

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

1125-62

Part 1: Tax Deed	Application Info	rmation			18 T 184		
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025
Property description	IVANOWSKI SHERYL 3360 FRIDINGER DR PENSACOLA, FL 32526 3360 FRIDINGER DR 09-0930-225				Certificate #		2023 / 4023
					ertificate issued	06/01/2023	
Part 2: Certificat	es Owned by Ap	plicant an	d Filed wi	th Tax Deed	Applic	ation	1
Column 1 Certificate Numbe	Colur	nn 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/4023	06/01/	2023		1,937.54	96.88		2,034.42
,	· · · · · · · · · · · · · · · · · · ·				•	→Part 2: Total*	2,034.42
Part 3: Other Ce	rtificates Redeen	ned by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 2 Column 3 Date of Other Face Amount of Tax		Column 4 Tax Collector's	Column 4 Column 5 x Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)
# 2024/4171	06/01/2024		1,915.07	915.07		131.66	2,052.98
		······································				Part 3: Total*	2,052.98
Part 4: Tax Colle	ector Certified A	mounts (L	ines 1-7)				
1. Cost of all cert	ificates in applicant	s possessio	n and other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	4,087.40
2. Delinquent tax	es paid by the appli	cant					0.00
3. Current taxes	paid by the applicar	t					1,785.67
4. Property inform	nation report fee						200.00
5. Tax deed application fee					175.00		
6. Interest accrue	ed by tax collector u	nder s.197.	542, F.S. (s	ee Tax Collecto	or instru	ctions, page 2)	0.00
7.					Tota	I Paid (Lines 1-6)	6,248.07
I certify the above in					y inform	ation report fee, a	nd tax collector's fees
1	XX	···				Escambia, Florid	la
Sign here:	ature, ax Collector or Do	esignee			Da	ite <u>April 24th, 2</u>	2025
- Jigir	N .		Court by 10 d	avs after the date si	aned. Se	e Instructions on Pa	ge 2

Par	t 5; Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	84,991.50
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: 2500357

To: Tax Collector of ESCAMBIA COUNTY		, Florida			
I, KEYS FUNDING LLC - 2 PO BOX 71540 PHILADELPHIA, PA 1 hold the listed tax certif	9176-1540,	e same to the Tax	Collector and make tax deed application thereon		
Account Number	Certificate No.	Date	Legal Description		
09-0930-225	2023/4023	06-01-2023	LT 18 BLK B PB 9 P 47 PINE VALLEY EST S/D OR 8496 P 1951		
 redeem all or pay all deline pay all Tax C Sheriff's cost 	s, if applicable.	nterest covering thation report costs, (
which are in my posse					
Electronic signature KEYS FUNDING LLO PO BOX 71540 PHILADELPHIA, PA	C - 2023		<u>04-21-2025</u> Application Date		
	Applicant's signature				



Gary "Bubba" Peters Escambia County Property Appraiser

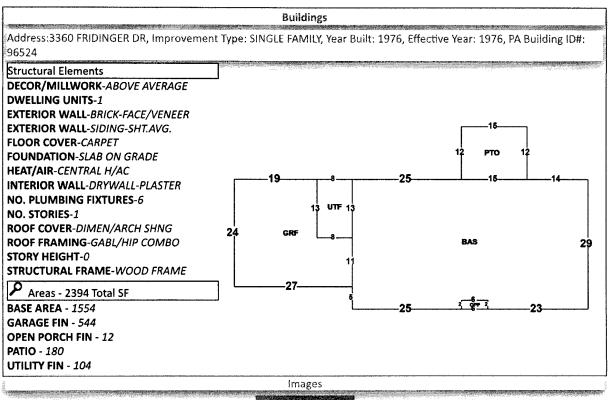
Real Estate Search

Tangible Property Search

Sale List

Back

General Inform	ation				Assessr	nents			
Parcel ID:	23153	11000018002		No. 10 12	Year	Land	lmprv	Total	Cap Val
Account:	09093	0225			2024	\$24,000	\$191,558	\$215,558	\$169,983
Owners:	IVANO	WSKI SHERYL			2023	\$24,000	\$181,355	\$205,355	\$165,033
Mail:		RIDINGER DR COLA, FL 32526			2022	\$24,000	\$164,081	\$188,081	\$160,227
Situs:		RIDINGER DR 32	_		Disclaimer				
Use Code:	SINGLI	E FAMILY RESID	יע				Tax Estima	tor	
Taxing Authority:	COUN	TY MSTU			Change of Address				
Tax Inquiry:	and resident the commercial	Tax Inquiry Wind			ļ		nange of Ac		
Tax Inquiry link Escambia Coun		of Scott Lunsford lector				File fo	r Exemptio	n(s) Online	
L3Camble Coun						<u>Re</u> į	oort Storm I	Damage	
Sales Data Typ	مر _{Hist} . و)			2024 C	ertified Roll F	xemptions		
		Value Type M	ulti Parce	el Records	HOMES	STEAD EXEMP	TION,TOTAL 8	PERMANEN	Г
03/30/2021 84	97 190	\$100 CJ	N	D _o	 				
03/30/2021 84	96 1951	\$100 CJ	N	C _o	Legal D	escription	Wyre - Yriani		
06/08/2016 75	36 1867	\$100 OT	N	D _o	II	ACT NAME OF THE PARTY OF THE PA	7 PINE VALLEY	EST S/D OR 8	3496 P 1951
05/1982 16	47 894 3	\$38,300 WD	N	C _o					
03/1979 13	24 779	\$2,000 WD	N	D)	F		Rec	W PLACE TO 1	
01/1976 9			Extra Features FRAME BUILDING						
Official Records	Inquiry c	ourtesy of Pam (Childers						
Escambia Coun Parcel Informa		f the Circuit Cou	rt and Co	mptroller				Launch Inte	eractive Ma
Parcei informa	ion N			T	The state of the s		e the Wall		
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Лар Id: 3-15-31-1								10/	··
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Report		and analysis based to			,		Anno Agent St. Company	187	
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3/26/2025 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.4472)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025036079 5/16/2025 10:36 AM OFF REC BK: 9318 PG: 1519 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04023, 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 18 BLK B PB 9 P 47 PINE VALLEY EST S/D OR 8496 P 1951

SECTION 23, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090930225 (1125-62)

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

SHERYL IVANOWSKI

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.

COMPTRO

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	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFO	SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR					
TAX ACCOUNT	#:09-0930-225	CERTIFICATE #: _	2023-4	023		
REPORT IS LIMI	NOT TITLE INSURANCE. THI FED TO THE PERSON(S) EXPI REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED F	BY NAME IN TH	E PROPERTY		
listing of the owne tax information and	rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open orded in the Official Record Book on page 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinqu tgages, judgment	ent ad valorem s and		
and mineral or any	oject to: Current year taxes; taxes subsurface rights of any kind or erlaps, boundary line disputes.					
	not insure or guarantee the validity insurance policy, an opinion of title					
Use of the term "R	eport" herein refers to the Proper	ty Information Report an	d the documents a	attached hereto.		
Period Searched:	August 8, 2005 to and include	ling August 8, 2025	_ Abstractor:	Andrew Hunt		
BY						
Malph	ue/					

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 09-0930-225

1. The Grantee(s) of the last deed(s) of record is/are: SHERYL IVANOWSKI

By Virtue of Order Determining Homestead recorded 3/31/2021 in OR 8496/1951 together with Order of Summary Administration recorded 3/31/2021 in OR 8497/190

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

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

Tax Account #: 09-0930-225 Assessed Value: \$169,983.00

Exemptions: HOMESTEAD EXEMPTION, TOTAL & PERMANENT

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	JATION REPORT	' FOR TDA
CERTIFICATION IS	I II DI DILLI I II II OILI	HILL OIL INDI OIL	I OIL IDIA

TAX DEED S	SALE DATE:	NOV 5, 2025
TAX ACCOU	J NT #:	09-0930-225
CERTIFICA	TE #:	2023-4023
those persons	, firms, and/or agencies hav	ida Statutes, the following is a list of names and addresses of ing legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed
YES NO	Notify City of Pensacola, P. Notify Escambia County, 1 Homestead for <u>2024</u> tax y	90 Governmental Center, 32502
SHERYL IVA 3360 FRIDIN PENSACOLA	GER DR	

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

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:09-0930-225

LEGAL DESCRIPTION EXHIBIT "A"

LT 18 BLK B PB 9 P 47 PINE VALLEY EST S/D OR 8496 P 1951

SECTION 23, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0930-225(1125-62)

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04023 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:

SHERYL IVANOWSKI 3360 FRIDINGER DR PENSACOLA, FL 32526

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

COMPTROLES

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

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025.**

Dated this 19th day of September 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

3360 FRIDINGER DR 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

SHERYL IVANOWSKI 3360 FRIDINGER DR PENSACOLA, FL 32526



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 1125.67

Document Number: ECSO25CIV041030NON

Agency Number: 25-010002

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 04023 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: SHERYL IVANOWSKI

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 8:45 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

Bv:

J. REID, CP

Service Fee: Receipt No: \$40.00 BILL

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Post Property:

3360 FRIDINGER DR 32526



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

1125-62

Document Number: ECSO25CIV041052NON

Agency Number: 25-009959

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04023 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: SHERYL IVANOWSKI

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/26/2025 at 8:44 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for SHERYL IVANOWSKI, Writ was returned to court UNEXECUTED on 10/2/2025 for the following reason:

ATTEMPTED TO MAKE CONTACT WITH SUBJECT AT 3360 FRIDINGER DRIVE; HOWEVER, NO RESPONSE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBJA COUNTY, FLORIDA

Rv.

J. REID, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: CNMORTON

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Personal Services:

SHERYL IVANOWSKI 3360 FRIDINGER DR PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

2005 SEP 26 AM 8: WW

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. 04023, 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 18 BLK B PB 9 P 47 PINE VALLEY EST S/D OR 8496 P 1951

SECTION 23, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090930225 (1125-62)

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

SHERYL IVANOWSKI

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

Personal Services:

SHERYL IVANOWSKI 3360 FRIDINGER DR PENSACOLA, FL 32526

COMPTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

TAX DEED SEARCH RESULTS:	
FILE #: CERTIFICATE #: ACCOUNT #: PROPERTY ADDRESS: TITLE HOLDER: INDIVIDUAL	1725.62 2023 TO 04023 09.0930.225 3360 FRIDINGER DR 37516 SHERYL EVANOUSY I
COMPANY	
ADDRESSES WHERE LETTERS MAILED:	
DATE OF ADDITIONAL RESEARCH Escambia Property Appraiser Website Escambia Tax Collector Software Most Recent Tax Roll Escambia Tax Deed records Florida Corporation Search Escambia Official Records Search Escambia Court Records Search Google (Truepeoplesearch.com) NOTES:	STATUS: STATUS
SUBPLA, PD	DEFINED FAD 2002
1914-PN# PISC SPANE # US 850.876.0600	STED ON COURT OF DECOTED
SAME # US	Show on our of electrol or no um box (old probate for E. IVANOUSKI.

SHERYL IVANOWSKI [1125-62] 3360 FRIDINGER DR PENSACOLA, FL 32526

9171 9690 0935 0127 1925 62

19/3 NO AUTHORIZED PECIPIENT

|Book/Page 19318 ||1519 Notes ACTUAL SHERIFF \$80 ACTUAL POSTAGE \$8.90 MKJ 9/30/2025 DEPUTY POSTED PROPERTY. MKJ 10/2/2025 SHERIFF SERVE FOR SHERYL IVANOWSKI WAS UNEXECUTED, NO RESPONSE. EBH 10/14/2025 SHERYL REDEEMED IN 2023, PH # LISTED AS 850-525-7931. TRIED TO CALL, DISCONNECTED. SAME PH # WAS LISTED IN COURT RECORDS. MKJ 10/14/2025 ATTEMPTED NEW PH # FOR SHERYL ON TRUEPEOPLESEARCH.COM 850-377-8045, NO ANSWER. NO VM BOX. MKJ 10/14/2025 SHE CALLED BACK, PLANS TO REDEEM. MKJ

9171 9690 0935 0127 1925 62

quadient

0010/23/25

SHERYL IVANOWSKI [1125-62] 3360 FRIDINGER DR PENSACOLA, FL 32526

Pam Childers

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

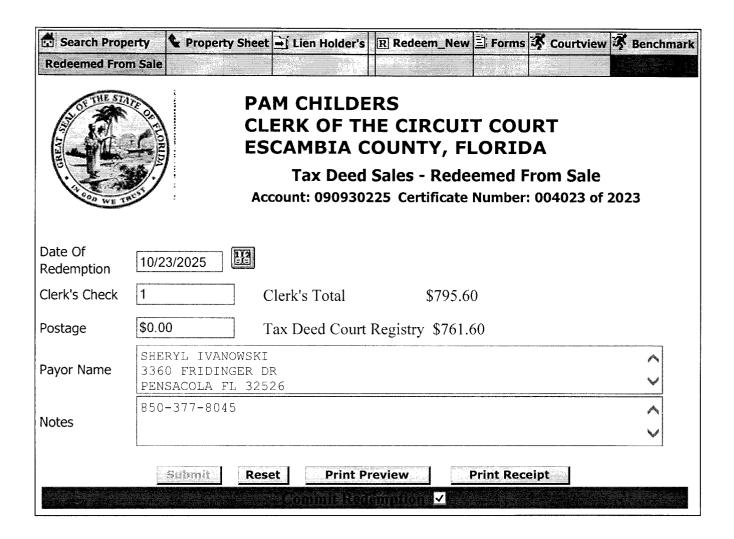
Pensacola, FL 32502

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32502583335

UNC





STATE OF FLORIDA

County of Escambia

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

DATE - 11-05-2025 - TAX CERTIFICATE #'S 04023

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 09:40:33 -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 09:51:15-05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04023, 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 18 BLK B PB 9 P 47 PINE VALLEY EST S/D OR 8496 P 1951 SECTION 23, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090930225 (1125-62)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

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

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

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