

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

1125-02

[· · · · · · · · · · · · · · · · · · ·					
nt Name nt Address PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description 3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723			Certificate # Date certificate issued		2023 / 2764	
					06/01/2023	
es Owned by App	licant and	i Filed wi	th Tax Deed	Applica	ition	
					Column 4	Column 5: Total (Column 3 + Column 4)
		1 acc Amo	2,078.64		103.93	
						2,182.57
rtificates Redeemo	ed by Apr	olicant (O	ther than Co	untv)		
Column 2 Date of Other	Colu Face Ar	mn 3 mount of	Column 4		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
06/01/2024			6.25 149.16		2,399.85	
Į.	<u> </u>				Part 3: Total*	2,399.85
ector Certified Am	ounts (Li	nes 1-7)		erigad Miljeljes, j		
ificates in applicant's	possession	and other	certificates red	leemed Total of	by applicant Parts 2 + 3 above)	4,582.42
es paid by the applica	ant					0.00
paid by the applicant	1.411144					2,165.96
nation report fee						200.00
5. Tax deed application fee				175.00		
ed by tax collector un	der s.197.5	42, F.S. (s	ee Tax Collecto	r instruc	ctions, page 2)	0.00
				Tota	l Paid (Lines 1-6)	7,123.38
				y informa	ation report fee, ar	nd tax collector's fees
2 and the property will					Escambia, Florid	la
-						
	PO BOX 71540 PHILADELPHIA, PA 3 AGE HOLDING LI 3891 NORTH W ST PENSACOLA, FL 786 ROSA PARKS 06-2448-155 LOT 11 BLOCK A R P 723 es Owned by App Column Date of Certific 06/01/20 rtificates Redeeme Column 2 Date of Other Certificate Sale 06/01/2024 ector Certified Am ificates in applicant's es paid by the applicant nation report fee ication fee ed by tax collector und	PO BOX 71540 PHILADELPHIA, PA 19176-1 3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARI P 723 es Owned by Applicant and Column 2 Date of Certificate Sale 06/01/2023 rtificates Redeemed by Applicant Certificate Sale 06/01/2024 cotor Certified Amounts (Li ificates in applicant paid by the applicant paid by the applicant paid by the applicant paid by the applicant paid by tax collector under s.197.5 conformation is true and the tax ce	PO BOX 71540 PHILADELPHIA, PA 19176-1540 3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARKS PB 18 II P 723 PARTICIPATE OF THE PROPERTY O	PO BOX 71540 PHILADELPHIA, PA 19176-1540 3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723 es Owned by Applicant and Filed with Tax Deed Column 2 Date of Certificate Sale 06/01/2023 Column 3 Face Amount of Certificate 06/01/2023 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 2 Date of Other Certificate Sale 06/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Certificate Tax Collector's I O6/01/2024 Column 3 Face Amount of Column 3	PO BOX 71540 PHILADELPHIA, PA 19176-1540 3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723 es Owned by Applicant and Filed with Tax Deed Applicated of Column 2 Date of Certificate Sale Face Amount of Certificate O6/01/2023 crtificates Redeemed by Applicant (Other than County) Column 2 Date of Other Certificate Sale Office Other Certificate O6/01/2024 Column 3 Face Amount of Column 4 Tax Collector's Fee Officate Office Other Certificate Office Other Certificate Sale Office Other Certificate Office Other Certificate Office Other Certificate Sale Office Sale Other Certificate Sale Other Certificate Sale Other Certificate Sale Office Sale Other Certificate Sale Sale Sale Sale Sale Sale Sale Sal	PO BOX 71540 PHILADELPHIA, PA 19176-1540 3 AGE HOLDING LLC 3891 NORTH WST UNIT 36 PENSACOLA, FL 32505 786 ROSA PARKS CIR 06-2448-155 LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723 es Owned by Applicant and Filed with Tax Deed Application Column 2 Date of Certificate Sale O6/01/2023 Column 3 Face Amount of Certificate O6/01/2024 Column 3 Face Amount of Column 4 Interest Certificate Sale O6/01/2024 Column 3 Face Amount of Certificate Sale O6/01/2024 Column 4 Tax Collector's Fee Interest Interest Column 5 Interest Part 3: Total* Part 3: Total* Part 3: Total* Column 4 Tax Collector's Fee Interest Column 5 Interest Column 5 Interest Column 6 Interest Column 7 Tax Collector's Fee Interest Column 6 Interest Interest Column 7 Tax Collector's Fee Interest Column 8 Interest Interest Column 9 Interest Interest Interest Column 10 Interest Interest Interest Column 5 Interest Interest Column 5 Interest Interest Column 6 Interest

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	
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 I	here: Date of sale 11/05/2025 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: 2500327

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 50 PO BOX 71540 PHILADELPHIA, PA 191 hold the listed tax certific	76-1540,	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
06-2448-155	2023/2764	06-01-2023	LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723
 redeem all outs pay all delinqu pay all Tax Col Sheriff's costs, 	if applicable. certificate on which this applic	nterest covering the	
Electronic signature or KEYS FUNDING LLC PO BOX 71540 PHILADELPHIA, PA	ı file - 5023 19176-1540		<u>04-21-2025</u> Application Date
Ap	pplicant's signature		



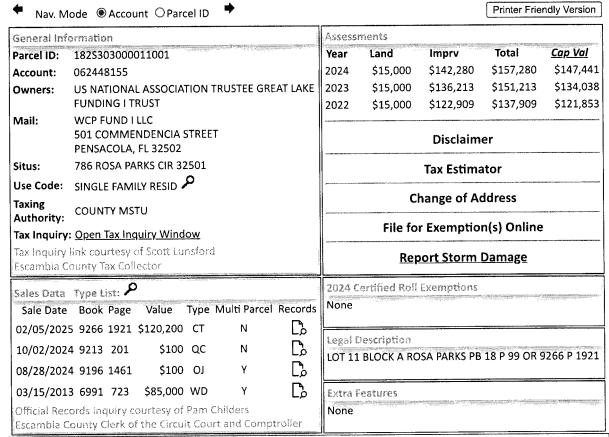
Gary "Bubba" Peters Escambia County Property Appraiser

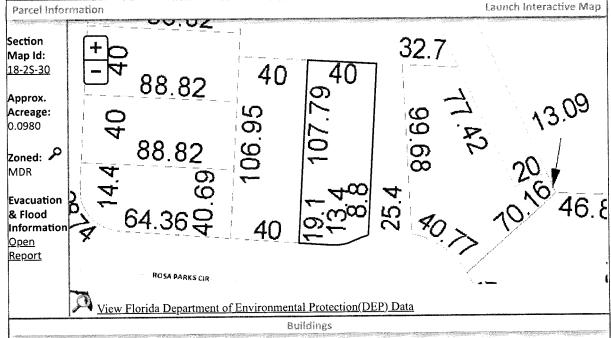
Real Estate Search

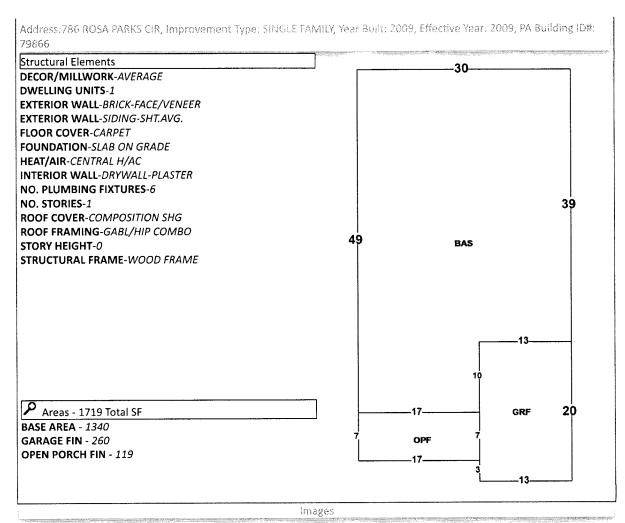
Tangible Property Search

Sale List

<u>Back</u>







7/25/2017 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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025035941 5/16/2025 9:08 AM OFF REC BK: 9318 PG: 1214 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 02764, 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:

LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062448155 (1125-02)

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

3 AGE HOLDING LLC

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 November, which is the 5th day of November 2025.

Dated this 16th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

STATE COUNTY, COMPANY

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 #:	06-2448-155	CERTIFICATE #:	2023-27	64	
REPORT IS LIMITEI	OT TITLE INSURANCE. THE O TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED	BY NAME IN THE	E PROPERTY	
listing of the owner(s) tax information and a	repared in accordance with the of record of the land described listing and copies of all open of the in the Official Record Books page 2 herein.	I herein together with c r unsatisfied leases, mo	urrent and delinque ortgages, judgments	nt ad valorem and	
and mineral or any sub	et to: Current year taxes; taxes osurface rights of any kind or naps, boundary line disputes.				
	nsure or guarantee the validity rance policy, an opinion of title				
Use of the term "Repo	ort" herein refers to the Property	y Information Report a	nd the documents at	tached hereto.	
Period Searched:	August 8, 2005 to and includ	ing August 8, 2025	Abstractor:	Andrew Hunt	
BY					
Malphel					

As President Dated: August 11, 2025

Michael A. Campbell,

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 06-2448-155

1. The Grantee(s) of the last deed(s) of record is/are: US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST ACTING BY AND THROUGH ITS SERVICER WCP FUND I LLC A DELAWARE LIMITED LIABILITY COMPANY

By Virtue of Certificate of Title recorded 2/11/2025 in OR 9266/1921

ABSTRACTOR'S NOTE: 3 AGE HOLDING, LLC GAVE A QUIT CLAIM DEED TO VANESSA PEOPLES HOWARD IN OR 9213/201 AFTER THE LIS PENDENS IN OR 9104/430 BUT BEFORE CERTIFICATE OF TITLE ABOVE SO WE HAVE INCLUDED HER FOR NOTICE. VANESSA PEOPLES HOWARD ALSO HAD A LIS PENDENS FILED BY JAMES F HOWARD IN OR 9222/1344 ALSO AFTER THE LP ABOVE BUT HE APPEARS TO HAVE BEEN PROPERLY SERVED AS GUARANTOR IN THE FORECLOSURE AND ALSO ADDED HERE FOR NOTICE.

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Code Enforcement Order in favor of Escambia County recorded 10/31/2022 OR 8882/738 together with Cost Order recorded 9/27/2023 OR 9047/727
- 4. Taxes:

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

Tax Account #: 06-2448-155 Assessed Value: \$147,441.00

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 INFORMAT	ΓΙΟΝ REPORT FOR TDA	

FAX DEED SALE DATE:	DATE: NOV 5, 2025		
TAX ACCOUNT #:	06-2448-155		
CERTIFICATE #:	2023-2764		
those persons, firms, and/or agencies having leg	atutes, the following is a list of names and addresses of gal interest in or claim against the above-described eate is being submitted as proper notification of tax deed		
YES NO ☐ ☑ Notify City of Pensacola, P.O. Box ☐ ☑ Notify Escambia County, 190 Gox ☐ ☐ ☐ Homestead for <u>2024</u> tax year.			
US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST 501 COMMENDENCIA ST PENSACOLA, FL 32502	US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST 786 ROSA PARKS CIR PENSACOLA, FL 32501		
3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505	VANESSA PEOPLES HOWARD 21035 DOC MCDUFFIE RD LT 13 FOLEY, AL 36535		

ESCAMBIA COUNTY JAMES F HOWARD AS REGISTERED AGENT

CODE ENFORCEMENT
3 AGE HOLDING LLC
3363 W PARK PL
PENSACOLA, FL 32505
2 SAGE HOLDING LLC
1310 MAZUREK BLVD
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 11th day of August 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:06-2448-155

LEGAL DESCRIPTION EXHIBIT "A"

LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 9266 P 1921

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2448-155(1125-02)

Recorded in Public Records 2/11/2025 10:07 AM OR Book 9266 Page 1921, Instrument #2025009424, Pam Childers Clerk of the Circuit Court Escambia County, FL Deed Stamps \$841.40

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA CIVIL ACTION

CASE NO. 2024 CA 000194

US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST ACTING BY AND THROUGH ITS SERVICER WCP FUND I LLC A DELAWARE LIMITED LIABILITY COMPANY Plaintiff

VS.

3 AGE HOLDING, LLC; HOWARD, JAMES F; ESCAMBIA COUNTY; CITY OF PENSACOLA
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on <u>January 08, 2025</u>, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida was sold to

US NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST ACTING BY AND THROUGH ITS SERVICER WCP FUND I LLC A DELAWARE LIMITED LIABILITY COMPANY

501 COMMENDENCIA STREET PENSACOLA, FL, 32502

Lot 11, Block A, A FINAL PLAT OF ROSA PARKS, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, as recorded in Plat Book 18, Page 99, of the public records of said county.

Also known as: 786 Rosa Parks Circle, Pensacola, Florida 32501

Parcel Number: 18-2S-30-3000-011-001

The successful bid was in the amount of \$120200.00.

WITNESS my hand and the official seal on this 5 day of February, 2025, as Clerk of the Circuit Court.

COMPTROLLS

Pam Childers
Clerk of the Circuit Court

pert Williams

Conformed copies to all parties

Recorded in Public Records 2/14/2024 12:46 PM OR Book 9104 Page 430, Instrument #2024011305, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 191873834 E-Filed 02/13/2024 03:20:57 PM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

U.S. NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee of GREAT LAKE FUNDING I TRUST, acting by and through its servicer, WCP FUND I, LLC, a Delaware limited liability company,

Plaintiff,

v. Case No.: 2024 CA 000194

3 AGE HOLDING, LLC, JAMES F. HOWARD, ESCAMBIA COUNTY, and CITY OF PENSACOLA

Defendants.	

NOTICE OF LIS PENDENS

TO DEFENDANTS ABOVE AND ALL OTHERS WHOM IT MAY CONCERN:

Notice is hereby given that a suit was instituted in the above-styled court on February 13, 2024 by U.S. NATIONAL ASSOCIATION, not in its individual capacity but solely as trustee of GREAT LAKE FUNDING I TRUST, acting by and through its servicer, WCP FUND I, LLC, against the above-named Defendants. The Property involved in this suit is situated in Escambia County, Florida, and is described as follows:

Lot 11, Block A, A FINAL PLAT OF ROSA PARKS, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, as recorded in Plat Book 18, Page 99, of the public records of said county.

Also known as: 786 Rosa Parks Circle, Pensacola, Florida 32501

Parcel Number: 18-2S-30-3000-011-001

BK: 9104 PG: 431 Last Page

The relief sought in this suit is foreclosure of that certain Mortgage encumbering the Property, said Mortgage being recorded in the Official Records of Escambia County, Florida at Book 8798, Page 802.

/s/ John H. Adams

JOHN H. ADAMS Florida Bar No. 13208 Beggs & Lane, RLLP 501 Commendencia Street Pensacola, Florida 32502 Telephone: (850) 432-2451

Facsimile: (850) 469-3331 jha@begsslane.com jnc@beggslane.com *Attorney for Plaintiff*

Recorded in Public Records 10/2/2024 1:26 PM OR Book 9213 Page 201, Instrument #2024075536, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

> Prepared by: Laura Keene Beroset & Keene 1015 North 12th Avenue Pensacola, Florida 32501 FBN: 312835 Phone: (850) 438-3111

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Grantor **3 Age Holding, LLC, a Florida limited liability company,** whose address is: 1250 El Paso Circle, Pensacola, Florida 32505, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto Grantee **Vanessa Peoples Howard**, a divorced and unremarried person, whose address is: 21035 Doc McDuffie Road, Lot 13, Foley, Alabama 36535 heirs, personal representatives, administrators and assigns, forever, the following described property, situated in the County of Escambia County, State of Florida, to-wit:

Lot 11, Block A, Rosa Parks, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, as recorded in Plat Book 18, Page 99, of the public records of said county.

The address of said property is: 755 Rosa Parks Circle, Pensacola, FL 32501

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

anywise appertaining, nee nom an exceptione and right of nomestada.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the day o
Signed sealed and delivered in the presence of:
WITNESS SIGNATURE TO THE PRINTED NAME: TEXT OF THE PRINTED NAME:
ADDRESS: ILL DOWN BUSHO ST.
WITNESS SIGNATURE:
PRINTED NAME Lawy Seeve
ADDRESS: 1 DI5 N. 12th Ave
Gens n wa FL
Page 1 of 2

STATE OF FLORIDA COUNTY OF ESCAMBIA

THIS DAY, before the undersigned, personally appeared **James F. Howard, Manager, 3 Age Holding, LLC**, who () is personally known to me and known to me to be the individual described herein or who () has produced ______ as identification, and who executed the foregoing, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the _____ day of ______ day of ______.

LAURA E. KEENE
Notary Public-State of Florida
Commission # HH 213284
My Commission Expires
January 04, 2028

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: LAURA E. KEPNE

Commission Number: HH 213284

My Commission expires: 1/4/2024

Filing # 208180894 E-Filed 10/03/2024 10:10:38 AM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

L.T. Case No.: 2020 DR 4386

JAMES F. HOWARD,

Respondent/Appellant,

v.

VANESSA P. HOWARD,

Petitioner/Appellee.

NOTICE OF LIS PENDENS

TO PETITIONER/APPELLEE, VANESSA P. HOWARD, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The RESPONDENT/APPELLANT, JAMES F. HOWARD, has instituted this action against you in the First District Court of Appeal of Florida with respect to the property described below.
- (b) The Appellant in this action is James F. Howard.
- (c) The date of the institution of this action is September 26, 2024
- (d) The property that is the subject matter of this action is in Escambia County, Florida, and is described as follows:

Lot 11, Block A, Rosa Parks, a subdivision of a portion of Section 18, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, as

recorded in Plat Book 18, Page 99, of the public records of said county.

/s/ James F. Howard

James F. Howard, Appellee 1250 El Paso Circle Pensacola, Florida 32505 PH: (850) 232-1729 Designated email address: Jfhoward 17@yahoo.com

Prepared and filed with the assistance of counsel:

Jason Brian Phillips, Esq.

FBN: 89841

Recorded in Public Records 10/31/2022 12:42 PM OR Book 8882 Page 738, Instrument #2022106641, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 10/31/2022 9:51 AM OR Book 8882 Page 74, Instrument #2022106473, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER

ESCAMBIA COUNTY FLORIDA.

CASE NO: LOCATION:

CE22072628N

PR#:

755 ROSA PARKS CIR 182S303000020002

VS.

3 AGE HOLDING , LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Fiorida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, Assertions of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **11/8/2022** to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

BK: 8882 PG: 739 BK: 8882 PG: 75

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 11/9/2022.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking

reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

Page 2 Of 3

BK: 8882 PG: 740 Last Page BK: 8882 PG: 76 Last Page

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this <u>25th</u> day of <u>October</u>, <u>2022</u>.

John B, Trawick Special Magistrate Office of Environmental Enforcement

Page 3 Of 3

Recorded in Public Records 9/27/2023 11:47 AM OR Book 9047 Page 727, Instrument #2023078703, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 9/27/2023 11:17 AM OR Book 9047 Page 656, Instrument #2023078675, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

3 AGE HOLDING , LLC 3891 NORTH W ST UNIT 36 PENSACOLA, FL 32505 Case No: CE22072628N Location: 755 ROSA PARKS CIR PR #: 182S303000020002

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/25/2022.

Itemized Cost

 Daily fines
 \$10,950.00
 \$50.00 Per Day From: 11/09/2022 To: 06/16/2023

 Fines
 \$0.00

 Court Cost
 \$250.00

County Abatement Fees \$370.50
Administrative Costs \$0.00
Payments \$0.00

yments \$0.00 Total: \$11,570.50

DONE AND ORDERED at Escambia County, Florida on

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

BY:___ DATE: John B. Trawick Special Magistrate Office of Environmental Enforcement

Mylinda Johnson (COC)

To:

jha@beggslane.com; ec

Cc:

jnc@beggslane.com; Emily Hogg (COC); Shannon Suarez (COC)

Subject:

2024 CA 000206 and 2024 CA 000194 (786 ROSA PARKS and 725 Gentian Drive (Tax

Deed cases 2023 TD 01802 and 2023 TD 02764

Good morning,

I work in the Tax Deed Division for Escambia County. We have two properties scheduled for Tax Deed auction that recently went through foreclosure sale.

I believe you represented the Plaintiff in both cases, US National Association as trustee for Great Lake Funding I Trust. We haven't had any contact on either property; we wanted to make sure the owner was aware of the sale.

The following properties are scheduled for auction, and the taxes will need to be paid to cancel the sale. The Tax Collector can provide a payoff amount, they are at 850-438-6500 Ext. 3324 or you can email the deputy tax collectors at ectc_deputies@escambiataxcollector.com.

2023 TD 01802 725 Gentain Dr Tax Account 04-4177-000 Scheduled for auction on October 1, 2025

2023 TD 02764 786 Rosa Parks Cir Tax Account 06-2448-155 Scheduled for auction on November 5, 2025

If you have questions or concerns, please contact me.

Have a great day. Mylinda



Mylinda Johnson

Operations Supervisor 850-595-4813 miohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02764 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA FL 32505	US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST WCP FUND I LLC 501 COMMENDENCIA STREET PENSACOLA, FL 32502				
	1	PEOPLES HOWARD C MCDUFFIE RD LT 13 36535	JAMES F HOWARD AS REGISTERED AGEN 3 AGE HOLDING LLC 1310 MAZUREK BLVD PENSACOLA, FL 32514		
	GREAT LAKE 786 ROSA PA	US NATIONAL ASSOCIATION TRUSTE GREAT LAKE FUNDING I TRUST 786 ROSA PARKS CIR PENSACOLA, FL 32501 ESCAMBIA COUNTY OF ESCAMBIA CENTRAL O 3363 WEST PARK PLAC PENSACOLA FL 32505		ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	
				CE OF CODE ENFORCEMENT ICE COMPLEX	

WITNESS my official seal this 18th day of September 2025.

COMPTAGE A COUNTRAGE

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 November 5, 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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LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062448155 (1125-02)

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

3 AGE HOLDING LLC

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 November, which is the 5th day of November 2025.

Dated this 19th day of September 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

COMPTO OF THE PROPERTY OF THE

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.

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Post Property:

786 ROSA PARKS CIR 32501

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA FL 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST

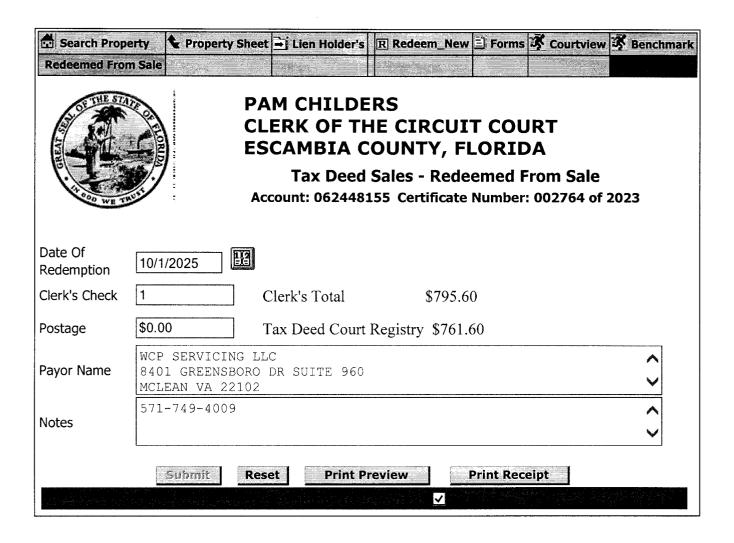
WCP FUND I LLC 501 COMMENDENCIA STREET PENSACOLA, FL 32502

COMPTROL IS

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

125.00

Document Number: ECSO25CIV040932NON

Agency Number: 25-009929

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02764 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: 3 AGE HOLDING LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:42 AM and served same at 2:00 PM on 9/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST WCP FUND I, the within named, to wit: LEE ELEBASH, ATTORNEY.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

\$40.00

Service Fee: Receipt No:

BILL

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 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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Personal Services:

US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I **TRUST**

WCP FUND I LLC 501 COMMENDENCIA STREET PENSACOLA, FL 32502



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

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-009974

Document Number: ECSO25CIV040927NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 02764 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: 3 AGE HOLDING LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:45 AM and served same at 7:46 AM on 10/1/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

В٧

K. HENLEY, CPS

Service Fee:

\$40.00

Receipt No:

ILL

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Post Property:

786 ROSA PARKS CIR 32501



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 1175-02 **ESCAMBIA COUNTY SHERIFF'S OFFICE**

Document Number: ECSO25CIV040931NON

Agency Number: 25-009928

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 02764 2023

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

Plaintiff:

RE: 3 AGE HOLDING LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/26/2025 at 8:42 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for 3 AGE HOLDING LLC , Writ was returned to court UNEXECUTED on 10/14/2025 for the following reason:

MADE MULTIPLE ATTEMPTS TO SERVE SUBJECT AT 3891 NORTH W ST UNIT 36; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE.

> CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Service Fee: Receipt No:

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Personal Services:

3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA FL 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

3 AGE HOLDING LLC 3891 NORTH W ST UNIT 36 PENSACOLA FL 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

REQUIRED.

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

3 AGE HOLDING LLC [1125-02] 3891 NORTH W ST UNIT 36 PENSACOLA FL 32505



9171 9690 0935 0129 1308 07

VANESSA PEOPLES HOWARD [1125-02] 21035 DOC MCDUFFIE RD LT 13 FOLEY, AL 36535

9171 9690 0935 0129 1307 84

US NATIONAL ASSOCIATION TRUSTEE [1125-02] GREAT LAKE FUNDING I TRUST 786 ROSA PARKS CIR PENSACOLA, FL 32501

9171 9690 0935 0129 1307 60

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1125-02] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0129 1306 54

WCP FUND I LLC 501 COMMENDENCIA STREET PENSACOLA, FL 32502

US NATIONAL ASSOCIATION TRUSTEE GREAT LAKE FUNDING I TRUST [1125-02]

9171 9690 0935 0129 1307 91

JAMES F HOWARD AS REGISTERED AGENT [1125-02] 3 AGE HOLDING LLC 1310 MAZUREK BLVD PENSACOLA, FL 32514

9171 9690 0935 0129 1307 77

ESCAMBIA COUNTY / COUNTY ATTORNEY [1125-02] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

AGE HOLDING LLC [1125-02] 3891 NORTH WIST UNIT 36 PENSACOLA FL 32505

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

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32503 10/03/2023

BC: 56998999955

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824C0010/02/25 TO SEND

JAMES REGISTERED EAGENT [1125-02] 3 AGE HOLDING LLC 1310 MAZUREK BLVD PENSACOLA, FL 32514

Pam Childers

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

Pensacola, FL 32502

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<u>CIR</u> 325**05-39**31 RETURN TO SENDER



STATE OF FLORIDA

County of Escambia

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

DATE - 11-05-2025 - TAX CERTIFICATE #'S 02764

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

WillPD.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C0000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:39:36 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER

A.D., 2025

leather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025-10.23 09:53:17-05'00'

HEATHER TUTTLE NOTARY PUBLIC



Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 02764, 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:

LOT 11 BLOCK A ROSA PARKS PB 18 P 99 OR 6991 P 723 SECTION 18, TOWN-SHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062448155 (1125-02)

The assessment of the said property under the said certificate issued was in the name of 3 AGE HOLDING LLC

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 November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

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

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

oaw-4w-10-02-09-16-23-2025