



# 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 Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | KEYS FUNDING LLC - 6023<br>PO BOX 71540<br>PHILADELPHIA, PA 19176-1540  | Application date        | Apr 21, 2025 |
| Property description                | KYLES DENISE EST OF<br>1611 CHAPPIE PL<br>PENSACOLA, FL 32534<br>1611 CHAPPIE PL<br>03-0519-110<br>LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P<br>539 | Certificate #           | 2023 / 981   |
|                                     |   | Date certificate issued | 06/01/2023   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/981                     | 06/01/2023                           | 1,155.36                               | 57.77                | 1,213.13                                 |
| → Part 2: Total*               |                                      |  |                      | 1,213.13                                 |

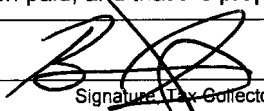
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2024/1029                    | 06/01/2024                                    | 1,242.06  | 6.25                            | 91.08                | 1,339.39                                     |
| Part 3: Total*                 |   |   |                                 |                      | 1,339.39                                     |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 2,552.52 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 1,196.92 |
| 4. Property information report fee  | 200.00   |
| 5. Tax deed application fee   | 175.00   |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)                                 | 0.00     |
| 7. Total Paid (Lines 1-6)   | 4,124.44 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature Tax Collector or Designee  
Escambia, Florida  
Date April 24th, 2025

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>10/01/2025</u><br>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

512  
R. 12/16

Application Number: 2500243

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023  
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                                  |
|----------------|-----------------|------------|--|
| 03-0519-110    | 2023/981        | 06-01-2023 | LT 20 EAST KING ESTATES PB 7 P 72 OR<br>3201 P 539 |

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

04-21-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

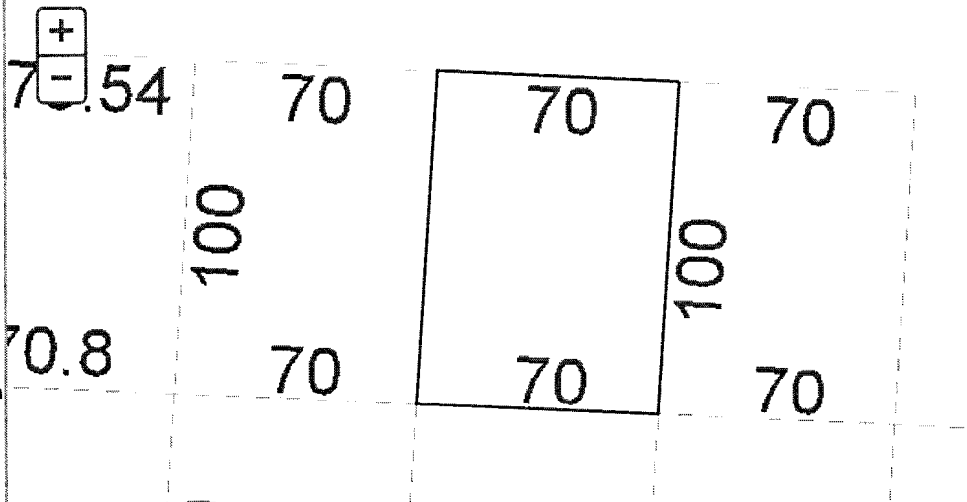


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 ☐ Parcel ID 
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| General Information  |   | Assessments                         |             |              |              |                |
|--|---|-------------------------------------|-------------|--------------|--------------|----------------|
| <b>Parcel ID:</b>  | 231S301800000020                        | <b>Year</b>                         | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 030519110                               | 2024                                | \$12,000    | \$70,261     | \$82,261     | \$73,321       |
| <b>Owners:</b>   | KYLES DENISE EST OF                     | 2023                                | \$8,000     | \$67,445     | \$75,445     | \$66,656       |
| <b>Mail:</b>   | 1611 CHAPPIE PL<br>PENSACOLA, FL 32534  | 2022                                | \$8,000     | \$60,182     | \$68,182     | \$60,597       |
| <b>Situs:</b>  | 1611 CHAPPIE PL 32534                   | <b>Disclaimer</b>                   |             |              |              |                |
| <b>Use Code:</b>   | SINGLE FAMILY RESID                     | <b>Tax Estimator</b>                |             |              |              |                |
| <b>Taxing Authority:</b>   | COUNTY MSTU                             | <b>Change of Address</b>            |             |              |              |                |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a> | <b>File for Exemption(s) Online</b> |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |   | <b>Report Storm Damage</b>          |             |              |              |                |


| Sales Data Type List:   |      |      |          |      |              |         | 2024 Certified Roll Exemptions  |  |
|---|------|------|----------|------|--------------|---------|---|--|
| Sale Date   | Book | Page | Value    | Type | Multi Parcel | Records | None  |  |
| 05/1992   | 3201 | 539  | \$24,500 | WD   | N            |         | <b>Legal Description</b><br>LT 20 EAST KING ESTATES PB 7 P 72 OR 3201 P 539 |  |
| 02/1992   | 3144 | 220  | \$500    | WD   | N            |         |   |  |
| 01/1992   | 3114 | 588  | \$100    | CT   | N            |         |   |  |
| 07/1989   | 2760 | 916  | \$100    | WD   | N            |         |   |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |          |      |              |         | Extra Features  |  |
|   |      |      |          |      |              |         | None  |  |

| Parcel Information  |  | Launch Interactive Map |  |
|---|--|------------------------|--|
| Section<br>Map Id:<br>23-1S-30-2  | <div><div>+</div><div>-</div></div>  |                        |  |
| Approx.<br>Acreage:<br>0.1567   |  |                        |  |
| Zoned: <br>MDR   |  |                        |  |
| Evacuation<br>& Flood<br>Information<br><a href="#">Open<br/>Report</a>   |  |                        |  |
|  <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> |  |                        |  |
| Buildings   |  |                        |  |

Address: 1611 CHAPPIE PL, Improvement Type: SINGLE FAMILY, Year Built: 1991, Effective Year: 1991, PA Building ID#: 55247

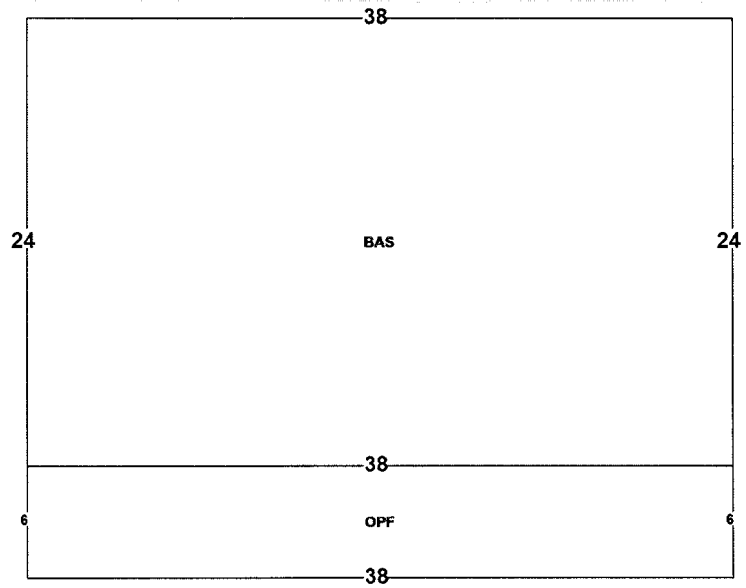
**Structural Elements**

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-WOOD SHAKE/SHNG  
FLOOR COVER-VINYL/CORK  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-HEAT W/DUCTS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1140 Total SF

BASE AREA - 912

OPEN PORCH FIN - 228



**Images**



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.

Last Updated: 05/09/2025 (tc 5992)

## 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.



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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-0519-110 CERTIFICATE #: 2023-981

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

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 "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



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**

**ABTRACTOR'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 DATE:** 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.

**YES NO**

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 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 15<sup>th</sup> day of July 2025.**

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**

**PERDIDO TITLE & ABSTRACT, INC.**



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)**

9410  
14900  
Resale of W.Pritchett III #520748 #867673  
\$24,500.00 Amount Financed  
\$32,236.00 Finance Charge  
\$56,736.00 Total Payments

DR 303 3201# 539 ①

FEE SIMPLE DEED  
FROM CORPORATION

This Indenture, Executed this 20th day of May, A.D. 1992,  
by  
JIM WALTER HOMES, INC.  
a corporation existing under the laws of FLORIDA, and having its principal  
place of business at 1500 N. Dale Mabry, Tampa, Florida 33607  
first 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 Florida, to wit:

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 whatsoever 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.

In Witness Whereof 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. L. Russell  
Name: S. L. RUSSELL  
Title: SECRETARY  
Address: 1500 N. Dale Mabry,  
Tampa, FL. 33607

D. S. PD. 14700  
DATE 7-7-92  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature]  
CERT. REG. #59-2043328-27-01

JIM WALTER HOMES, INC.  
By: H. R. CLARKSON  
Name: H. R. CLARKSON  
Title: VICE PRESIDENT  
Address: 1500 N. Dale Mabry,  
Tampa, FL. 33607

NOT A LOSS

OR BOOK 3201 540

Signed, sealed and delivered in the presence of:

Estelle Hays  
Type/Print Name Estelle Hays

Ingrid Gonzalez  
Type/Print Name Ingrid Gonzalez

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared H. R. CLARKSON and S. L. RUSSELL well known to me to be the VICE - President and Secretary respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May, A. D. 1992.

Sandra M. Self  
Notary Public  
Sandra M. Self  
(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 BROKERAGE

8  
9  
6  
9  
5  
6  
8

FILED  
PUBLIC  
ESCALA  
JUL 7 9 56 AM '92  
TAMPA, FLA

RETURN TO  
JIM WALTER HOMES, INC.  
ATTN: USBE PMIENTO  
P.O. BOX 31601  
TAMPA, FLA 33631-3601

Resale of W. Pritchett III #520748  
Amount Financed \$ 24,500.00  
Finance Charge \$ 32,236.00  
Total of Payments \$ 56,736.00

CR 300 3201R 541

867673

(2)

### MORTGAGE—FLORIDA—JIM WALTER HOMES, INC.

THIS MORTGAGE, Made this 20<sup>TH</sup> day of MAY, 1992, between DENISE KYLES AN UNMARRIED WOMAN of Escambia County, Florida, hereinafter called Mortgagor and JIM WALTER HOMES, INC., a Florida Corporation, with offices at 1500 North Dale Mabry, Tampa, Florida, 33607 hereinafter called Mortgagee.

WITNESSETH: That Mortgagor, in consideration of the mutual covenants and conditions herein contained and other valuable consideration delivered by the Mortgagee to the Mortgagor, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey and confirm unto Mortgagee the property situate in Escambia County, Florida, described as:

Lot 20, East King Estates, a subdivision of a portion of Section 23, Township 1 South, Range 30 West, according to Plat thereof recorded in Plat Book 7, at Page 72, of the Public Records of Escambia County, Florida.

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

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 may be 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 Mortgagee 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 Mortgagee one certain promissory note, of even date herewith, made by Mortgagor to Mortgagee in the amount of \$ 56,736.00 payable in equal monthly installments of \$ 236.40 each, the first installment to become due and payable on the 5<sup>TH</sup> day of AUGUST, 1992, and one installment to become due and payable on the 5<sup>TH</sup> 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 lesser 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. Mortgagee reserves the right to refuse to accept an insurer 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 monies shall 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.

OR 303 3201N 542

The Mortgagor agrees that any sum or sums which may be loaned or advanced by Mortgagee 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 Mortgagee 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 Mortgagee 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 Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all monies secured hereby, including the right to foreclose 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 "Mortgagee" 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 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 Mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

J. M. [Signature] 2200-433-32-429  
J. M. [Signature]  
Tommy D. Gonder 440 5216

Denise Kyles (SEAL)  
DENISE Kyles P.L. #420-160-61-752 (SEAL)  
(ADDRESS)

STATE OF FLORIDA  
COUNTY OF Escambia

I HEREBY CERTIFY That on this day personally appeared DENISE KYLES, and \_\_\_\_\_, husband and wife, who are personally known to me or have produced FL.D.L. as identification and who did not take an oath, and acknowledged they signed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 20<sup>TH</sup> day of May, 1992.



Wilma J. Kiefer  
(Signature of Notary)  
Wilma J. Kiefer  
(Print Name of Notary)  
(Print Title)  
(Serial Number, if any)

My Commission Expires: \_\_\_\_\_

FILED FOR record the 20<sup>TH</sup> day of \_\_\_\_\_, 19\_\_\_\_, and recorded in Mortgage Book \_\_\_\_\_, Page \_\_\_\_\_ of the public records of \_\_\_\_\_ County, Florida.

Received \$ 2840 in payment of Documentary Stamps  
Cert. # 59-204338-27-01 and  
\$ 490 in payment of Class "C" Intangible Personal Property Tax.  
Joe A. Flowers, Comptroller  
Escambia County, Florida  
By [Signature] D.C.

Clerk, Circuit Court  
THIS INSTRUMENT PREPARED BY  
OF JIM WALTER HOMES, INC.

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

Vance Nelson

Title:

Asst. Secretary

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

WITNESS:

Print Name:

Lauren D'Amico

WITNESS:

Print Name:

Vivian Hutcheson

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

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

By:

Name:

C.T. Witherington

Title:

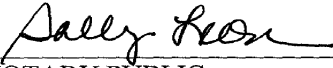
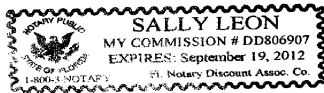
Senior Vice President

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

BK: 6448 PG: 406

ACKNOWLEDGMENTSTATE 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.



NOTARY PUBLIC

Print Name: Sally Leon

My Commission Expires: 09/19/2012

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)

AFTER RECORDING RETURN TO:  
Walter Mortgage Company  
P. O. Box 31601  
Tampa, FL 33631-3601  
Attn: C. T. Witherington



BK: 6448 PG: 407

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<br>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<br>VARVORINES ROBERTA J. | 2833      | 049     | 64,680.00    |
| 1523092800 | NORTH TILAMAN<br>WILLIAMS ZORA W.         | 2933      | 490     | 52,560.00    |

**[REDACTED]**

BK: 6448 PG: 408

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  |      |     |           |

BK: 6448 PG: 409

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 |      |     |           |

BK: 6448 PG: 410

3/25/2009

**EXHIBIT A**

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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 |
|------------|----------------|------|------|-----------|

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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 |
|------------|--------------|------|-----|-----------|

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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

|            |                  |      |     |           |
|------------|------------------|------|-----|-----------|
| 1868501400 | SCARBERRY CARRIE | 3416 | 326 | 68,304.00 |
|------------|------------------|------|-----|-----------|

|            |               |      |     |           |
|------------|---------------|------|-----|-----------|
| 1868905800 | GEORGE WARREN | 3538 | 913 | 50,928.00 |
|------------|---------------|------|-----|-----------|

|            |                |      |     |           |
|------------|----------------|------|-----|-----------|
| 1869804300 | LJEK STEPHEN J | 3812 | 325 | 56,496.00 |
|            | LJEK GEANA     |      |     |           |

|            |             |      |     |           |
|------------|-------------|------|-----|-----------|
| 1869996100 | JENKINS W C | 3916 | 334 | 90,312.00 |
|------------|-------------|------|-----|-----------|

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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 |
|------------|---------------|------|------|-----------|

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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 |
|------------|--------------------|------|------|-----------|



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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

|            |                      |      |     |           |
|------------|----------------------|------|-----|-----------|
| 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  |      |      |           |

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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:

|  |  |
|--|--|
| EST OF DENISE KYLES<br>1611 CHAPPIE PL<br>PENSACOLA, FL 32534  | WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE<br>C/O WALTER MORTGAGE COMPANY<br>PO BOX 31601<br>TAMPA, FL 33631-3601 |
| WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE<br>420 MONTGOMERY ST<br>SAN FRANCISCO, CA 94163                              | DENISE KYLES<br>6801 TIKI LN APT 4<br>PENSACOLA, FL 32503  |
| WELLS FARGO BANK NA FKA WACHOVIA BANK NA FKA FIRST UNION NATIONAL BANK AS INDENTURE TRUSTEE<br>CORPORATION SERVICE COMPANY<br>1201 HAYS ST<br>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

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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

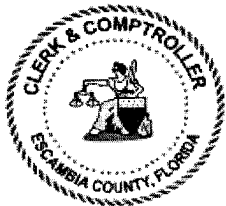
**EST OF DENISE KYLES**

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](mailto:TAXDEEDS@ESCAMBIACLERK.COM)



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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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**EST OF DENISE KYLES**

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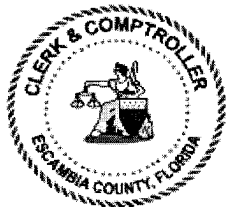
Dated this 11th day of August 2025.

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](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

### Post Property:

**1611 CHAPPIE PL 32534**



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

*Emily Hogg*

By:  
Emily Hogg  
Deputy Clerk

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

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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.

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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

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1025.03

**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

By: \_\_\_\_\_

C. CEPHAS CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

## WARNING

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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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ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
CIVIL UNIT  
AUG 22 AM 8:55



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1025.03

**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:**

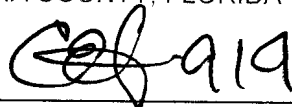
**Type of Process:** WARNING/NOTICE OF APPLICATION OF TAX DEED

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

009000

**WARNING**

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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

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ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
CIVIL UNIT  
9/11/2022 11:05:57

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

9171 9690 0935 0127 1719 32

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

9171 9690 0935 0127 1719 56

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

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 49

9/2 RETURNED. UTF

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

9171 9690 0935 0127 1718 33

9/2 RETURNED  
UTF

Contact ✓

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
SEP 2 P 2:53  
PENSACOLA COUNTY, FL  
DENISE KYLES [1045-03]  
6801 TIKILN APT 4  
PENSACOLA, FL 32503

.. 9326010662138576

32503-716504  
32502>5833

**CERTIFIED MAIL™**



9171 9690 0935 0127 1718 33

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304

PENSACOLA FL 32502

12 AUG 2025 PM 1:51



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FIRST-CLASS MAIL  
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**\$008.86**

08/21/2025 ZIP 32502  
043M31219251

**US POSTAGE**

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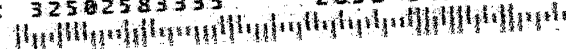
326 FE 1

0008/27/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-04362-22-24



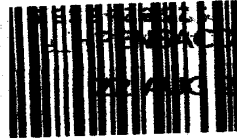
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52/82/8000

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**FIX IN**

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**quadiënt**

FIRST-CLASS MAIL  
IMI

**\$008.86<sup>9</sup>**

08/21/2025 ZIP 32502  
043M31219251

**US POSTAGE**

WELLS FARGO  
NATIONAL BANK

3-9-2 P 253

CLARK COUNTY, FL

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

33631-360101

