

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

1125-45

Part 1: Tax Deed	Appli	cation Inform	nation			TW 5 - 2		
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025		
Property description	MOBLEY JOHN W IV 1248 LAMB DR GULF BREEZE, FL 32563			Certificate #		2023 / 3564		
	28 MAR VISTA CIR 08-1351-957			Date certificate issued		06/01/2023		
Part 2: Certificat	es Ow	ned by Appl	icant an	d Filed wi	th Tax Deed	Applica	ation	
Column 1 Certificate Numbe	er	Column Date of Certific	_		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3564		06/01/20	23		2,441.24	122.06		2,563.30
				<u> </u>			→Part 2: Total*	2,563.30
Part 3: Other Cer	rtificat	es Redeeme	d by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Da	Column 2 Ite of Other tificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
# 2024/3752	06	5/01/2024				6.25	169.46	2,725.59
	<u> </u>						Part 3: Total*	2,725.59
Part 4: Tax Colle	ector (Certified Am	ounts (L	ines 1-7)				
1. Cost of all cert	ificates	in applicant's	possessio	n and other			by applicant Parts 2 + 3 above	5,288.89
2. Delinquent tax	es paid	by the applica	ınt					0.00
3. Current taxes	paid by	the applicant						2,413.36
Property inform	nation r	eport fee						200.00
5. Tax deed appl	ication	fee		·				175.00
6. Interest accrue	ed by ta	x collector und	ier s.197.5	542, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)	0.00
7.					·	Tota	I Paid (Lines 1-6)	8,077.25
I certify the above in						y inform	ation report fee, ar	nd tax collector's fees
1)	$\langle \gamma \rangle$						Escambia, Florid	la
Sign here: Sign	atura Ta	Collector or Desi	gnee			Da	te <u>April 24th, 2</u>	2025
	- 11	_		Court by 10 d	arm affect the date of	ianad Sa	e Instructions on Pa	ne 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), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign h	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: 2500418

To: Tax Collector of	o: Tax Collector of <u>ESCAMBIA COUNTY</u> ,		Florida				
I, KEYS FUNDING LLC - 50 PO BOX 71540 PHILADELPHIA, PA 19 hold the listed tax certific	176-1540,	same to the Tax	Collector and make tax deed application thereon:				
Account Number	Certificate No.	Date	Legal Description				
08-1351-957	2023/3564	06-01-2023	LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201				
redeem all oupay all delinque		terest covering th					
Attached is the tax sale which are in my posses		ation is based and	d all other certificates of the same legal description				
Electronic signature o KEYS FUNDING LLC PO BOX 71540 PHILADELPHIA, PA	- 5023		<u>04-21-2025</u> Application Date				



Evacuation & Flood Information Open Report

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Printer Friendly Version General Information Assessments Land Total Cap Val Parcel ID: 5025305086000007 Year \$180,000 Account: 081351957 2024 \$180,000 \$180,000 \$166,375 \$180,000 MOBLEY JOHN W IV 2023 \$180,000 \$0 **Owners:** \$180,000 \$151,250 **1248 LAMB DR** 2022 \$180,000 \$0 Mail: **GULF BREEZE, FL 32563 28 MAR VISTA CIR 32507** Situs: Disclaimer VACANT RESIDENTIAL A Use Code: **Tax Estimator Taxing COUNTY MSTU Authority: Change of Address** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 None Multi Records Sale Date Book Page Value Type **Parcel** 07/17/2014 7198 1729 \$170,000 WD Ν Legal Description LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 06/08/2009 6471 1721 \$100 WD 06/08/2009 6471 1719 \$100 WD 06/2002 4929 1288 \$560,000 WD Extra Features 03/1998 4236 1074 \$448,400 WD None Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Parcel Information Section Map Id: CA201 Approx. Acreage: 0.1816 Zoned: 🔎 HDR

View Florida Department of Environmental Protection(DEP) Data



Images



5/27/2003 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/15/2025 (tc.3247)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036031 5/16/2025 10:10 AM
OFF REC BK: 9318 PG: 1399 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03564, 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 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081351957 (1125-45)

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

JOHN W MOBLEY IV

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.

COUNTY TOP

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, E	SCAMBIA COUNTY TAX	COLLECTOR				
TAX ACCOUNT #:	08-1351-957	CERTIFICATE #: _	2023-35	64		
REPORT IS LIMITED	TITLE INSURANCE. THI TO THE PERSON(S) EXPI PRT AS THE RECIPIENT(S	RESSLY IDENTIFIED E	BY NAME IN THE	E PROPERTY		
listing of the owner(s) of tax information and a list	pared in accordance with the frecord of the land describe sting and copies of all open of in the Official Record Book ge 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and		
and mineral or any subst	to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes.					
	sure or guarantee the validity nee policy, an opinion of titl					
Use of the term "Report"	" herein refers to the Proper	ty Information Report an	d the documents at	tached hereto.		
Period Searched: A	ugust 8, 2005 to and includ	ling August 8, 2025	Abstractor:	Andrew Hunt		
BY						
Malphel						

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 08-1351-957

1. The Grantee(s) of the last deed(s) of record is/are: JOHN W MOBLEY, IV

By Virtue of Warranty Deed recorded 7/21/2014 in OR 7198/1729

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

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

Tax Account #: 08-1351-957 Assessed Value: \$180,000.00

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): **COUNTRY CLUB CIRCEL HOMEOWNER'S ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

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

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX DEED SALE DA	TE: NOV 5, 2025				
TAX ACCOUNT #:	08-1351-957				
CERTIFICATE #: 2023-3564					
those persons, firms, a	ction 197.522, Florida Statutes, the following is a list of names and addresses of nd/or agencies having legal interest in or claim against the above-described eferenced tax sale certificate is being submitted as proper notification of tax deed				
Notify E	ity of Pensacola, P.O. Box 12910, 32521 scambia County, 190 Governmental Center, 32502 ead for <u>2024</u> tax year.				
JOHN W MOBLEY IV	JOHN W MOBLEY IV				
1248 LAMB DR	28 MAR VISTA CIR				
GULF BREEZE, FL	32563 PENSACOLA, FL 32507				
TIM NAGEL AS REG COUNTRY CLUB CI	SISTERED AGENT RCLE HOMEOWNER'S ASSOCIATION INC				

15 MAR VISTA CIR PENSACOLA, FL 32507

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 #:08-1351-957

LEGAL DESCRIPTION EXHIBIT "A"

LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1351-957(1125-45)

Recorded in Public Records 07/21/2014 at 09:12 AM OR Book 7198 Page 1729, Instrument #2014051159, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$1190.00

1,90.00 27.00

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: 02354-131760
Parcel ID Number: 502830-5086-000-007

Warranty Deed

This WARRANTY DEED, dated July 18, 2014 A.D. By:

Linda T. Theriot and Don J. Theriot, as Trustees under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 AND

Don J. Theriot and Linda T. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008

whose address is: 36 Port Royal Way, Pensacola, FL 32502

hereinafter called the GRANTOR, to:

John W. Mobley, IV

whose post office address is: 1248 Lamb Drive, Gulf Breeze, FL 32563,

hereinafter called the GRANTEE:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 7, Country Club Circle Subdivision, according to the map or plat thereof as recorded in Plat Book 15 at page 86 of the public records of Escambia County, Florida.

The Grantosr herein warrant and represent that the foregoing property does not constitute the homestead of either Grantor for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to either Grantors's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that except as above noted, the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed a presence of the following witnesses: (Seal) Linda T. Theriot, as Trustee under the Revocable Living Trust Agreement of Linda T. Therift dated March 10, 2008 (Seal) as Trustee under the Revocable Living Trust Theriot date March 10, 2008 (Seal) heriot, as Trustee the Revocable Living Trust Agreemen t of Don J. Theriot dated March 10, 2008 (Seal) Theriot, as Trustee under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008

BK: 7198 PG: 1730

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Linda T. Theriot and Don J. Theriot, as Trustees

MARY K. KHEEL Notary Public, State of Florida My Comm. Expires Feb. 27, 2016 Commission No. EE 181080

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Don J. Theriot and Linda J. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008, on behalf of the Trust, who are personally known to me or who has produced ___ MINUS LILENSES as identification.

MARY K. KHEEL Notary Public, State of Florida My Comm. Expires Feb. 27, 2016 Commission No. EE 161080

H:\MKK\Closings\	Mobley.Theric	tiveev.rtt				
I						
	e i de la companya d A companya de la comp					

BK: 7198 PG: 1731 Last Page

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Mar Vista Circle

Legal Address of Property: 28 Mar Vista Circle, Pensacola, Florida 32507

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

John W. Monroe, Jr.

Emmanuel, Sheppard & Condon

30 South Spring Street

Pensacola, FL 32502

AS TO SELLER (S):		(/)//
Linea 2. Okeriot		
Linda T. Theriot, as Trustee	- Seller	Witness: Whom W MONDEJR
Son Sheriat		Mr Sky Shil
Don J. Theriot, as Trustee	- Seller	Withess: My Kilhee!
		_

John W Mobley, IV

Buyer

Buyer

Witness: May Kheel

Winess: Juanta Wolsey

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03564 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:

JOHN W MOBLEY IV	JOHN W MOBLEY IV
1248 LAMB DR	28 MAR VISTA CIR
GULF BREEZE, FL 32563	PENSACOLA, FL 32507

TIM NAGEL AS REGISTERED AGENT COUNTRY CLUB CIRCLE HOMEOWNER'S ASSOCIATION INC 15 MAR VISTA CIR PENSACOLA, FL 32507

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

COMPTAQUE SALES

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. 03564, 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 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081351957 (1125-45)

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

JOHN W MOBLEY IV

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

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Post Property:

28 MAR VISTA CIR 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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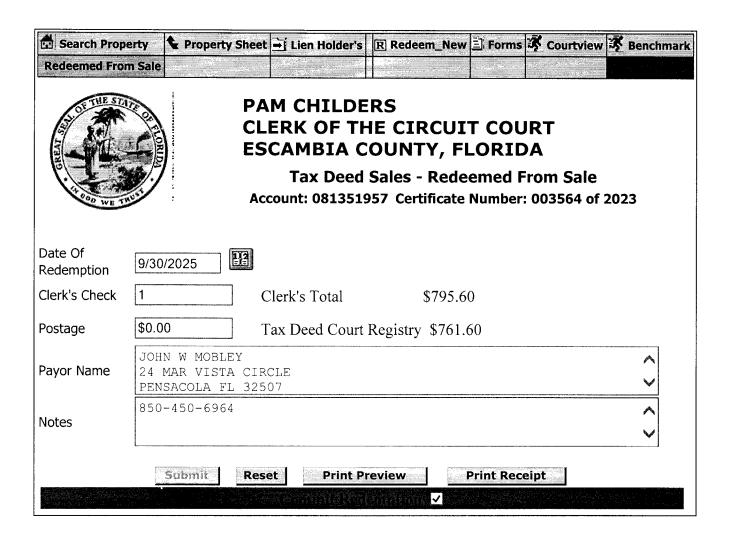
Personal Services:

JOHN W MOBLEY IV 1248 LAMB DR GULF BREEZE, FL 32563



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

112545

Document Number: ECSO25CIV041000NON

Agency Number: 25-009991

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 03564 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: JOHN W MOBLEY IV

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:46 AM and served same at 7:11 AM on 9/30/2025 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:

D. NELSON, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: CNMORTON

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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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

Post Property:

28 MAR VISTA CIR 32507

COMPTROLLS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

JOHN W MOBLEY IV [1125-45] 1248 LAMB DR GULF BREEZE, FL 32563

JOHN W MOBLEY IV [1125-45] 28 MAR VISTA CIR PENSACOLA, FL 32507

9171 9690 0935 0129 1300 81

9171 9690 0935 0129 1300 74

TIM NAGEL AS REGISTERED AGENT
[1125-45]
COUNTRY CLUB CIRCLE HOMEOWNER'S
ASSOCIATION INC
15 MAR VISTA CIR
PENSACOLA, FL 32507

9171 9690 0935 0129 1300 67

2510010/01/25

*2638-05686-27-16

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110 Pensacola; FL 32502

JOHN W MOBLEY IV [1125-45] 1248 LAMB DR **GULF BREEZE, FL 32563**

CONTRACTOR SECTIONS

SCAMBIA COURT



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BC: 32502583335

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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 03564 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.

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 09:41:48 -05'00'

PUBLISHER

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

A.D., 2025

Porther Tuttle

dnQualifier=A01410C000001890CD5793600064AAE. cn=Heather Tuttle Date: 2025.10.23 09:48:52 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN. That KEYS FUNDING LLC holder of Tax Certificate No. 03564, 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 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201 SECTION 50. TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081351957 (1125-45)

The assessment of the said property under the said certificate issued was in the name of JOHN W MOBLEY IV

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