

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

1125-49

Part 1: Tax Deed	App	lication Infor	nation		4. 4.35		- Bar 14	
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Applica	ation date	Apr 21, 2025		
Property description	JANKOWSKI WILLIAM J 30 REDWOOD CIR PENSACOLA, FL 32505				Certific	cate#	2023 / 3738	
	30 REDWOOD CIR 08-3451-000 LT 4 BLK 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863					Date certificate issued		06/01/2023
Part 2: Certificat	es O	wned by Appl	icant and	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3738		06/01/20)23		1,468.03		73.40	1,541.43
	→Part 2: Total*				1,541.43			
Part 3: Other Ce	rtifica	ites Redeemo	d by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	_	Column 2 Date of Other ertificate Sale	Column 3 Face Amount of Tay Collector's F		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/3904		06/01/2024		1,608.57		6.25	106.90	1,721.72
	Part 3				Part 3: Total*	1,721.72		
Part 4: Tax Coll	ector	Certified Am	ounts (L	ines 1-7)		1 4		
1. Cost of all cert	ificate	s in applicant's	possessio	n and othe	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above)	3,263.15
Delinquent taxes paid by the applicant					0.00			
Current taxes paid by the applicant					1,543.01			
Property information report fee					200.00			
5. Tax deed application fee					175.00			
6. Interest accrue	ed by	tax collector und	ler s.197.5	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7.	Total Paid (Lines 1-6)					5,181.16		
I certify the above in have been paid, an						y inform	ation report fee, ar	nd tax collector's fees
D	2	X					Escambia, Florid	la
Sign here:	ature	Tax Callector or Desi	onee	· · · · · · · · · · · · · · · · · · ·		Da	te <u>April 24th, 2</u>	2025_
	U		-	Court by 40 d	lave after the date of	ianed Se	e Instructions on Pe	ne 2

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	i
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	1
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale11/05/2 Signature, Clerk of Court or Designee	2025

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: 2500303

To: Tax Collector of ESCA	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and		same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
08-3451-000	2023/3738	06-01-2023	LT 4 BLK 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863
 pay all delinquent and pay all Tax Collector's Sheriff's costs, if appli 	g tax certificates plus in description of the descr	nterest covering that	
which are in my possession.			
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176	-1540		
			<u>04-21-2025</u> Application Date
Applicant	s signature		



Gary "Bubba" Peters Escambia County Property Appraiser

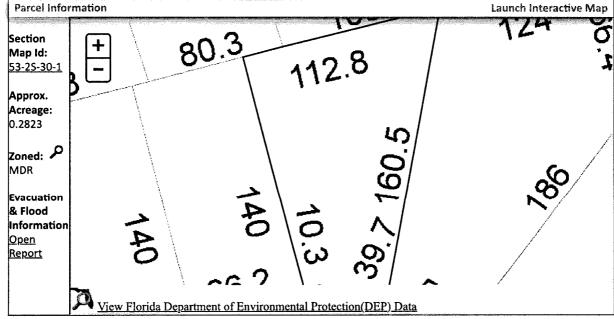
Real Estate Search

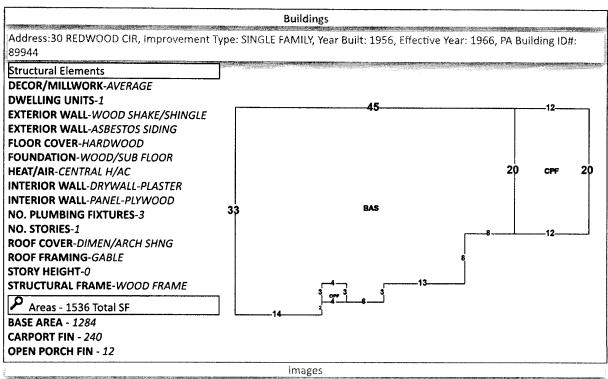
Tangible Property Search

Sale List

Back

Nav. Mode Account O Parcel ID Printer Friendly Version General Information Assessments Parcel ID: 5625301264004002 Year Imprv Total Cap Val 083451000 Account: 2024 \$15,000 \$100,866 \$115,866 \$100,305 **Owners:** JANKOWSKI WILLIAM J 2023 \$15,000 \$95,481 \$110,481 \$91,187 Mail: 30 REDWOOD CIR 2022 \$7,000 \$89,191 \$96,191 \$82,898 PENSACOLA, FL 32505 Situs: **30 REDWOOD CIR 32506** Disclaimer SINGLE FAMILY RESID **Use Code: Tax Estimator Taxing COUNTY MSTU Authority:** Change of Address Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** Sales Data Type List: 🔑 2024 Certified Roll Exemptions Sale Date Book Page Value Type Multi Parcel Records 02/04/2014 7144 863 \$100 QC Legal Description 01/2004 5336 1413 \$100 WD LT 4 BLK 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 07/2003 5186 170 \$66,000 WD OR 7144 P 863 02/2003 5080 916 \$23,500 WD 02/2003 5080 913 \$18,000 WD Extra Features Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller





*==

7/12/2016 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.3696)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036060 5/16/2025 10:25 AM
OFF REC BK: 9318 PG: 1500 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03738, 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 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083451000 (1125-49)

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

WILLIAM J JANKOWSKI

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.

COMPTAGE TO SECOND TO SECO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT #:	08-3451-000	CERTIFICATE #: _	2023-37	738
REPORT IS LIMITED 7	TITLE INSURANCE. TH FO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED E	BY NAME IN THI	E PROPERTY
listing of the owner(s) of tax information and a lis	pared in accordance with the frecord of the land described ting and copies of all open in the Official Record Book ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem and
and mineral or any subst	to: Current year taxes; taxe urface rights of any kind or boundary line disputes.			
	ure or guarantee the validit nce policy, an opinion of tit			
Use of the term "Report"	" herein refers to the Proper	ty Information Report an	d the documents a	ttached hereto.
Period Searched: A	ugust 8, 2005 to and inclu	ding 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 #: 08-3451-000

1. The Grantee(s) of the last deed(s) of record is/are: WILLIAM JOHN JANKOWSKI

By Virtue of Warranty Deed recorded 7/14/2003 in OR 5186/170 together with Corrective Warranty Deed recorded 2/2/2004 in OR 5336/1413 and Quit Claim Deed recorded 3/11/2014 in OR 7144/863

- 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 Palmer Ventures, Inc. recorded 7/14/2003 OR 5186/172 together with Extension and Modification recorded 1/19/2005 OR 5561/1257 and Extension and Modification recorded 3/11/2014 OR 7144/865
 - b. Code Enforcement Order in favor of Escambia County recorded 2/28/2025 OR 9282/247
 - c. Lien in favor of Emerald Coast Utilities Authority recorded 5/9/2017 OR 7708/1968
 - d. Memorandum of Purchase and Sale Agreement in favor of Mission Valley Home Buyers LLC recorded 7/31/2023 OR 9016/1755
 - e. Judgment in favor of LVNV Funding LLC recorded 4/24/2023 OR 8966/566
- 4. Taxes:

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

Tax Account #: 08-3451-000 Assessed Value: \$100,305.00

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 INFORM TAX DEED SALE DATE:	ATION REPORT FOR TDA NOV 5, 2025
TAX ACCOUNT #:	08-3451-000
CERTIFICATE #:	2023-3738
those persons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax year	Governmental Center, 32502
WILLIAM JOHN JANKOWSKI	PALMER VENTURES INC
30 REDWOOD CIR	3358 RENNES DR
PENSACOLA, FL 32505	ATLANTA, GA 30319-2417
ESCAMBIA COUNTY	EMERALD COAST
CODE ENFORCEMENT	UTILITIES AUTHORITY
3363 W PARK PL	9255 STRUDEVANT ST
PENSACOLA, FL 32505	PENSACOLA, FL 32514-0311
MISSION VALLEY HOME BUYERS LLC 3250 NE 1ST AVE STE 305 MIAMI, FL 33137	WILLIAM JANKOWSKI 5005 LYNELL ST PENSACOLA, FL 32503-2131
LVNV FUNDING LLC	

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

55 BEATTIE PL STE 110 GREENVILLE, SC 29601

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 #:08-3451-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 4 BLK 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863 SECTION 56, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 08-3451-000(1125-49)

FILE NO. 03-24556
DOC.
REC:
TOTAL
STATE OF FLORIDA
COUNTY OF Escambia

CORPORATION WARRANTY DEED

Tax ID # ___56-2S-30-1264-004-002

OR BK 5186 PGO 170 Escambia County, Florida INSTRUMENT 2003-120122

DEED DOC STAMPS PD @ ESC CO \$ 462.00 07/14/03 ERNLE LEE NOGONA, CLERK

162.00

;			
KNOW ALL MEN BY THESE PRESE Palmer Ventures, Inc. 7171 N. Davis Hwy	NTS: That		
Pensacola, FI 32504			
for and in consideration of Ten Dollars bargained, sold, conveyed and granted	(\$10.00) and other good and unto William Jankon	d valuable considerations the receipt of which is hereby wski and Melissa A. Jankowski is hereby husb	acknowledged has and and wife
Address: 30 Redwood Circle	Pensacola, Fl 3250	05	, Grantee*
	ors and assigns, forever, the	following described property, situate, lying and being	in the County of
Lot 4, Block 2, Third Range 30 West, Escambi of the public records	a County, State of	rst Subdivision, Section 56, Townsh Florida, recorded in Plat Book 3,	ip 2 South, Page 8
Prepared By: Linda D. Stearns Southland Title of Per	nsacola. Inc.		
Subject to taxes for current year a not hereby reimposed. Subject also Said grantor does fully warrant the	nd to valid easements and to oil, gas and mineral reso title to said land and will de	fend the same against the lawful claims of all perso	-
SUCCESSOR	rs and/or assigns of the respective pa	antor" shall include the heirs, personal representatives, arties hereto, the use of singular member shall include of any gender shall include the genders.	
IN WITNESS WHEREOF, grantor	has hereunto set grantor's	hand and seal on July 9, 2003	
Attest:		Palmer Ventures, Inc.	
Secretary Signed, sealed and delivered		BV. Simame Palmer by Tames	1 Sangela
in the presence of:	PRESIDENT	BY Sugame Palmer by James L.	Greeley —
Anie OZA	8	as her attorney in fact as her attorney in fac	t.
UNGAD A	ea TOS	U	
RANGY CREAR	7	(Corporate Seal)	
	,	•	
STATE OF Florida		•	
COUNTY OF Escambia			•
The foregoing instrument was acknown James L. Greeley as attor	owledged before me this eney in fact for Sub	9th day of July, 2003 zanne Palmer	ьу
who is/are personally known to i	me		
who has/have produced identifica	tion Drivers Licenses	3	as
and who 🗗 did 🔲 did not	take an oath		
My Commission expires:	LINDA D. STEARNS Notary Public State of FI Notary Public State of FI Notary Public State of FI	Thoule U Z	
(Seal)	Notary Public 31, 2005 Comm. Esp. April 3, 2005 Comm. No. 30 013918	Notary Public Serial Number	

OR BK 5186 PGO 171 Escambia County, Florida INSTRUMENT 2003-120122

RCD Jul 14, 2003 06:41 pm Escambia County, Florida

Residential Sales Abutting Roadway Maintenance Disclosure ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-120122

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, and if not, what person or entity will be responsible for maintenance. 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 of County Employees of this disclosure shall in no way be construed as an acknowledgment, by the County of

Name of Roadway: Redwood Circ	cle
Legal Address of Property: 30 Redwood Cir	rcle
The County (x) has accepted () has not ac	ccepted the abutting roadway for maintenance.
This form completed by:	
Southland Title of Pensacola, Inc.	
Name 1120 N. 12th Avenue	
Address Pensacola, F1 32501	
City, State, Zip Code	•
Palmer Ventures, Inc.	
Palmer Ventures, Inc. Sugame Palmer by James L. Greeley as her attorney in celler's Name:	Witness' Name (100)

ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

CORPORATION WARRANTY DEED

Tax ID # <u>56-2S-30-1264-004-002</u>

OR BK 5336 P61413 Escambia County, Florida INSTRUMENT 2004-201000

DEED DOC STRIPPS PD & ESC CO \$ 0.70 02/02/04 ERNIE LEE MAGRIHA, CLERK

RCD Feb 02, 2004 04:18 pm Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-201000

KNOW ALL MEN BY THESE PRESENTS: That	
Palmer Ventures, Inc., a Tennessee Corporation	
7171 N. Davis Hwy.	Grantor*
Pensaco1a, F1 32504 for and in consideration of Ten Dollars (\$10.00) and other good and valuable	
William Jankowski and Melissa A. Jankowski, husb	and and write Grantee*
Address: 30 Redwood Circle Pensacola, F1 32505	, Crance
grantee's heirs, executors, administrators and assigns, forever, the following	
Lot 4, Block 2, Third Addition to Pinehurst Subd Range 30 West, Escambia County, State of Florida of the public records of said county.	ivision, Section 56, Township 2 South, , recorded in Plat Book 3, Page 8
Prepared by: Linda D. Stearns of Pensacola, Inc. 1120 N. 12th Avenue Pensacola, F1 32501 Subject to taxes for current year and to valid easements and restriction thereby reimposed. Subject also to oil, gas and mineral reservation Said grantor does fully warrant the title to said land and will defend th 'Wherever used herein, the term 'grantee/grantor' sha successors and/or assigns of the respective parties here the plural, and the plural the singular, the use of any ge	is of record. e same against the lawful claims of all persons whomsoever. Il include the heirs, personal representatives, to, the use of singular member shall include
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand a	<u> </u>
Attest:	Palmer Ventures, Inc.
Secretary Signed, sealed and delivered in the presence of: PRESIDENT PRESIDENT This Deed is being recorded to correct the Grant the acknowledgement.	Suranne Palmer by James L. Greeley as her attorney in fact as her attorney in fact (Corporate Seal) or name and
STATE OF Florida	_
COUNTY OF Escambia	29 JR day of January 2004 by
The foregoing instrument was acknowledged before me this Suzamme Palmer President of Palmer Ventures, In L. Greeley as her attorney in fact who is/are personally known to me	day of James day of James nc., a Tennessee Corporation by James
Who has/have produced identification Drivots Lie	02.1/5.2/5 as
and who did did not take an oath.	Linda O Sox
My Commission expires:	Notary Public
(Seal) Comm. Egg. April 3, 2005 Comm. Rev. 00 013818	Serial Number

Recorded in Public Records 03/11/2014 at 02:20 PM OR Book 7144 Page 863, Instrument #2014016471, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to:
Kerry Anne Schultz, Esquire
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Court, Suite A
Navarre, Florida 32566
Parcel Identification No.: 562S301264004002

QUIT CLAIM DEED

This Quit Claim Deed made this 4 day of February, 2014, by William Jankowski, a single man, whose address is 30 Redwood Circle, Pensacola, Florida 32506, and Melissa Ann Gourdine f/k/a Melissa Ann Barnthouse f/k/a Melissa A. Jankowski, a single woman, whose address is 317 Ditmar Street, Pensacola, Florida 32503, ("GRANTOR"), to, William John Jankowski, a single man, whose address is 30 Redwood Circle, Pensacola, Florida 32506, ("GRANTEE").

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 4, Block 2, Pinehurst Subdivision, Third Addition, being a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3, Page 8 of the public records of said County.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behalf of the said GRANTEE forever.

NOTE: THE PREPARER OF THIS DEED REPRESENTS THAT: THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTORS AND/OR GRANTEE SOLELY FROM LEGAL DESCRIPTION PROVIDED TO THE PREPARER BY THE SAID GRANTORS AND/OR GRANTEE; THAT, NO SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS; THAT THE TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THE OWNERSHIP OF THE REAL PROPERTY DESCRIBED ABOVE; THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD AND BY ANY UNPAID AD VALOREM REAL PROPERTY TAXES, PAST

BK: 7144 PG: 864 Last Page

OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTORS AND/OR GRANTEE.

set forth above.	ok has signed and sealed these presents the date
SIGNED IN THE PRESENCE OF TH	E FOLLOWING WITNESSES
Witness Print Name: Keaustl Acken	William Jankowski
Witness Print Name: Livering	et. Molina I Stringlia
Witness Print Name: Cindy R. Nordon	Melissa Ann Gourdine f/k/a Melissa Ann Barnthouse f/k/a Melissa A. Jankowski
Witness Print Name: Town Mushy	RECORDED AS RECEIVED
STATE OF FLORIDA OCCUPATION OF AS A COUNTY OF A STATE OF FLORIDA OCCUPATION OF THE FOREGOING INSTRUME	ENT was acknowledged before me on this 4th ankowski, who is personally known to me,
or who has produced a valid Driver's Lice	ense as identification.
Notary Public, State of Florida Comm. Expires Nov. 13, 2017 Comm. No. FF70197	Notary Public My Commission Expires: November 13, 2017
STATE OF FLORIDA COUNTY OF Escapora THE FOREGOING INSTRUME	ENT was acknowledged before me on this 2
day of te Ochen, 2014, by Melissa	A Ann Gourdine f/k/a Melissa Ann Barnthouse onally known to me or who has produced a
(SEAL) James W. Everldge, Jr.	Notary Public .
Notary Public, State of Florida Comm. Expires Jan. 3, 2016 Comm. No. EE149283	

Return to: (enclose self-addressed stamped envelope)

Name: Southland Title of Pensacola, Inc. 1120 N. 12th Avenue

Pensacola, F1 32501

This Instrument Prepared by:
Linda D. Stearns

Address: Southland Title of Pensacola, Inc. 1120 N. 12th Avenue Pensacola, Fl 32501

Property Appraisers Parcel Identification (Folio) Number(s): 56-2S-30-1264-004-002

- SPACE ABOVE THIS LINE FOR PROCESSING DATA

MORTGAGE DEED

OR BK 5186 P60172 Escambia County, Florida INSTRUMENT 2003-120123

NTG DOC STANDS PD @ ESC CD \$ 219.45 07/14/03 ERNIE LEE NOSAHA, CLERK

INTANGIBLE TAX PD @ ESC CD \$ 125.40

SPACE ABOVE THIS LINE FOR RECORDING DATA -

10,50 24.54 125.41

Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this

9th

day of July, 2003

BETWEEN William Jankowski and Melissa A. Jankowski, husband and wife

called the Mortgagor, whose post office address is:

30 Redwood Circle Pensacola, F1 32505

and Palmer Ventures, Inc.

called the Mortgagee,

Lot 4, Block 2, Third Addition to Pinehurst Subdivision, Section 56, Township 2 South, Range 30 West, Escambia County, State of Florida, as recorded in Plat Book 3, Page 8 of the public records of said county.

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than \$62,700.00 , and windstorm insurance in the amount of \$62,700.00 , approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

(Page 1 of 2 pages)

03.2455 (

Great Lakes Business Forms, Inc. ■ To Order Cail: 1-800-530-9393 □ FAX 616-791-1131

OR BK 5186 PGO 173
Escambia County, Florida
INSTRUMENT 2003-120123
RCD Jul 14, 2003 06:41 pm
Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-120123

of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.

IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Signed. Sealed and Delivered in Presence of Us:

William Jankowski

Meliner J. Bankeriski

Melissa A. Jankowski

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 9th day of July, 2003 by William Jankowski and Melissa A. Jankowski, husband and wife

who is/are personally known to me or who has/have produced

as identification and who did

take an oath.

My Commission expires:

(Scal)

Pro

Drivers Licenses

Notary Public Serial Number:

Notation 10: Southland Title of Pensacola, Inc 1120 N. 12th Ave. Pensacola, Florida 32501 (Page 2 of 2 pages)

35595 53314

Prepared By:
Kerry Anne Schultz, Attorney
Lozier, Thames & Frazier, P.A.
24 West Chase Street
Pensacola, Florida 32502

OR BK 5561 PG1257 Escambia County, Florida INSTRUMENT 2005-324797

NTG DOC STANDS PD 8 ESC CD \$ 5.95 01/19/05 ERNIE LEE MAGNIA, CLERK

INTANGIBLE TAX PD @ ESC CD \$ 3.26 01/19/05 ERNIE LEE MAGNA, CLERK

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$62,174.23 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UPON THE TERMS OF THIS MORTGAGE.

THE PRINCIPAL AMOUNT OF THIS RENEWAL NOTE HAS INCREASED THE ORIGINAL PRINCIPAL AMOUNT BY \$1,631.36 WHICH IS SUBJECT TO DOCUMENTARY STAMP TAXES UNDER FLORIDA STATUTES.

EXTENSION AND MODIFICATION OF MORTGAGE

THIS EXTENSION AND MODIFICATION AGREEMENT made December 21, 2004, by and between WILLIAM JANKOWSKI and MELISSA A. JANKOWSKI, husband and wife, whose address is 30 Redwood Circle, Pensacola, Florida 32505, referred to as "Mortgagor," and PALMER VENTURES, INC., a Tennessee corporation, having an office at 3358 Rennes Drive, Atlanta, Georgia, 30319-2417, referred to as the "Mortgagee."

RECITALS

WHEREAS, on or about July 9, 2003, Mortgagee made a certain loan to Mortgagor in the original principal amount of \$62,700.00. Such loan was evidenced by a certain Promissory Note dated July 9, 2003, in the original principal amount of \$62,700.00 ("Note") and was secured by that certain Mortgage dated July 9, 2003, and recorded in O.R. Book 5186, Page 0172, Public Records of Escambia County, Florida ("Mortgage"); and

WHEREAS, the Mortgage was recorded in Escambia County Records on July 14, 2003, covering certain improved real property situated in the County of Escambia State of Florida, more particularly described herein, referred to as the "Mortgaged Premises"; and

Lot 4, Block 2, Third Addition to Pinehurst Subdivision, Section 56, Township 2 South, Range 30 West, Escambia County, State of Florida, as recorded in Plat Book 3, Page 8 of the public records of said county.

WHEREAS, as of December 21, 2004, the outstanding balance due on the Note is \$62,313.31, plus accrued interest of \$1,668.05 and attorney's fees of \$680.00 for a total of \$64.331.36; and

WHEREAS, the Note matured on October 9, 2004, in accordance with its terms; and

OR BK 5561 PG1258 Escambia County, Florida INSTRUMENT 2005-324797

WHEREAS, the Mortgagee has been requested to extend the time of payment of the indebtedness represented by the Note and Mortgage upon the terms and conditions set forth below, which it has agreed to do in consideration of the agreements contained in this Agreement on the part of Mortgagor; and

WHEREAS, Mortgagee, upon request of Mortgagor, has agreed to the following modification of the terms of the Note and Mortgage, effective as of December 21, 2004;

NOW THEREFORE, in consideration of the foregoing the parties agree as follows:

- (1) The maturity date of October 9, 2004, as set forth in the Note and Mortgage is changed to December 21, 2009. The principal amount due on the Note as of December 21, 2004, is \$64,331.36.
- (2) Effective December 21, 2004, the interest rate of the Note is changed from nine and one-half (9.5%) per year to ten percent (10%) per year, payable commencing December 21, 2004, with fifty-nine equal monthly installments of principal and interest payments in the amount of \$564.55, the first payment due January 21, 2005, and each succeeding payment being due on or about the 21st day of each successive calendar month, and with a balloon principal payment of \$62,174.23, plus accrued interest due December 21, 2009.
- (3) Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises.
- (4) Mortgagor covenants and agrees to pay the balance of the indebtedness evidenced by the Note as modified and secured by the Mortgage, as modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect; and
- (5) Mortgagor acknowledges that it has thoroughly read and reviewed the terms and provisions of this Agreement and is familiar with this Agreement, that the terms and provisions contained in this Agreement are clearly understood by it and have been fully and unconditionally consented to by it, and that Mortgagor has had full benefit and advice of counsel of its own selection, or the opportunity to obtain the benefit and advice of counsel of its own selection, in regard to understanding the terms, meaning and effect of this Agreement, and that Mortgagor's execution of this Agreement is done freely, voluntarily, with full knowledge, and without duress, and that in executing this Agreement Mortgagor is relying on no other representations either written or oral, express or implied, made to Mortgagor by any other party, and that the consideration received by Mortgagor has been actual and adequate.
- (6) As additional consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as set forth above, Mortgagor releases and forever discharges Mortgagee, its agents, servants, employees, directors, officers, attorneys, branches, affiliates, subsidiaries, successors and assigns and all persons, firms, corporations, and organizations in its behalf of and from all damage, loss, claims, demands, liabilities,

OR BK 5561 PG1259 Escambia County, Florida INSTRUMENT 2005-324797

obligations, actions and causes of action which Mortgagor may now have or claim to have against Mortgagee as of the effective date of this Agreement, and whether presently known or unknown, and of every nature and extent on account of or in any way touching, concerning, arising out of or founded upon the Note and Mortgage, as modified, including but not limited to, all such loss or damage of any kind sustained, or that may arise as a consequence of the dealings between the parties up to the effective date of this Agreement. This agreement and covenant on the part of Mortgagor is contractual, and not a mere recital, and the parties acknowledge and agree that no liability is admitted on the part of any party, except Mortgagor's indebtedness to Mortgagee under the Note and Mortgage, as modified, and that all agreements and understandings between Mortgagor and Mortgagee are expressed and embodied in the Note and Mortgage, as modified.

(7) Nothing contained in this Agreement shall in any manner impair the Note and Mortgage, as modified, or the first lien created or any other documents executed by Mortgagor in connection with the Note and Mortgage, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as expressly modified by this Agreement, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as otherwise provided in this Agreement, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties, their successors and assigns.

In Witness, this instrument has been executed by the parties in a manner and form sufficient to bind them as of the date first written above.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$62,174.23 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UPON THE TERMS OF THIS MORTGAGE.

MORTGAGEE:

Witness: _____ Print Name:

Witness:—
Print Name

MORTGAGORS:

Print Name: PAula

PALMER VENTURES, INC., a Tennessee corporation

a Tennessee corporation

SUZANNEM. PARMER

WILLIAM JANKOWSK

OR BK 5561 PG1260 Escambia County, Florida INSTRUMENT 2005-324797

Witness: When the Kerne	
Time Name	Ullina d Brankonski MELISSA A. JANKOWSKI
Witness: Print Name: Wary Mare Schults	RCD Ian 19 2005 05 77
Witness: hore, In Korn	RCD Jan 19, 2005 05:33 pm Escambia County, Florida
Print Name: Iren. In Kern	ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2005-324797
STATE OF COUNTY OF ESCAMBIA	
The foregoing instrument was acknowledge 2004 by <u>Suzame M. Polmo</u> , as P. Wanting In a hole of the control of t	d before me this 12 day of December.
VEOLUES FOR A LEBOUSSEE CORDOTATION OR DEDAIL	OF SMOLEOURING CONTRACTOR DECEMBER OF TAKE A SECOND CONTRACTOR OF TAKE
an oath and is personally known or produce	ed GA Drivas # 034216191 as
identification.	11100
	Notary Public Notary Public, Cobb County Georgia My Commission Profess New 24, 2005
STATE OF Florida COUNTY OF ESCAMBIA	
The foregoing instrument was acknowledge	d before me this 23" day of December.
2004 by William Jankowski. Such person did not ta	ake an oath and ispersonally known
or produced Fladriwe's leenee, a	s identification.
INCHE M. KEPINS MY COMMISSION # DD 277610 EXPIRES: January 28, 2006 Borded Tim: Hollary Public Underwriters	Notary Public
COUNTY OF ESCAMBIA	
The foregoing instrument was acknowledge 2004 by Melissa A. Jankowski. Such person did no known or produced Ho. drivery lieue	t take an oath and is personally, as identification.
	here In Kern Notary Public
	Notary Public



Recorded in Public Records 03/11/2014 at 02:20 PM OR Book 7144 Page 865, Instrument #2014016472, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Prepared By: Kerry Anne Schultz, Esq. Fountain, Schultz & Associates, P.L. 2045 Fountain Professional Court, Suite A Navarre, Florida 32566

EXTENSION AND MODIFICATION OF MORTGAGE

THIS EXTENSION AND MODIFICATION AGREEMENT made February 21, 2014, by and between WILLIAM JANKOWSKI, a single man, whose address is 30 Redwood Circle, Pensacola, Florida 32505, referred to as "Mortgagor," and PALMER VENTURES, INC., a Tennessee corporation, having an office at 3358 Rennes Drive, Atlanta, Georgia, 30319-2417, referred to as the "Mortgagee."

RECITALS

WHEREAS, on or about July 9, 2003, Mortgagee made a certain loan to Mortgagor in the original principal amount of \$62,700.00. Such loan was evidenced by a certain Promissory Note dated July 9, 2003, in the original principal amount of \$62,700.00 and was secured by a certain Mortgage dated July 9, 2003, and recorded in O.R. Book 5186, Page 0172, Public Records of Escambia County, Florida; and

WHEREAS, Mortgagor executed and delivered to Mortgagee its note dated July 9, 2003, in the principal sum of \$62,700.00 referred to as the "Note," the Note being secured by a Mortgage referred to as the "Mortgage" of even date with the Note, which Mortgage was recorded in Escambia County Records on July 14, 2003, covering certain improved real property situated in the County of Escambia State of Florida, more particularly described on Exhibit "A" attached and made a part of this Agreement, referred to as the "Mortgaged Premises;" and

WHEREAS, Mortgagor executed and delivered to Mortgagee an Extension and Modification of Mortgage dated December 21, 2004, which was recorded in Official Record Book 5561, at Page 1257 of the Public Records of Escambia County, Florida;

WHEREAS, as of January 31, 2014, the outstanding principal balance is \$59,520.52; and

WHEREAS, the Note matured on December 21, 2009, in accordance with its terms; and

WHEREAS, the Mortgagee has been requested to extend the time of payment of the indebtedness represented by the Note and Mortgage upon the terms and conditions set forth below, which it has agreed to do in consideration of the agreements contained in this Agreement on the part of Mortgagor; and

WHEREAS, Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Mortgagee, and any subsequent lienholder has agreed to consent to this Extension and Modification Agreement and subordinate its lien to the lien of the Mortgage, as modified, and

BK: 7144 PG: 866

that the lien of the Mortgage, as modified, is a valid, first and subsisting lien on the Mortgaged Premises.

NOW THEREFORE, in consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as set forth above, Mortgagor covenants and agrees to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage, as modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect, and the parties hereto mutually covenant and agree as follows:

- 1. The Note and Mortgage shall be modified to remove Melissa A. Jankowski n/k/a Melissa Ann Barnhouse as a borrower from both the Note and Mortgage.
- 2. The maturity date of December 21, 2009, as set forth in the Extension and Modification of Mortgage is changed to February 1, 2044. The principal amount due on the Note as of January 21, 2014 is \$59,520.52.
- 3. Effective January 31, 2014, the interest rate of the Note is changed from ten percent (10%) per year to six percent (6%) per year, payable commencing March 1, 2014, with 360 equal monthly installments of principal and interest payments in the amount of \$356.86, the first payment due on March 1, 2014, and each succeeding payment being due on or about the first day of each successive calendar month until paid in full or no later than February 1, 2044.
- 4. Mortgagor covenants and agrees to pay the balance of the indebtedness evidenced by the Note as modified and secured by the Mortgage, as modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect.

Mortgagor acknowledges that he has thoroughly read and reviewed the terms and provisions of this Agreement and is familiar with this Agreement, that the terms and provisions contained in this Agreement are clearly understood by it and have been fully and unconditionally consented to by it, and that Mortgagor has had full benefit and advice of counsel of its own selection, or the opportunity to obtain the benefit and advice of counsel of its own selection, in regard to understanding the terms, meaning and effect of this Agreement, and that Mortgagor's execution of this Agreement is done freely, voluntarily, with full knowledge, and without duress, and that in executing this Agreement Mortgagor is relying on no other representations either written or oral, express or implied, made to Mortgagor by any other party, and that the consideration received by Mortgagor has been actual and adequate.

As additional consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as set forth above, Mortgagor releases and forever discharges Mortgagee, its agents, servants, employees, directors, officers, attorneys, branches, affiliates, subsidiaries, successors and assigns and all persons, firms, corporations, and organizations in its behalf of and from all damage, loss, claims, demands, liabilities, obligations, actions and causes of action which Mortgagor may now have or claim to have against Mortgagee as of the effective date of this

BK: 7144 PG: 867

Agreement, and whether presently known or unknown, and of every nature and extent on account of or in any way touching, concerning, arising out of or founded upon the Note and Mortgage, as modified, including but not limited to, all such loss or damage of any kind sustained, or that may arise as a consequence of the dealings between the parties up to the effective date of this Agreement. This agreement and covenant on the part of Mortgagor is contractual, and not a mere recital, and the parties acknowledge and agree that no liability is admitted on the part of any party, except Mortgagor's indebtedness to Mortgagee under the Note and Mortgage, as modified, and that all agreements and understandings between Mortgagor and Mortgagee are expressed and embodied in the Note and Mortgage, as modified.

Nothing contained in this Agreement shall in any manner impair the Note and Mortgage, as modified, or the first lien created or any other documents executed by Mortgagor in connection with the Note and Mortgage, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as expressly modified by this Agreement, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as otherwise provided in this Agreement, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties, their successors and assigns.

In Witness, this instrument has been executed by the parties in a manner and form sufficient to bind them as of the date first written above.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this <u>Unit</u> day of <u>elbyvary</u>, 2014.

Witnesses:

rint Witness Name (10) & C. J. ANKOWSKI

Print Witness Name Long 1 Ash Cy

STATE OF FLORIDA
COUNTY OF Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me on the day of February, 2014, by William J. Jankowski, who ____ is personally known to me, or who has produced a valid Florida Drivers' License as identification.

(SEAL)

Chelsey Marie Tripp Commission # FF 068680 Expires: Nov. 06, 2017 WWW AARONNOTARLOOM BK: 7144 PG: 868 Last Page

Witnesses:

MORTGAGEE:

PALMER VENTURES, INC.,

a Tennessee corporation

SUZANNE M PALMER

Its: President

Print Witness Name: SEJAL ZAVER

Print Witness Name: Caroline H. Harry

STATE OF GEORGIA COUNTY OF DEKALD

THE FOREGOING INSTRUMENT was acknowledged before me on the Oday of 2014, by SUZANNE M. PALMER, President of PALMER VENTURES, INC., a Tennessee corporation, who is personally known to me, or who has produced a valid Differs' License as identification.

(SEÁL)

CAROLINE H HARRIS
Notary Public
I State of Georgia
Dekalb County

Notary Public - State of Georgia

EXHIBIT "A"

Lot 4, Block 2, Pinehurst Subdivision, Third Addition, being a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3, Page 8 of the public records of said County.

Recorded in Public Records 2/28/2025 2:24 PM OR Book 9282 Page 247, Instrument #2025014651, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 2/28/2025 12:58 PM OR Book 9282 Page 207, Instrument #2025014637, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

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

PETITIONER

ESCAMBIA COUNTY FLORIDA,

CASE NO: **LOCATION: 30 REDWOOD CIR**

CE24095035N

PR#:

562\$301264004002

JANKOWSKI, WILLIAM J 30 REDWOOD CIR 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 Florida, 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, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

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

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

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

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

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

Unsafe Structures - 30-203 (N) Siding

Page 1 Of 4

BK: 9282 PG: 248 BK: 9282 PG: 208

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/26/2025** to correct the violation(s) and to bring the violation into compliance. 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.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

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

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$30.00 per day, commencing 5/27/2025.

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

Page 2 Of 4

BK: 9282 PG: 249 BK: 9282 PG: 209

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)**.

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.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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 February, 2025.

Page 3 Of 4

BK: 9282 PG: 250 Last Page BK: 9282 PG: 210 Last Page

DONE AND ORDERED in Escambia County, Florida on this 25th day of

February, 2025.

DeWitt D. Clark Special Magistrate

Office of Environmental Enforcement

Page 4 Of 4

Recorded in Public Records 5/9/2017 9:44 AM OR Book 7708 Page 1968, Instrument #2017034303, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

Customer: WILLIAM JANKOWSKI

Account Number: 278556-45249

NOTICE OF LIEN



STATE OF FLORIDA **COUNTY OF ESCAMBIA**

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 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863

Amount of Lien: \$70.67 , together with additional unpaid utility service charges, if 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: <u>05/04/2017</u>
EMERALD COAST UTILITIES AUTHORITY
BY: Euni Zh
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 4th day of MAY , 20 17 , by EUNICE THOMAS of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.
JAMIE D. ROGERS Notary Public State of Florida Notary Public - State of Florida Notary Public - State of Florida

My Commission Expires 04/12/2019

Commission No. FF 213885

RWK:ls

Revised 05/31/11

Recorded in Public Records 7/31/2023 3:19 PM OR Book 9016 Page 1755, Instrument #2023061280, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Prepared by and return to:

Omar A. Messallam Mission Valley Home Buyers LLC 3250 NE 1st Ave, Suite 305 Miami, FL 33137

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

On the 20th day of July, 2023, an Agreement for Purchase and Sale, for valuable consideration, was entered into by and between MISSION VALLEY HOME BUYERS, LLC, as Buyer, and the Owner of Record, WILLIAM J. JANKOWSKI, as Seller, of the real property described as:

Lot 4, Block 2, Pinehurst Subdivision, Third Addition, being a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3, Page 8 of the public records of said County.

Also known as 30 Redwood Circle, Pensacola, FL 32506.

Buyer, therefore has an equitable interest in the above-described real property, as Buyer is ready, willing, and able to close this transaction. Per the terms of the Agreement, the closing shall take place on or before the 20th day of September, 2023, and may be subject to extension. A copy of the Purchase and Sale Agreement may be obtained by contacting:

Mission Valley Home Buyers LLC 3250 NE 1st Ave, Suite 305 Miami, FL 33137 305-424-7164

FURTHER AFFIANT SAYETH NAUGHT

OMAR MESSALLAM

COUNTY OF Man Lad

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this day of July , 2025 by May of July who has produced July Willy / Was identification and who did/did not take an oath.

Notary Public

My Commission Expires:

ADRIAN MEDINA
Commission No. HH 357403
Expires October 9, 2025

Page 1 of 1

Recorded in Public Records 4/24/2023 1:58 PM OR Book 8966 Page 566, Instrument #2023032302, Pam Childers Clerk of the Circuit Court Escambia County, FL

> Recorded in Public Records 1/25/2023 10:30 AM OR Book 8920 Page 1805, Instrument #2023005817, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 164852287 E-Filed 01/17/2023 12:48:37 PM

MLG - 4574165

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

SMALL CLAIMS DIVISION CASE NO. 2022 SC 004170

LVNV FUNDING LLC Plaintiff.

VS

WILLIAM JANKOWSKI 5005 LYNELL ST. PENSACOLA, FL 32503-2131 Defendant.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on September 14, 2022, the parties appeared and entered into a court-ordered payment plan. The Plaintiff notified the court that the defendant failed to pay as agreed. Therefore, the plaintiff is entitled to a Final Judgement.

ORDERED AND ADJUDGED that Plaintiff, LVNV FUNDING LLC, by and through undersigned counsel recover from Defendant William Jankowski, SSN: 5005 LYNELL ST, PENSACOLA, FL 32503-2131, the sum of \$948.96 in principle, \$246.50 for court costs, making a total of \$1,195.46 that shall bear interest at the prevailing statutory interest rate of 5.25% per annum, for which let execution issue. The interest rate will adjust in accordance with \$55.03 Fla. Stat. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute. (Payments made to date, since execution of the stipulation, total \$0.00.), for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.

esigned by COUNTY COURT JUDGE SCOTT RITCHIE on 01/15/2023 11:00:52 j1AccYM0

ce: Mandarich Law Group, LLP, P.O. Box 952289, Lake Mary, FL 32795
William Jankowski, 5005 LYNELL ST. PENSACOLA, FL 32503-2131



STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03738 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:

WILLIAM J JANKOWSKI 30 REDWOOD CIR PENSACOLA, FL 32505	MISSION VALLEY HOME BUYERS LLC 3250 NE 1ST AVE STE 305 MIAMI, FL 33137						
			LVNV FUNDING LLC 55 BEATTIE PL STE 110 GREENVILLE, SC 29601				
		5005 LYN		ESCAMBIA COUNTY / COUNTY A 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		STE 430	TORNEY
-	ES 33	SCAMBIA C	OUNTY OFFICE OF CODE ENTRAL OFFICE COMPLE PARK PLACE FL 32505		ECUA 9255 STUR		DEVANT ST A, FL 32514

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

STATE COUNTY PURE

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. 03738, 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 2 3RD ADDN PINEHURST PB 3 P 8 OR 5336 P 1413 OR 7144 P 863

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083451000 (1125-49)

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

WILLIAM J JANKOWSKI

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

30 REDWOOD CIR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

WILLIAM J JANKOWSKI 30 REDWOOD CIR PENSACOLA, FL 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



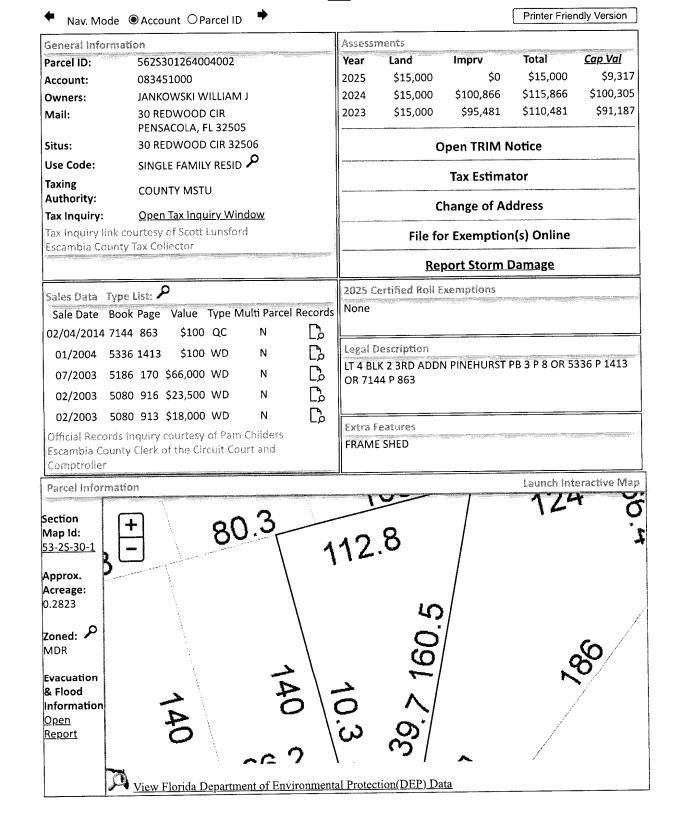
Gary "Bubba" Peters Escambia County Property Appraiser

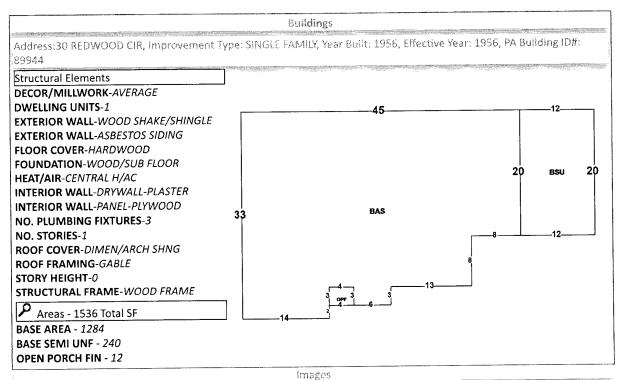
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>







7/12/2016 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:10/02/2025 (tc.2008)

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1125.49

Document Number: ECSO25CIV041009NON

Agency Number: 25-009994

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 03738 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: WILLIAM J JANKOWSKI

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 10:23 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:

\$40.00

Receipt No:

BILL

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Post Property:

30 REDWOOD CIR 32506



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

Document Number: ECSO25CIV041008NON

Agency Number: 25-009949

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03738 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: WILLIAM J JANKOWSKI

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:43 AM and served same on WILLIAM J JANKOWSKI, in ESCAMBIA COUNTY, FLORIDA, at 3:31 PM on 10/3/2025 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: AMBER SLICK, ROOMMATE, 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:

\$40.00

Receipt No:

BILL

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Personal Services:

WILLIAM J JANKOWSKI 30 REDWOOD CIR PENSACOLA, FL 32505

SA COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

WILLIAM J JANKOWSKI [1125-49] 30 REDWOOD CIR PENSACOLA, FL 32505

9171 9690 0935 0127 1929 20

MISSION VALLEY HOME BUYERS LLC [1125-49] 3250 NE 1ST AVE STE 305 MIAMI, FL 33137

9171 9690 0935 0127 1929 37

LVNV FUNDING LLC [1125-49] 55 BEATTIE PL STE 110 GREENVILLE, SC 29601

9171 9690 0935 0127 1929 44

PALMER VENTURES INC [1125-49] 3358 RENNES DR ATLANTA, GA 30319-2417

9171 9690 0935 0127 1929 51

WILLIAM JANKOWSKI [1125-49] 5005 LYNELL ST PENSACOLA, FL 32503-2131

9171 9690 0935 0127 1929 68

Made

ESCAMBIA COUNTY / COUNTY ATTORNEY [1125-49] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1125-49] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1929 75

ECUA [1125-49] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1929 82

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

98 1

CAMBIA COUNTY,

WILLIAM J JANKOWSKI [1125-49] 30 REDWOOD CIR PENSACOLA, FL 32505

UTFK1: 9333120511







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09/26/2025 ZIP 043/431219251

UNC SC: 32502583335 32502>5833 92506-660230 *2638-05283-27-16

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

WILLIAM JANKOWSKI [1125-49]

5005 LYNELL ST PENSACOLA, FL 32503-2131

9171 9690 0935 0127 1929 68



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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 03738

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.

Will Pai

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 09:41:06-05'00'

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 09:50:12-05:00'

HEATHER TUTTLE NOTARY PUBLIC



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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