



# 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

1125-60

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	DAVIS MICHAEL K LOWELL TINA C/O TINA LOWELL 7054 HELMS RD PENSACOLA, FL 32526 7054 HELMS RD 09-0816-500 BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC (Full legal attached.)	Certificate #	2023 / 3986
		Date certificate issued	06/01/2023

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3986	06/01/2023	2,830.42	271.25	3,101.67
→Part 2: Total*				3,101.67

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/4137	06/01/2024	3,054.41	6.25	223.99	3,284.65
Part 3: Total*					3,284.65

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	6,386.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,080.19
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	9,841.51

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

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

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</u> 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.

BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT IN N R/W LI OF HELMS RD FOR POB CONT N 0 DEG 00 MIN 00 SEC E 623 37/100 FT N 89 DEG 53 MIN 03 SEC E 210 FT S 0 DEG 00 MIN 00 SEC E 623 04/100 FT TO N R/W LI OF HELMS RD TH S 89 DEG 53 MIN 03 SEC W ALG SD R/W LI 210 FT TO POB OR 5933 P 1419 OR 7195 P 291 OR 8151 P 1220 LESS OR 4952 P 1276 HICKS LESS OR 4952 P 1274 HICKS LESS 5933 P 1416 HICKS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500435

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-0816-500	2023/3986	06-01-2023	BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT IN N R/W LI OF HELMS RD FOR POB CONT N 0 DEG 00 MIN 00 SEC E 623 37/100 FT N 89 DEG 53 MIN 03 SEC E 210 FT S 0 DEG 00 MIN 00 SEC E 623 04/100 FT TO N R/W LI OF HELMS RD TH S 89 DEG 53 MIN 03 SEC W ALG SD R/W LI 210 FT TO POB OR 5933 P 1419 OR 7195 P 291 OR 8151 P 1220 LESS OR 4952 P 1276 HICKS LESS OR 4952 P 1274 HICKS LESS 5933 P 1416 HICKS

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)


← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

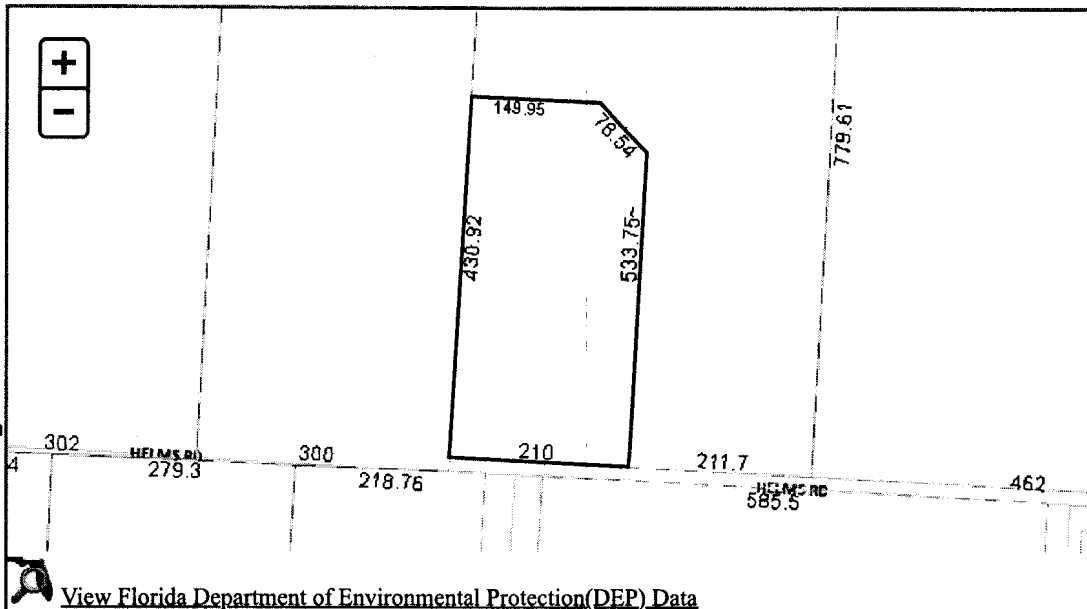
<b>General Information</b> <b>Parcel ID:</b> 171S313102000001 <b>Account:</b> 090816500 <b>Owners:</b> DAVIS MICHAEL K LOWELL TINA <b>Mail:</b> C/O TINA LOWELL 7054 HELMS RD PENSACOLA, FL 32526 <b>Situs:</b> 7054 HELMS RD 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$67,900</td> <td>\$167,773</td> <td>\$235,673</td> <td>\$213,049</td> </tr> <tr> <td>2023</td> <td>\$43,650</td> <td>\$161,193</td> <td>\$204,843</td> <td>\$193,681</td> </tr> <tr> <td>2022</td> <td>\$43,650</td> <td>\$144,454</td> <td>\$188,104</td> <td>\$176,074</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>Change of Address</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>					Year	Land	Imprv	Total	Cap Val	2024	\$67,900	\$167,773	\$235,673	\$213,049	2023	\$43,650	\$161,193	\$204,843	\$193,681	2022	\$43,650	\$144,454	\$188,104	\$176,074																																				
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<b>Sales Data</b> <a href="#">Type List</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>02/01/2024</td> <td>9099</td> <td>1786</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>05/08/2023</td> <td>8973</td> <td>1720</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td></td> </tr> <tr> <td>01/13/2023</td> <td>8916</td> <td>1305</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td></td> </tr> <tr> <td>08/19/2019</td> <td>8151</td> <td>1220</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/23/2014</td> <td>7195</td> <td>291</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>06/2006</td> <td>5933</td> <td>1419</td> <td>\$165,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/1980</td> <td>1448</td> <td>90</td> <td>\$16,500</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	02/01/2024	9099	1786	\$100	CJ	N		05/08/2023	8973	1720	\$100	OT	Y		01/13/2023	8916	1305	\$100	OT	Y		08/19/2019	8151	1220	\$100	WD	N		06/23/2014	7195	291	\$100	QC	N		06/2006	5933	1419	\$165,000	WD	N		06/1980	1448	90	\$16,500	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT...  <b>Extra Features</b> BARN FRAME GARAGE				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																													
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																												

Section  
Map Id:  
17-1S-31

Approx.  
Acreage:  
1.9623

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)




[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

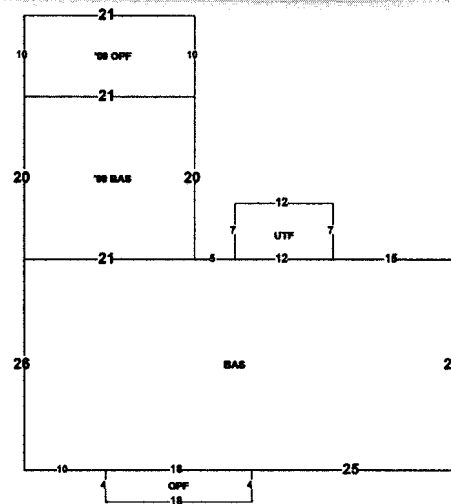
Address: 7054 HELMS RD, Improvement Type: SINGLE FAMILY, Year Built: 1985, Effective Year: 1985, PA Building ID#: 95609

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2164 Total SF

BASE AREA - 1798  
OPEN PORCH FIN - 282  
UTILITY FIN - 84



#### Images



6/1/2017 12:00:00 AM

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

Last Updated: 05/15/2025 (tc.4406)



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

**Tax Deed Sales - Redeemed From Sale**  
**Account: 090816500 Certificate Number: 003986 of 2023**

Date Of Redemption

Clerk's Check

Clerk's Total \$795.60

Postage

Tax Deed Court Registry \$761.60

Payor Name

Notes

**Submit**

**Reset**

**Print Preview**

**Print Receipt**

**Commit Redemption** ☒

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03986**, 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:

**BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT IN N R/W LI OF HELMS RD FOR POB CONT N 0 DEG 00 MIN 00 SEC E 623 37/100 FT N 89 DEG 53 MIN 03 SEC E 210 FT S 0 DEG 00 MIN 00 SEC E 623 04/100 FT TO N R/W LI OF HELMS RD TH S 89 DEG 53 MIN 03 SEC W ALG SD R/W LI 210 FT TO POB OR 9099 P 1786 LESS OR 4952 P 1276 HICKS LESS OR 4952 P 1274 HICKS LESS 5933 P 1416 HICKS**

**SECTION 17, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090816500 (1125-60)**

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

**MICHAEL K DAVIS and TINA LOWELL**

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9318, Page 1517, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03986, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 090816500 (1125-60)

### DESCRIPTION OF PROPERTY:

BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT IN N R/W LI OF HELMS RD FOR POB CONT N 0 DEG 00 MIN 00 SEC E 623 37/100 FT N 89 DEG 53 MIN 03 SEC E 210 FT S 0 DEG 00 MIN 00 SEC E 623 04/100 FT TO N R/W LI OF HELMS RD TH S 89 DEG 53 MIN 03 SEC W ALG SD R/W LI 210 FT TO POB OR 9099 P 1786 LESS OR 4952 P 1276 HICKS LESS OR 4952 P 1274 HICKS LESS 5933 P 1416 HICKS

SECTION 17, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: MICHAEL K DAVIS and TINA LOWELL

Dated this 21st day of May 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0816-500 CERTIFICATE #: 2023-3986

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

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

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

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

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

Period Searched: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: August 11, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 11, 2025

Tax Account #: **09-0816-500**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL K DAVIS AND TINA LOWELL**  
**By Virtue of Personal Representative's Deed recorded 2/5/2024 in OR 9099/1786**
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. **Judgment in favor of Escambia County recorded 5/31/2007 – OR 6155/363**
  - b. **Judgment in favor of Escambia County recorded 4/9/2008 – OR 6311/1526**
  - c. **Lien in favor of Superior Court of California recorded 5/26/2011 – OR 6725/189**
  - d. **Judgment in favor of Capital One, N.A. recorded 11/26/2024 – OR 9238/344**
  - e. **Judgment in favor of Capital One, N.A. recorded 8/8/2025 – OR 9360/1366**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 09-0816-500**  
**Assessed Value: \$213,049.00**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

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

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

**PERDIDO TITLE SOLUTIONS**  
**PROPERTY INFORMATION REPORT**

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

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**  
**TAX DEED SALE DATE:** NOV 5, 2025

**TAX ACCOUNT #:** 09-0816-500

**CERTIFICATE #:** 2023-3986

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**TINA LOWELL AND**  
**DAVIS MICHAEL K**  
**7054 HELMS RD**  
**PENSACOLA, FL 32526**

**CLERK OF THE CIRCUIT COURT**  
**JUVENILE DIVISION**  
**1800 WEST ST MARY AVE**  
**PENSACOLA, FL 32501**

**CLERK OF THE CIRCUIT COURT**  
**COUNTY CRIMINAL DIVISION**  
**PO BOX 333**  
**PENSACOLA, FL 32592-0333**

**MICHAEL DAVIS**  
**1780 BATSON LN 31**  
**CANTONMENT, FL 32533**

**MICHAEL DAVIS**  
**913 BELAIR RD**  
**PENSACOLA, FL 32505-3052**

**RIVERSIDE COUNTY**  
**47950 ARABIA ST**  
**INDIO, CA 92201-6828**

**CAPITAL ONE, N.A.**  
**15000 CAPITAL ONE DR**  
**RICHMOND, VA 23238**

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

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



BY: Michael A. Campbell, As Its President

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

## **PROPERTY INFORMATION REPORT**

**August 11, 2025**

**Tax Account #:09-0816-500**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SW COR OF SEC 17 TH N 89 DEG 53 MIN 03 SEC E ALG S LI OF SD SEC 1922 FT N 0 DEG 00 MIN 00 SEC E 15 FT TO PT IN N R/W LI OF HELMS RD FOR POB CONT N 0 DEG 00 MIN 00 SEC E 623 37/100 FT N 89 DEG 53 MIN 03 SEC E 210 FT S 0 DEG 00 MIN 00 SEC E 623 04/100 FT TO N R/W LI OF HELMS RD TH S 89 DEG 53 MIN 03 SEC W ALG SD R/W LI 210 FT TO POB OR 9099 P 1786 LESS OR 4952 P 1276 HICKS LESS OR 4952 P 1274 HICKS LESS 5933 P 1416 HICKS**

**SECTION 17, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0816-500(1125-60)**

This instrument prepared by  
and please return a copy to:  
JENNIFER H. COPUS, Esq.  
25 Walter Martin Road NE, Suite 200  
Fort Walton Beach, Florida 32546

[space above for recording data]

**PERSONAL REPRESENTATIVE'S DEED**

THIS PERSONAL REPRESENTATIVE'S DEED made this 1<sup>st</sup> day of February, 2024 by MICHAEL K. DAVIS, as Personal Representative of the Estate of Mary Catherine Davis, Deceased, whose address is 7054 Helms Road, Pensacola, Florida 32526 ("Grantor"), to MICHAEL K. DAVIS, whose address is 7054 Helms Road, Pensacola, Florida 32526 and TINA LOWELL, whose address is 7054 Helms Road, Pensacola, Florida 32526 ("Grantees").

*(Whenever used herein the terms "Grantor" and "Grantee(s)" 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, by virtue of the power and authority given in and by the terms of the Letters of Administration and Order Appointing Personal Representative entered on February 8, 2023 in the matter of *In re: Estate of Mary Catherine Davis, Deceased* (Escambia County Case No. 2023 CP 000190), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all of that certain land situate in Escambia County, Florida, to wit:

Parcel Identification No.: 171S313102000001

(O.R. BOOK 1448, PAGE 90)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN N 89°53'03"E ALONG THE SOUTH LINE OF SAID SECTION FOR 1,922.00 FEET; THENCE RUN N00°00'00"E FOR 15.00 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HELMS ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E FOR 623.37 FEET; THENCE RUN N89°53'03"E FOR 210.00 FEET; THENCE RUN S00°00'00"W FOR 623.04 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF HELMS ROAD; THENCE RUN S89°53'03"W ALONG SAID RIGHT-OF-WAY LINE FOR 210.00 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS THE FOLLOWING:

(PARCEL "A") (O.R. BOOK 4952, PAGE 1274)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY,

PERSONAL REPRESENTATIVE'S DEED  
In re: Estate of Mary Catherine Davis, Deceased

Page 1 of 3

FLORIDA; THENCE RUN N89°53'03"E ALONG THE SOUTH LINE OF SAID SECTION FOR 1,922.00 FEET; THENCE RUN N00°00'00"E FOR 430.92 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E FOR 102.65 FEET; THENCE RUN N89°53'03"E FOR 115.30 FEET; THENCE RUN S43°48'45"E FOR 136.79 FEET; THENCE RUN S00°00'00"W FOR 54.48 FEET; THENCE RUN N49°52'41"W FOR 78.54 FEET; THENCE RUN S89°53'03"W FOR 149.95 FEET TO THE POINT OF BEGINNING.

AND;

(PARCEL "B") (O.R. BOOK 1698, PAGE 723)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN N 89°53'03"E ALONG THE SOUTH LINE OF SAID SECTION FOR 1,922.00 FEET; THENCE RUN N00°00'00"E FOR 533.57 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE RUN N00°00'00"E FOR 103.71 FEET; THENCE RUN N89°53'03"E FOR 210.00 FEET; THENCE RUN S00°00'00"W FOR 103.71 FEET; THENCE RUN S89°53'03"W FOR 210.00 FEET TO THE POINT OF BEGINNING.

AND;

(PARCEL "C") (AS WRITTEN BY LANDS END SURVEYING, INC.)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN N89°53'03"E ALONG THE SOUTH LINE OF SAID SECTION FOR 1,922.00 FEET; THENCE RUN N00°00'00"E FOR 533.57 FEET; THENCE RUN N89°53'03"E FOR 115.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE OF N89°53'03"E FOR 94.7 FEET; THENCE RUN S00°00'00"W FOR 98.90 FEET; THENCE N43°48'45"W FOR 136.79 FEET TO THE POINT OF BEGINNING.

Commonly known as: 7054 Helms Road, Pensacola, Florida 32526.

The correctness of the above-described legal description has not been confirmed by a scrivener and the title to the above-named property has not been examined by a scrivener.

This property is not the homestead of Grantor.

Subject to all restrictions, reservations, conditions, easements and dedications of record and taxes for the year 2021 and thereafter.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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PERSONAL REPRESENTATIVE'S DEED  
In re: Estate of Mary Catherine Davis, Deceased

Page 2 of 3

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; and the Grantee has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

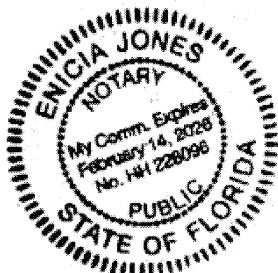
Timothy Mozingo  
Witness  
Print Name and address: 7054 Holmes  
Pensacola FL 32526

Michael K Davis  
MICHAEL K. DAVIS, as Personal  
Representative of the Estate of  
Mary Catherine Davis, Deceased

Luma Howell  
Witness  
Print Name and address: 7054 Holmes  
Pensacola, FL 32526

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE ME the undersigned authority, by means of ☒ physical presence or ☐ online notarization, personally appeared MICHAEL K. DAVIS, in his capacity as Personal Representative of the Estate of Mary Catherine Davis, Deceased, who ☐ is personally known to me or who ☒ has produced Driver license as identification on this 19<sup>th</sup> day of February, 2024.



Enicia Jones  
NOTARY PUBLIC  
State of Florida

PERSONAL REPRESENTATIVE'S DEED  
In re: Estate of Mary Catherine Davis, Deceased

Page 3 of 3

IN THE CIRCUIT COURT OF  
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

vs

J.G. \_\_\_\_\_, A CHILD

DOB: 2/11/92

CASE NO:  
FAMILY ID:  
DIVISION:

2005 CJ 001120 A

2005 CJ 001859 A

2006 CJ 001747 B

42686

H

FILED & RECORDED

2001 MAY 22 P 2:46

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

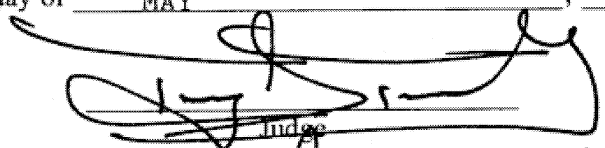
JUDGMENT AGAINST PARENT OF CHILD FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that MICHAEL DAVIS AND TANISHA GABLE,  
shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 100.00,  
which the Court has determined to be the reasonable value for the assistance of Court-appointed  
counsel to the child and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee  
to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 140.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida  
Statutes, a lien is hereby created against all of the property, both real and personal, of the parent of  
the child and estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at  
the rate set out in §.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit  
Court, Juvenile Division, 1800 West St Mary Avenue, Pensacola, FL 32501.

DONE AND ORDERED this 21<sup>st</sup> day of MAY, 2007.

  
Judge  
Signed May 22, 2007

Case: 2005 CJ 001120 A



00069339111

Dkt: CJ392 Pg#: 1



Recorded in Public Records 04/09/2008 at 01:05 PM OR Book 6311 Page 1526,  
Instrument #2008027055, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT OF  
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 MM 029171 A  
DIVISION: I

VS

MICHAEL DAVIS  
1780 BATSON LN 31  
CANTONMENT FL 32533

B/M DOB: 09/25/1959

\*\*\*\*\*

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ —0—, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: County Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 3rd day of April, 2008.

Case: 2007 MM 029171 A

00035236294

Dkt: MM624 Pg#:

cc: Defendant

[Signature]  
Judge

2008 APR 7 P 2:27  
COUNTY CRIMINAL DIVISION  
FILED FOR RECORD

Recorded in Public Records 05/26/2011 at 04:41 PM OR Book 6725 Page 189,  
Instrument #2011035503, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

RECORDING REQUESTED BY  
RIVERSIDE COUNTY DEPARTMENT  
OF CHILD SUPPORT SERVICES

COUNTY CODE: 0606502

WHEN RECORDED MAIL TO  
RIVERSIDE COUNTY DEPARTMENT OF  
CHILD SUPPORT SERVICES  
47950 ARABIA ST  
INDIO CA 92201-6828

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## DOCUMENT TITLE

## NOTICE OF LIEN

<p>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):  <input checked="" type="checkbox"/> Recording requested by and return to:          JAMES P. FULLMER, CHIEF DEPUTY CHILD SUPPORT ATTORNEY          RIVERSIDE COUNTY          47950 ARABIA ST          47950 ARABIA ST          INDIO CA 92201-6828          200000000572584</p> <p>TELEPHONE NO.: (866) 901-3212 FAX NO. (Optional): (760) 863-7194</p> <p><input type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input checked="" type="checkbox"/> ASSIGNEE OF RECORD</p>	<p>FOR RECORDER'S USE ONLY</p>
<p><b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE</b></p> <p>STREET ADDRESS: 46200 OASIS ST          MAILING ADDRESS: 46200 OASIS ST          CITY AND ZIP CODE: INDIO 92201-5933          BRANCH NAME: LARSON JUSTICE CENTER (INDIO COURT)</p>	
<p>PETITIONER/PLANTIFF: COUNTY OF RIVERSIDE          RESPONDENT/DEFENDANT: MICHAEL DAVIS          OTHER PARENT: CHIMERA BALDWIN</p>	
<p><b>NOTICE OF LIEN</b></p>	<p>CASE NUMBER: INK004988</p>

COUNTY RECORDER TRANSMITTAL  
DCSS 0635 (08/20/08)

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY  
DEPARTMENT OF CHILD SUPPORT SERVICES  
I2ENFCSS

BK: 6725 PG: 190

## NOTICE OF LIEN

## TO:

Escambia county  
clerk of circuit court, 223 s palafox place, pensacola FL 32501

## Obligor:

MICHAEL DAVIS, 12/17/1985, [REDACTED]  
913 BELAIR RD, PENSACOLA FL 32505-3052

## FROM:

RIVERSIDE COUNTY DCSS - INDIO BRANCH  
47950 ARABIA ST, INDIO CA 92201-6828  
(866) 901-3212, (760) 863-7194

## Obligee:

CHIMERA BALDWIN  
IV-D Case #: 200000000572584

This lien results from a child support order, entered on 12/17/2009 by SUPERIOR COURT OF CALIFORNIA in RIVERSIDE tribunal number INK004988.

As of 9/20/10, the obligor owes unpaid support in the amount of \$1339.47  
This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

L

BK: 6725 PG: 191

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the obligee or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

9/27/12  
Date

Authorized Agent

DIANA M TAPIA

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am ☐ the obligee of the above referenced order [or]  
☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Date

Signature

Print name, e-mail address, phone and fax number



BK: 6725 PG: 192 Last Page

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

DEPARTMENT OF CHILD SUPPORT SERVICES

**NOTARY CERTIFICATE OF ACKNOWLEDGEMENT**

DCSS 0318 (10/31/08)

CSE Case Number: 200000000572584

State of California

County of Riverside

On Sept. 27, 2010 before me, Catherine E. Harrington, Notary *Public*  
personally appeared Diana M. Tapia, who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he she/they executed the same in his her/their  
authorized capacity (ies), and that by his her/their signature (s) on the instrument the person (s), or  
the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Catherine E. Harrington (Seal)  
Notary Public



ILISTQAPI





Recorded in Public Records 11/26/2024 12:38 PM OR Book 9238 Page 344,  
Instrument #2024090096, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 211763110 E-Filed 11/26/2024 12:22:52 PM

CAPITAL ONE, N.A.,  
15000 CAPITAL ONE DRIVE  
RICHMOND, VA 23238

Plaintiff,

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

SMALL CLAIMS DIVISION

CASE NO: 2024 SC 006249

vs.

TINA LOWELL  
7054 HELMS RD  
PENSACOLA, FL 32526-8517  
Defendant.

**DEFAULT FINAL JUDGMENT**

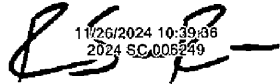
At a Small Claims Pre-Trial Conference on November 6, 2024, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, (whose address is 15000 CAPITAL ONE DRIVE RICHMOND VA, 23238) recover from Defendant(s), TINA LOWELL, the sum of \$2,389.53 on principal, costs in the sum of \$246.48, for a total due of \$2,636.01, for which let execution issue. It is further

ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

  
11/26/2024 10:39:08  
2024 SC 006249  
signed by COUNTY COURT JUDGE SCOTT RITCHIE 11/26/2024 10:39:38 DocZpyX

**Copies furnished to:**

Joseph F. Rosen, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.  
806 Douglas Road, Suite 200  
Coral Gables, Florida 33134  
Telephone No: 305-448-0006  
LegalPleadings@Pollackrosen.com

TINA LOWELL  
7054 HELMS RD PENSACOLA FL, 32526-8517

MATTER NO: 3678861

Filing # 228890687 E-Filed 08/06/2025 07:23:06 PM

CAPITAL ONE, N.A.,

Plaintiff,

vs.

TINA L LOWELL

Defendant.

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

SMALL CLAIMS DIVISION

CASE NO: 2024 SC 007423

**DEFAULT FINAL JUDGMENT**

It is adjudged that, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, (whose address is 15000 CAPITAL ONE DRIVE RICHMOND VA, 23238) recover from Defendant(s), TINA L LOWELL, the sum of \$2,406.38 on principal, costs in the sum of \$311.83, for a total due of \$2,718.21, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA COUNTY, Flor

08/06/2025 15:17:26  
2024 SC 007423

signed by COUNTY COURT JUDGE BARRY DICKSON JR 08/06/2025 03:17:26 FWHn-2BN

COUNTY COURT JUDGE

**Copies furnished to:**

Joseph F. Rosen, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.  
806 Douglas Road, Suite 200  
Coral Gables, Florida 33134  
Telephone No: 305-448-0006  
LegalPleadings@Pollackrosen.com

TINA L LOWELL  
7054 HELMS RD PENSACOLA FL, 32526-8517

MATTER NO: 3689246