 TH de	y or _M	سم	, 19	92.
Market Ma	Wilmo	2	Kieler)	
MOTARIA BURING STATE OF FLORIDA	(Signature of Notary) Wilma J.	Kije S	(Se) (Se)	22	æ
Onnission Epiner March 9, 1994	(Print Name of Notary)		-1 25	:~	<u>හ</u>
	(Print Title)	J	-B		ن 6
My Commission Expires:	(Serial Number, if any)		₹.	- 	Ω
Page Received \$ 78 49 in	, 19, and re	corded in M	ortgage Book		y, Florida.
payment of Documentary Stamps	Clerk, Circuit Court				
Cert. # 59-204338-27-01 and			73 2		
Sin payment of Class "C" Intangible Personal	THIS INSTRUMENT	rkeraked	ВТ		
Property Tax.	OF 1114 1144 FEED 110	450 PIO			
loe A. Flowers, Comptroller	OF JIM WALTER HO	MES, INC.			
Escambia County, Florida			- · ·	-	
By Stan D.C.					



Recorded in Public Records 04/14/2009 at 04:31 PM OR Book 6448 Page 405, Ernie Lee Magaha Clerk of the Circuit Court Escambia Instrument #2009024534, County, FL Recording \$103.50

FLORIDA ASSIGNMENT OF MORTGAGE

THIS ASSIGNMENT OF MORTGAGE, dated March 9, 2009, from Wachovia Bank NA, formerly known as First Union National Bank, Indenture Trustee, having an address of P.O. Box 31601, Tampa, Florida 33631-3601 ("Assignor"), to Wachovia Bank National Association, formerly known as First Union National Bank, as Indenture Trustee, having an address of c/o Walter Mortgage Company, P.O. Box 31601, Tampa, Florida 33631-3601 Attention: Tax Department ("Assignee").

THIS ASSIGNMENT IS DONE TO CORRECTLY IDENTIFY THE MAILING ADDRESS OF WACHOVIA BANK FOR THE MORTGAGES CONTAINED HEREIN.

WITNESSETH:

FOR VALUE RECEIVED, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, and does mortgage and grant a security interest in those certain mortgages contained on "Exhibit A" attached hereto, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appear of record in the Public Records of Escambia County, Florida.

TO HAVE AND HOLD unto the said Assignees, its successors and Assigns, FOREVER.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed on the day and year first above written.

Executed this 9 day of March, 2009.

(seal)

ATTEST: By:

Name: Title:

Vance Nelson Asst. Secretary

P. O. Box 31601, Florida 33631-3601 Tampa.

WITNESS:

Print Name: Lauren D'Amico

WITNESS:

Vivian Hutcheson Print Name:

Wachovia Bank NA, formerly known as First Union National Bank, Indenture Trustee

By: Walter Mortgage Company, successor by merger to Mid-State Homes, Inc., Attorneyin-Fact for Wachovia Bank NA, formerly known as First Union National Bank

By:

Title:

C.T. Witherington

Name: Senior Vice President

P. O. Box 31601, Tampa, Florida 33631-3601

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of March, 2009, by C.T. Witherington, Senior Vice President of Walter Mortgage Company, successor by merger to Mid-State Homes, Inc., as attorney in fact for Wachovia Bank NA, formerly known as First Union National Bank, Indenture Trustee, he is personally known to me and did not take an oath.

SALLY LEON
MY COMMISSION # DD806907
EXPIRES: September 19, 2012
TH. Notary Discount Assoc. Co.

THIS INSTRUMENT PREPARED BY: Jeffrey P. Thofner, Attorney at Law P. O. Box 31601
Tampa, FL 33631-3601
TEP-N-50.II (Rev. 6/01)

NOTARY PŮBLIC Print Name: Sally Leon

My Commission Expires: 09/19/2012

AFTER RECORDING RETURN TO:

Walter Mortgage Company

P. O. Box 31601

Tampa, FL 33631-3601 Attn: C. T. Witherington

3/25/2009

EXHIBIT A

The mortgages described in the foregoing assignment are described more particularly in the following list which sets forth the names of the mortgagors under such mortgages (the last name of each such mortgagor appearing first), the original principal balance of the promissory note secured thereby, and the o.r. book and page number of the public records of the county and state listed below, where such instruments are recorded.

State of

: FL

County of

: Escambia

ACCOUNT

ORIGINAL

MORTGAGOR(S)

O.R. BOOK

PAGE

ORIG BALANCE

1522098300 CHESTNUT LEONARD

2833

044-045

62,448.00

1522186500 MOORER WILLIE JAMES

2858

605

44,232.00

1522854400

VARVORINES CHS F

VARVORINES ROBERTA J.

2833

049

64,680.00

1523092800

NORTH TILAMAN

2933

490

52,560.00

WILLIAMS ZORA W.

3/25/2009

EXHIBIT A

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State of

: FL

County of

Escambia

1523407100 ROBINSON ERMA JEAN

2894

873

63,312.00

1523438000 JORDAN ORANETTA

2961

426

56,232.00

1523952000

PLEASANT DANIEL J

3020

689

53,592.00

PLEASANT PHYLLIS V.

1524157700

MCCREARY ELLA F

3012

464

55,584.00

BROWN CORINE S

3/25/2009

EXHIBIT A

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State of

: FL

County of

Escambia

1524312000 TAYLOR CLEVE

3042

877

68,184.00

TAYLOR ANN

1525610100 JONES LILLIE PEARL

3192

539

52,896.00

1525897700

KELLY THERESA L

3228

475

57,072.00

CURRIE CAROLYN H

3/25/2009 EXHIBIT A

The mortgages described in the foregoing assignment are described more particularly in the following list which sets forth the names of the mortgagers under such mortgages (the last name of each such mortgagor appearing first), the original principal balance of the promissory note secured thereby, and the o.r. book and page number of the public records of the county and state listed below, where such instruments are recorded.

State of

: FL

County of

Escambia

1527192000

PRIM CHARLOTTE B

3661

451

56,136.00

PRIM NATHANIEL

1535361000 RODGERS SHEILA

2994

578

108,180.00

AKA RODGERS SHEILA K

1539569900 LEWIS ALPHONSO

3208

463

129,540.00

LEWIS JACQUELINE D

1544682000 HOOKS DARRYL L

3547

0049

86,490.00

3/25/2009

EXHIBIT A

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State of

: FL

County of

Escambia

1805324500 WHITE SELMA E

5589

1220

14,208.00

1858225800

JONES JACKLON V

3620

26

56,138.40

1859385000

SANDERS DAVID L

4390

298

32,378.40

1867673000 KYLES DENISE

3201

541

56,736.00

3/25/2009

EXHIBIT A

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State of

: FL

County of

Escambia

1868501400 SCARBERRY CARRIE

3416

326

68,304,00

1868905800 GEORGE WARREN

3538

913

50,928.00

LIJEK STEPHEN J 1869804300

LIJEK GEANA

3812

325

56,496.00

1869996100 JENKINS W C

3916

334

90,312.00

BK: PG: 413

3/25/2009

EXHIBIT A

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State of

: FL

County of

: Escambia

1871484400 LEWIS DAVID K

3903

361

141,750.00

BAKER CHERYL A

1874339300

BROWN DONICE

4630

0702

77,070.00

BROWN JOSEPHINE

1874464700 ANDERSON TERESA L 4675

0461

100,170.00

1890782300 BEASLEY TERRY

4160

1465

56,040.00

3/25/2009

EXHIBIT A

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State of

: FL

County of

: Escambia

1890943900 BEASLEY JIMMY WAYNE

4222

323

77,352.00

BEASLEY CYNTHIA RUTH

1891088000 MODERSON TIMOTHY KEITH

6374

294

53,256.00

1892394200 COLLIE DAVID

4822

1396

50,544.00

COLLIE DOROTHY

1892673400 HERMAN D. PLEASANT

5059

1773

65,952.00

3/25/2009

EXHIBIT A

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State of

: FL

County of

: Escambia

8000323900 TYRONE P. VANDERHALL

5111

755

68,304.00

8000881700 ASHLEY COLUMBUS JR

5587

759

34,948.80

8001140600 GRACE PATRICIA R

5309

0944

29,748.00

8001141000 ROTHCHILD KERRY L

5292

1753

24,792.00

GRACE PATRICIA R

BK: PG: 416 Last Page

3/25/2009

EXHIBIT A

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State of

: FL

County of

Escambia

8001174500 GRACE JOSEPH

5290

0272

24,792.00

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00981 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

	ECT OF DENICE IOUES	WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE
	EST OF DENISE KYLES	C/O WALTER MORTGAGE COMPANY
- 1		PO BOX 31601
1	PENSACOLA, FL 32534	TAMPA, FL 33631-3601

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE DENISE KYLES 420 MONTGOMERY ST SAN FRANCISCO, CA 94163

6801 TIKI LN APT 4 PENSACOLA, FL 32503

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHASSEE, FL 32301-2525

WITNESS my official seal this 14th day of August 2025.

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 October 1, 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. 00981, 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:

LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030519110 (1025-03)

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

EST OF DENISE KYLES

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 October, which is the 1st day of October 2025.

Dated this 11th day of August 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

STATE COUNTY LONG

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.

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 October 1, 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:

1611 CHAPPIE PL 32534



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

EST OF DENISE KYLES 1611 CHAPPIE PL PENSACOLA, FL 32534



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.

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033638NON **Agency Number:** 25-008960

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00981 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF DNEISE KYLES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 11:34 AM on 8/26/2025 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

Ву:

Service Fee: \$40.00 Receipt No: BILL

Printed By: CNMORTON

1025.03

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 October 1, 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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LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030519110 (1025-03)

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Dated this 11th day of August 2025.

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Post Property:

1611 CHAPPIE PL 32534

S COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033688NON

Agency Number: 25-009000

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00981 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF DENISE KYLES

Defendant:

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

Substitute

Received this Writ on 8/22/2025 at 8:57 AM and served same on EST OF DENISE KYLES , in ESCAMBIA COUNTY, FLORIDA, at 10:00 AM on 9/4/2025 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: EDWARD SALTER, SON, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C CEPHAS CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: LSTRAVIS

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 October 1, 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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LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030519110 (1025-03)

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EST OF DENISE KYLES

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

Personal Services:

EST OF DENISE KYLES 1611 CHAPPIE PL PENSACOLA, FL 32534



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.

EST OF DENISE KYLES [1025-03] 1611 CHAPPIE PL PENSACOLA, FL 32534

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE [1025-03] C/O WALTER MORTGAGE COMPANY PO BOX 31601 TAMPA, FL 33631-3601

9171 9690 0935 0127 1719 32

9171 9690 0935 0127 1719 49 RETURNED. UTF

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE [1025-03] 420 MONTGOMERY ST SAN FRANCISCO, CA 94163

DENISE KYLES [1025-03] 6801 TIKI LN APT 4 PENSACOLA, FL 32503

9171 9690 0935 0127 1719 56

9171 9690 0935 0127 1718 33 9/2 RETURNED

WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE [1025-03] CORPORATION SERVICE COMPANY 1201 HAYS ST TALLAHASSEE, FL 32301-2525

9171 9690 0935 0127 1718 26

antact?

CEKTIFIED WAIL

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

6801 TIKI LN APT 4 PENSACOLA, FL 32503

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6008/27/25 NIXIE RETURN TO SENDER

ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

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FIRST-CLASS MAIL

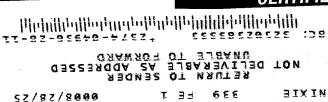
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\$008.86² 08/21/2025 ZIP 32502

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WELL PARGO BANK NA FKA WACHOVIA
BANKAN FKA FIRST UNION NATIONAL BANK
AS INDENTURE TRUSTEE [1025-03]
C/O WALTER MORTUAGE COMPANY

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