

Sign here

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

1125-18 Part 1: Tax Deed Application Information **KEYS FUNDING LLC - 2023 Applicant Name** Apr 21, 2025 Application date PO BOX 71540 **Applicant Address** PHILADELPHIA, PA 19176-1540 PIPER KESHA D **Property** 2023 / 3135 Certificate # description 8 SRANT DR PENSACOLA, FL 32506 **8 W SRANT DR** 07-1316-000 Date certificate issued 06/01/2023 LT 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177 Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 5: Total Column 4 Column 3 Column 1 Column 2 (Column 3 + Column 4) Date of Certificate Sale **Face Amount of Certificate** Interest Certificate Number 59.64 1,252.44 1,192.80 # 2023/3135 06/01/2023 1.252.44 → Part 2: Total* Part 3: Other Certificates Redeemed by Applicant (Other than County) **Total** Column 3 Column 2 Column 4 Column 5 Column 1 (Column 3 + Column 4 Date of Other Face Amount of Tax Collector's Fee Interest Certificate Number Other Certificate + Column 5) Certificate Sale 81.26 1,310.21 1,222.70 6.25 # 2024/3343 06/01/2024 Part 3: Total* 1,310.21 Part 4: Tax Collector Certified Amounts (Lines 1-7) 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant 2,562.65 (*Total of Parts 2 + 3 above) 0.00 2. Delinquent taxes paid by the applicant 1,130.91 3. Current taxes paid by the applicant 200.00 4. Property information report fee 175.00 5. Tax deed application fee 0.00 interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 6. 4,068.56 Total Paid (Lines 1-6) 7.

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.

Escambia, Florida

Signature, vax Collector or Designee

Date <u>April 24th, 2025</u>

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.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 57,916.50 F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	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: 2500416

To: Tax Collector of	ESCAMBIA COUNTY,	Florida	
I, KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 19 hold the listed tax certifi	9176-1540,	ame to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
07-1316-000	2023/3135	06-01-2023	LT 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177
 redeem all ou pay all delinq pay all Tax Co Sheriff's costs 	s, if applicable.	erest covering th on report costs, (e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my posses		tion is based and	d all other certificates of the same legal description
Electronic signature of KEYS FUNDING LLC PO BOX 71540 PHILADELPHIA, PA	C - 2023		<u>04-21-2025</u> Application Date
	Applicant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

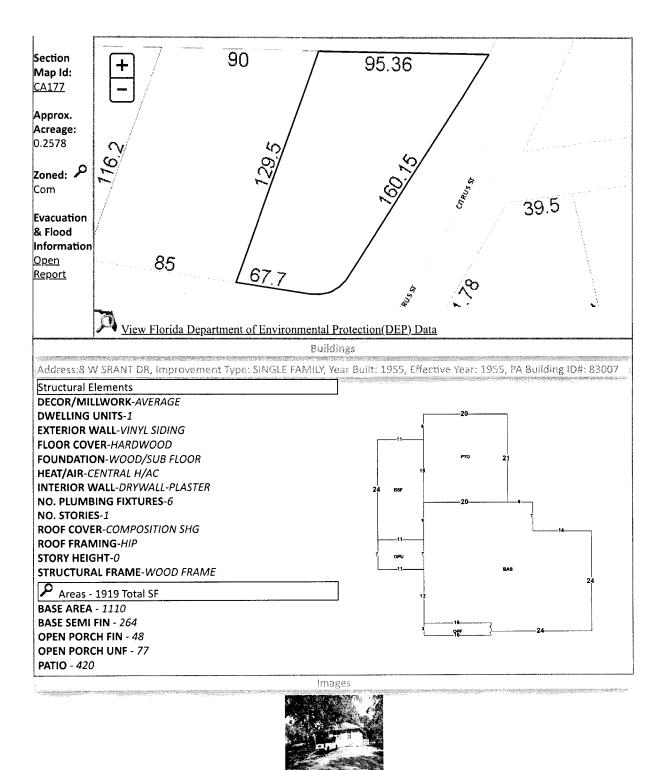
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode		arcel ID	•					Printer Frie	endly Version
General Inform	ation				Assessn	nents			
Parcel ID:	342530096000	4003		LECTION CONTRACT.	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	071316000				2024	\$20,000	\$97,633	\$117,633	\$115,83
Owners:	PIPER KESHA D)			2023	\$20,000	\$92,460	\$112,460	\$112,46
Mail:	8 SRANT DR PENSACOLA, F	L 32506	5		2022	\$8,000	\$61,407	\$69,407	\$69,40
Situs:	8 W SRANT DR	32506					Disclaim	er	
Use Code:	SINGLE FAMILY	RESID	م						
Taxing Authority:	COUNTY MST	j			,mm		Tax Estima		
Tax Inquiry:	Open Tax Inqu	<u>iry Win</u>	<u>dow</u>				hange of Ad	aress	
Tax inquiry link Escambia Coun	courtesy of Scott I	unsfor	ĵ.	:	File for Exemption(s) Online				
12		APACASA			-	<u>Re</u> j	oort Storm I	<u>Damage</u>	
Sales Data Typ	e List: P		<u> </u>		2024 C	ertified Roll E	xemptions		
Sale Date Bo	ok Page Value	Туре М	ulti Parcel	Records	HOMES	HOMESTEAD EXEMPTION			
05/24/2022 87			N						
•	43 317 \$73,000	WD	N	Ē,					
	66 1858 \$55,000		N	C)	W.A.	escription		ages and a second secon	
					LT 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA				
07/18/2013 70			N		177				
01/01/2008 62	78 1090 \$90,000	QC	N	<u> </u>					
01/2003 50	57 1180 \$60,000	WD	N	Ľ,					
10/2001 47	98 947 \$20,500	WD	N	C _o					.,
06/2001 47	29 1464 \$25,900	СТ	N	٥	200000000000000000000000000000000000000	eatures BUILDING			The second second
03/1996 39	48 651 \$38,000	WD	N	D _o	OPEN I				
	s Inquiry courtesy ty Clerk of the Circ								
Parcel Informa	iian				JL	ACTOR OF THE PARTY		Launch int	eractive M



2/1/2023 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# 2025035970 5/16/2025 9:23 AM
OFF REC BK: 9318 PG: 1270 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03135, 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 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071316000 (1125-18)

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

KESHA D PIPER

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.

SAL COUNTY TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily I

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 REF	THE ATTACHED REPORT IS ISSUED TO:									
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR										
TAX ACCOUNT #:	07-1316-000	_ CERTIFICATE #: _	2023-31	35						
REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(RESSLY IDENTIFIED E	BY NAME IN THE	E PROPERTY						
listing of the owner(s) of tax information and a list	epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Bool ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and						
and mineral or any subs	to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes.									
	sure or guarantee the validit nce policy, an opinion of tit									
Use of the term "Report	"herein refers to the Prope	rty Information Report an	d the documents at	tached hereto.						
Period Searched: A	ugust 8, 2005 to and inclu	ding August 8, 2025	Abstractor:	Pam Alvarez						
BY										
Malphel										

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 07-1316-000

1. The Grantee(s) of the last deed(s) of record is/are: **KESHA D PIPER**

By Virtue of Quitclaim Deed recorded 5/24/2022 in OR 8790/1386 ABSTRACTOR'S NOTE: NO MARITAL STATUS ON GRANTOR.

- 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 Escambia County Housing Finance Authority (Florida) recorded 5/7/2014 OR 7166/1869
 - b. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 11/16/2021 OR 8662/534
 - c. Civil Lien in favor of State of Fl/Escambia County recorded 3/11/2010 OR 6568/1310
- 4. Taxes:

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

Tax Account #: 07-1316-000 Assessed Value: \$115,833.00 Exemptions: HOMESTEAD

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

CERTIFICA	TION.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HUI.	INVIE	/	VINIALION	INCI ON I	TUNIDA

CERTIFICATION. TROTERT I IN ORIGINATION	REI ORT FOR IDA					
TAX DEED SALE DATE:	NOV 5, 2025					
TAX ACCOUNT #:	07-1316-000					
CERTIFICATE #:	2023-3135					
In compliance with Section 197.522, Florida Statutes those persons, firms, and/or agencies having legal int property. The above-referenced tax sale certificate is sale.	terest in or claim against the above-described					
YES NO ☐ ☑ Notify City of Pensacola, P.O. Box 129 ☐ Notify Escambia County, 190 Governm ☐ Homestead for 2024 tax year.						
KESHA D PIPER	KESHA D PIPER					
8 SRANT DR	921 APT C BREMEN AVE					
PENSACOLA, FL 32506	PENSACOLA, FL 32507					
EMERALD COAST UTILITIES AUTHORITY	ESCAMBIA COUNTY HOUSING					

9255 STURDEVANT STREET

PENSACOLA, FL 32514-0311

FINANCE AUTHORITY

700 S PALAFOX ST SUITE 310

PENSACOLA, FL 32502

ESCAMBIA COUNTY DEPARTMENT **OF COMMUNITY CORRECTIONS** 2251 N PALAFOX ST PENSACOLA, FL 32501

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

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

Malphel

BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:07-1316-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177

SECTION 34, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 07-1316-000(1125-18)

Recorded in Public Records 5/24/2022 10:23 AM OR Book 8790 Page 1386, Instrument #2022053410, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

This Quitclaim Deed, Made this 24th day of	1
may 20 22, by Frances	
face Hattield	
hereinafter called the Grantor, to	trances tage thetalel
Kesha D. Piver	This document was prepared by:
whose post office address is 18 Spant Dr	
Remacola 764.32506	
hereinafter called the Grantee.	
Witnesseth, That the Grantor, for and in conside	eration of the sum of \$
	Dollars (\$) paid by the said
Grantee the receipt whereof is hereby acknowledge, does l	nereby remise, release and quitclaim unto the said Grantee
forever, all the right, title, interest and claim which said Gi	
land, and improvements and appurtenances thereto in the	49 .
State of fla	a
See attached	
	•
	•
9 9th 9th I do not Common has ale	med and sealed these presents the day and year first
aboye written. Signed, sealed and delivered in the presence	nea and sected these presents the day and year jirsi of:
1 MANIMAA	2 P. Atoril
Sibrusta of Winness	Signature of Grantor
Aciala Info Alica /	Immes Jaco Hattion
Print name of Witness	Print Name of Grantor
dialial of other	
Signalure of Witness	Signature of Co-Grantor
Nichola MIRIO	
Print name of Wilness	Print name of Co-Grantor
State of	•
County of	•
· · · · · · · · · · · · · · · · · · ·	4th day of May ,20 22. by
The foregoing instrument was acknowledged before me on this	who is personally known to me or who produced
FL DL	as identification. Whom physically appeared.
IAMMAIN	
Signature of Notary	ASHLEY WALKER
ASNUU MANKER	MY COMMISSION # GG 359362 EXPIRES: July 25, 2023
Print Name	Bonded Thru Notary Public Underwriters
JU1425,2023	

BK: 8790 PG: 1387 Last Page

5/24/22, 10:16 AM

Landmark Web Official Records Search

BK: 8643 PG: 320 Last Page

Exhibit "A" Legal Description

The Land referred to herein below is situated in the County of Escambia, State of Florida and is described as follows:

Lot 4, Block 3, Galvez Gardens, according to the map or Plat thereof as recorded in Plat Book 3, Page 3, Public records of Escambia County, Florida.

For informational purposes only:

The improvements thereon being known as 8 West Srant Drive, Pensacola, FL 32506

Tax ID No.: 07-1316-000

BEING the same property conveyed to Joshua J. Wright and Nancy A. Wright by a Deed from Vivian A. Ingram and Thomas Ingram dated May 5, 2014 and recorded on May 7, 2014 in Deed Book: 7166 and Page: 1858 in the Land Records of Escambia, FL.

Recorded in Public Records 05/07/2014 at 08:44 AM OR Book 7166 Page 1869, Instrument #2014031602, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$52.50

Return recorded document to:

<u>Escambia County Housing Fina</u>nce Auth
700 S Palafox St, Suite 310

<u>Pensacola, FL 32502</u>

--- SPACE ABOVE THIS LINE RESERVED FOR RECORDER — ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY (FLORIDA) SECOND MORTGAGE PROGRAM SUBORDINATE MORTGAGE

The Note provides that payment shall be deferred for the term of the First Mortgage, with payment due upon the maturity of the First Mortgage or until the first to occur of the following events: (a) Borrower sells, transfers or disposes of the Property or Home (as defined below) either voluntarily or involuntarily; (b) the Borrower fails or ceases to occupy the Home as a principal residence, (c) upon a prepayment in full in accordance with the terms hereof or (d) the Borrower refinances the First Mortgage loan, at which time the remaining principal balance is due.

TO SECURE to Mortgagee the repayment of the indebtedness evidenced by the Note, the payment of all other sums advanced in accordance herewith, to protect the security of this Mortgage; and the performance of the covenants and agreements of the Mortgagor herein contained, the Mortgagor does hereby grant, bargain, sell, assign, transfer, convey and Mortgage to Mortgagee the following described Property located in the County of [Escambia], State of Florida (insert legal description):

Lot 4, Block 3, GALVEZ GARDENS, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Escambia County, Florida.

THIS MORTGAGE IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX UNDER 201.08, F.S. AND FLORIDA NONRECURRING INTANGIBLE TAX UNDER 199, F.S. PER 159.621 FLORIDA STATUTES. Rev 9-22-11

BK: 7166 PG: 1870

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property" or "Home."

MORTGAGOR COVENANTS, represents and warrants to Mortgagee and its successors and assigns that Mortgagor is indefeasibly seized of the estate hereby conveyed in fee simple; has full right to mortgage, grant and convey the Property; and that the Property is unencumbered, except for the mortgage lien of the First Mortgage in favor of Mortgagee, and for other prior encumbrances of record. Mortgagor warrants title to the Property and will defend same against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS that if Mortgagor shall pay to Mortgagee, all sums due or to become due under the Note or this Mortgage and shall perform, comply with, and abide by each and every stipulation, agreement, condition, covenant of the Note and of this Mortgage, and shall pay all taxes that may accrue on the Property and all costs and expenses that Mortgagee may be put to in collecting the Note in foreclosure of this Mortgage or otherwise, including costs and reasonable attorney's fees, then this Mortgage and the estate hereby created shall cease and be null and void.

MORTGAGOR FURTHER COVENANTS and agrees with Mortgagee as follows:

- 1. Payment. Mortgagor shall promptly pay when due the principal amount evidenced by the Note and all other sums of money payable by virtue of the Note or this Mortgage.
- 2. Application of Payments. Unless applicable law provides otherwise, all payments received by Mortgagee under the Note and paragraph 1 hereof shall be applied by Mortgagee first to other monies due under the Note or this Mortgage, then to interest due under the Note; then to the principal then due under the Note; in that order.
- 3. Prior Mortgages and Deeds of Trust; Charges; Liens. Mortgager shall perform all of Mortgagor's obligations under the First Mortgage and any other mortgage, deed of trust or other mortgage with a lien which has priority over this Mortgage, including Mortgagor's covenants to make payments when due. Mortgagor shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which have attained or may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, and Mortgagor shall not request or accept any future advances under the terms of any such First Mortgage or any other mortgage or deed of trust which would have priority over this Mortgage.
- 4. Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Mortgagee may require and in such amounts and for such periods as Mortgagee may require. The insurance carrier providing the insurance shall be chosen by the Mortgagor subject to approval by Mortgagee; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Mortgagee and shall include a standard mortgage clause in favor of, and in a form acceptable to Mortgagee. Mortgagee shall have the right to hold the policies and renewals thereof, subject to the terms of any other mortgage, deed of trust or other mortgage with a lien which has priority over this Mortgage. In the event of loss, the Mortgagor shall give prompt notice to the insurance carrier and to the Mortgagee. Mortgagee may make proof of loss if not made promptly by the Mortgagor. If the Property is abandoned by the Mortgagor, or if the Mortgagor fails to respond to Mortgagee within thirty (30) days from the date notice is mailed by Mortgagee to the Mortgagor that the insurance carrier offers to settle a claim for insurance benefits, Mortgagee is authorized to collect and apply the insurance proceeds at Mortgagee's option either to restoration or repair of the Property or to the sums secured by this Mortgage.
- 5. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned

permit impairment or deterioration of the Property and, if this is a leasehold Mortgage, Mortgagor shall perform all of its leasehold obligations in order to preserve this Mortgage. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing such condominium or planned unit

BK: 7166 PG: 1871

development, the by-laws and regulations of the condominium or planned unit development and any other documents.

- 6. Protection of Mortgagee's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Mortgagee's interest in the Property, then Mortgagee, at Mortgagee's option, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Mortgagee's interest in the Property. If Mortgagor is required to maintain mortgage insurance as a condition of this Mortgage or any other mortgage or deed of trust, Mortgagor shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with the Mortgagor's written agreement or applicable law. Any amounts disbursed by Mortgagee pursuant to this paragraph, with interest thereon, at the rate of twelve percent (12%) per annum, shall become additional indebtedness of the Mortgagor secured by this Mortgage. Unless Mortgagor and Mortgagee agree otherwise, such amounts shall be payable upon demand. Nothing contained in this Paragraph 6 shall require Mortgagee to incur any expense or take any action hereunder.
- 7. Inspection. Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property upon notice to Mortgagor specifying reasonable cause therefore related to the Lender's interest in the Property.
- 8. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation to the extent of the unpaid balance of all sums due or to become due under the Note or this Mortgage, are hereby assigned and shall be paid to Mortgagee, subject to the terms of any mortgage, deed of trust or other mortgage with a lien which has priority over this Mortgage.
- 9. Mortgagor Not Released; Forbearance by Mortgagee Not a Waiver. No extension of the time for payment or modification of the terms or conditions of the Note or this Mortgage granted to Mortgagor shall operate or release Mortgagor, in any manner, from liability under the Note or this Mortgage. Mortgagee shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successors in interest. Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.
- 10. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements and references to Mortgagor and Mortgagee herein contained shall bind, and the rights hereunder shall inure to, their respective heirs, successors and assigns, subject to the provisions' of Paragraph 15 hereof. All covenants, representations, warranties and agreements of Mortgagor shall be joint and several. Any Mortgagor who co-signs this Mortgage, but does not execute the Note (a) is co-signing this Mortgage only to mortgage, grant and convey that Mortgagor's interest in the property to Mortgagee under the terms of this Mortgage; (b) is not personally liable on the Note or under this Mortgage; and (c) agrees that Mortgagee and any other Mortgagor hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Mortgagor's consent and without releasing that Mortgagor or modifying this Mortgage as to that Mortgagor's interest in the Property. This Mortgage and the Note secured thereby are non-assumable, except as may be provided in Paragraph 15 hereof.
- 11. Notice. Except for any notice required under applicable law to be given in another manner: (a) any notice to the Mortgagor provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail at the Property Address or at such other address as Mortgagor may designate by notice to the Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail to the address stated begin or to such other address as Mortgages may

be given by certified mail, to the address stated herein of to such other address as inongaged may designate by notice to the Mortgagor as provided herein.

12. Governing Law; Severability; Costs. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this

BK: 7166 PG: 1872

Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses," and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

- 13. Mortgagor's Copy. Mortgagor shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation thereof.
- 14. Transfer of the Property. If all or any part of the Property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the Mortgagor is divested of title by judicial sale, levy or other proceeding, or if foreclosure action is instituted against the Property, or if the First Mortgage is satisfied or refinanced, or if the Property is leased or rented, all sums secured by this Mortgage shall immediately become due and payable. THIS MORTGAGE IS NOT ASSUMABLE. Provided, however, a transfer to a person who is an heir or devisee of Mortgagor, upon the death of Mortgagor, shall be permissible provided that the Note and this Mortgage are not then in default and that said person: (a) occupies the Property as their principal place of residence; (b) qualifies under the income eligibility requirements set forth in the Program; and (c) executes such documents (including, without limitation, an agreement assuming the obligations under the Note and this Mortgage) and pays such fees and charges as Mortgagee may reasonably require. Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is given in accordance with Paragraph 11 hereof within which Mortgagor must pay all sums secured by this Mortgage. If said sums are not paid in full prior to the expiration of this period. Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand.
- 15. Acceleration; Remedies. Except as provided in Paragraph 15 hereof, upon the Mortgagor's breach of any covenant or agreement of the Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, or in the event that the Mortgagor shall have made a material misrepresentation or material omission in Mortgagor's application for the loan evidenced by the Note, Mortgagee, at the Mortgagee's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Prior to acceleration of this Mortgage, Mortgagee shall give notice to Mortgagor as provided in Paragraph 11 hereof specifying (1) the breach (if the breach is curable); (2) the action required to cure such breach; (3) a date, not less than ten (10) days from the date the notice is mailed to Mortgagor, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Mortgagor acceleration and foreclosure. Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.
- 16. Mortgagor's Right to Reinstate. Notwithstanding the acceleration of the sums secured by this Mortgage due to the Mortgagor's breach, the Mortgagor shall have the right to have any proceedings begun by Mortgagee to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Mortgagor pays Mortgagee all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Mortgagor cures all breaches of any other covenants or agreements of Mortgagor contained in this Mortgage; (c) Mortgagor pays all reasonable expenses incurred by Mortgagee in enforcing the covenants and agreements of Mortgagor contained in this Mortgage, and in enforcing Mortgagee's remedies as provided in Paragraph 16 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (d) the Mortgagor takes such action as Mortgagee may reasonably require to assure that the lien of this Mortgage, Mortgagee's interest in the Property and the Mortgagor's obligation to pay the sums secured by this Mortgage shall continue

unimpaired. Upon such payment and cure by intorigagor, this intorigage and the obligations secured shall hereby remain in full force and effect as if no acceleration had occurred.

17. Assignment of Revenues; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the revenues of the Property, provided that Mortgagor shall, prior to acceleration under Paragraph 16 hereof or abandonment of the Property, have the right to collect

BK: 7166 PG: 1873

and retain such revenues as they become due and payable. Upon acceleration under Paragraph 16 hereof or abandonment of the Property, Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the revenues of the Property including those past due. All revenues collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and the reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those revenues actually received.

- **18.** Release. Upon payment of all sums secured by this Mortgage, Mortgagee shall prepare a written satisfaction of this Mortgage. The Mortgagee shall not bear the cost of recording the Satisfaction of Mortgage; it shall be the responsibility of the Mortgagor.
- 19. Subordination. Lender and Borrower acknowledge and agree that this Mortgage is subject and subordinate in all respects to the liens, terms, covenants and conditions of the First Mortgage and to all advances heretofore made or which may hereafter be made pursuant to the First Mortgage including all sums advanced for the purpose of (a) protecting or further securing the lien of the First Mortgage, curing defaults by the Borrower under the First Mortgage, or for any other purpose expressly permitted by the First Mortgage or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the Property. The terms and provisions of the First Mortgage are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the First Mortgage, any provisions herein or any provisions in any other collateral agreement restricting the use of the Property to low or moderate income households or otherwise restricting the Borrower's ability to sell the Property shall have no further force or effect on subsequent owners or purchasers of the Property. Any person, including his successors or assigns (other than the Borrower or a related entity of the Borrower), receiving title to the Property through a foreclosure or deed in lieu of foreclosure of the First Mortgage shall receive title to the Property free and clear from such restrictions.
- 20. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees and paralegal fees, if any, incurred in connection with the collection or enforcement of this Mortgage or of the Note, whether or not suit is brought and whether incurred at trial, on appeal, in bankruptcy proceedings or otherwise.
- 21. Special Second Mortgage Program Covenants, Warrants, Representations. Mortgagor covenants, represents and warrants to Mortgagee that: (a) the Mortgagor, along with his/her/their family, will occupy the Property as their principal residence; (b) the Property is a single-family residence; and (c) Mortgagor's total family income at the time of its applications for the Loan meets the requirements for participation in the Program, and (d)the Mortgagor is participating in the Mortgagee's Single Family Mortgage Revenue Bond Program and its Second Mortgage Program thereunder.

REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST.

Mortgagee requests the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice, at Mortgagee's address set forth on page one of this Mortgage of any default under the superior encumbrance and of any sale or other foreclosure action.

BK: 7166 PG: 1874 Last Page

22. WAIVER OF JURY TRIAL. MORTGAGOR AND MORTGAGEE (BY ACCEPTANCE OF THIS MORTGAGE), EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (A) UNDER THIS MORTGAGE OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS MORTGAGE OR (B) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS MORTGAGE, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. MORTGAGOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST MORTGAGEE ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage on the date first above written.

NOTICE TO MORTGAGOR DO NOT SIGN THIS MORTGAGE IF IT CONTAINS BLANK SPACES. ALL SPACES SHOULD BE COMPLETED BEFORE YOU SIGN.

Signed, sealed in the presence of and delivered:	
	godno gangle
	- governo
Dravel Tartella	Joshua J Wright
Printed Name of Witness	Printed Name of Mortgagor
$\sqrt{}$	
Lin Marrian	
Printed Name of Witness	
	<i>^</i>
	Ru a Vight
Distribution of Market and	Nancy A Wright
Printed Name of Witness	Printed Name of Mortgagor
Printed Name of Witness	
STATE OF FLORIDA	
COUNTY OF File wolf	
The foregoing instrument was acknowledg	ed before me this 5th day of May July
by Taylor Tubint +7 Mortgagor, Said person is	s personally known to me or has produced a valid
driver's license as identification. * Which h	where are whe
* New Mood	6
Notary I	Public; State of Florida
MY COMMISSION # EE 1409U My Corr	mission Expires: 11/29/15
Bonded Thru Budget Notary Services My Com	me: Sicrel Voleto nmission Expires: 11/2015 nmission No.: 146903

"FOFFL

Recorded in Public Records 11/16/2021 8:23 AM OR Book 8662 Page 534, Instrument #2021125229, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This Instrument Was Prepared By And Is To Be Returned To: PROCESSING, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: WRIGHT NANCY A

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 7166 P 1858 CA 177

Account Number: 325069- 42888
Amount of Lien: \$ 151.08, together with additional unpaid utility service charges, it any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 11/10/2021
EMERALD COAST UTILITIES AUTHORITY
BY:
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 10TH day of NOVEMBER , 20 ²¹ , by SANDRA VOLCAN of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.
JOHN W. GAINES III Notary Public - State of Florida Commission # HH 152115 My Comm. Expires Jul 12, 2025 Bonded through National Notary Assn. RWK:Is Revised 05/31/11

Recorded in Public Records 03/11/2010 at 04:54 PM OR Book 6568 Page 1310, Instrument #2010015680, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Pam Childers

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025064476 8/25/2025 11:02 AM OFF REC BK: 9367 PG: 853 Doc Type: L2

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA.

Plaintiff.

CASE: 2008-CF-003077

VS.

Kesha Deneen Piper

Defendant.

Division: F

CIVIL LIEN

THIS CAUSE came before the Court for plea on August 25, 2009. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$755.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the **Department of Community Corrections**, in the amount of \$755.00 which shall accrue interest at the rate of six percent (6%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, the day of March 2010.

Jan Shackelford, CIRCUIT JUDGE

cc: Corey Fleetion, Work Release Program
Kesha D. Piper, Defendant
//0 / 921 Apt. C Bremen Ave.

Pensacola, Fl. 32507 DOB: 03-16-84

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 & COMPTROLLER

CAMBIA COUNTY, FLORIDA

https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/sear

C. SCO

Dkt: CLDOCC Pg#:

2008 CF 003077

FILED & RECORDED

MAR | 1 P 2: 59

OF CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03135 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:

KESHA D PIPER 8 SRANT DR PENSACOLA, FL 32506	KESHA D PIPER 921 BREMEN AVE APT PENSACOLA FL 32507					
	I	221 PALAF	A COUNTY / COUNTY ATTORNEY FOX PLACE STE 430 ILA FL 32502		ECUA 9255 STURDEVAI PENSACOLA, FL	
	6	OMMUNITY 400 N W ST ENSACOLA I		ESCAMBIA COL 190 GOVERNMI PENSACOLA FL		LORIDA
700			AMBIA COUNTY S PALAFOX ST ISACOLA FL 325	STE 310	NCE AUTHORITY	

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 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. 03135, 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 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071316000 (1125-18)

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

KESHA D PIPER

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

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:

8 W SRANT DR 32506

BA COUNTY A

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By: Emily Hogg Deputy Clerk

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Personal Services:

KESHA D PIPER 8 SRANT DR PENSACOLA, FL 32506

COMPTA OUNTY FORM

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV040969NON Agency Number: 25-009937

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03135 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: KESHA D PIPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:42 AM and served same on KESHA D PIPER , in ESCAMBIA COUNTY, FLORIDA, at 3:24 PM on 9/30/2025 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: CHRIS MCFALL, BOYFRIEND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

D. NELSON, CPS

Service Fee: Receipt No: \$40.00 BILL 125.18

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Dated this 19th day of September 2025.

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Personal Services:

KESHA D PIPER 8 SRANT DR PENSACOLA, FL 32506



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 REOUIRED.

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1125-18

Document Number: ECSO25CIV040966NON

Agency Number: 25-009981

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 03135 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: KESHA D PIPER

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 11:10 AM on 10/3/2025 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:

\$40.00

Service Fee: Receipt No:

BILL

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Post Property:

8 W SRANT DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Section of the sectio

KESHA D PIPER [1125-18] 8 SRANT DR PENSACOLA, FL 32506

KESHA D PIPER [1125-18] 921 BREMEN AVE APT C PENSACOLA FL 32507

9171 9690 0935 0129 1303 64

9171 9690 0935 0129 1302 89

ESCAMBIA COUNTY / COUNTY ATTORNEY [1125-18] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ECUA [1125-18] 9255 STURDEVANT ST PENSACOLA, FL 32514

ESCAMBIA COUNTY / STATE OF

FLORIDA [1125-18]

190 GOVERNMENTAL CENTER

9171 9690 0935 0129 1302 96

COMMUNITY CORRECTIONS
[1125-18]
6400 N W ST
PENSACOLA FL 32505

PENSACOLA FL 32502

9171 9690 0935 0129 1303 02

ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY [1125-18] 700 S PALAFOX ST STE 310 PENSACOLA FL 32502

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221 Palafox Place, Suite 110 Pensacola, FL 32502 HBIA COUNTY KESHA D PIPER [1125-18]

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

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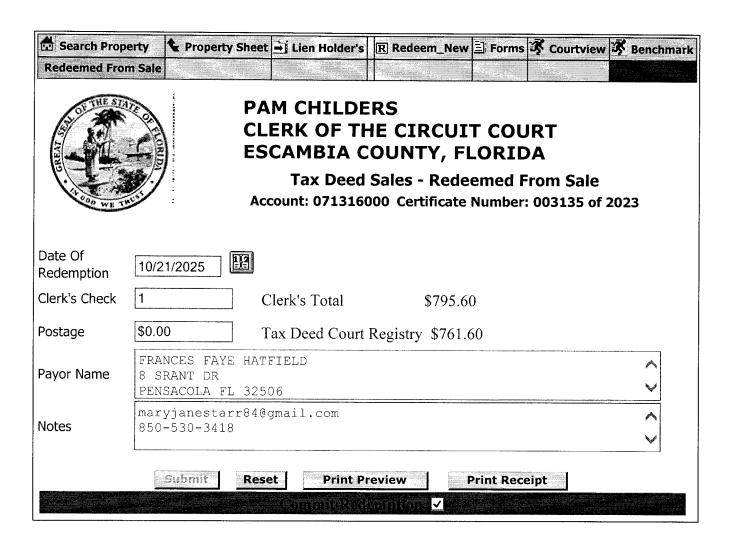
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NIXIE

NOT DELIVERABLE AS ADDRESSED BC: 32502583335

*2638-05531-27-16

0010/08/25





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 at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03135

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.

Mill Pa

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:35:59 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>23RD</u> day of <u>OCTOBER</u>

A.D., 2025

Cather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025.10.23 09:56:17-05:00'

HEATHER TUTTLE NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03135, 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 4 BLK 3 GALVEZ GARDENS PB 3 P 3 OR 8790 P 1386 CA 177 SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071316000 (1125-18)

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

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