

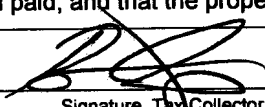


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1225.61

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date	Apr 21, 2025
Property description	MONAGHAN KAY P EST OF 911 JACKS BRANCH RD CANTONMENT, FL 32533 911 JACKS BRANCH RD 11-2558-175 BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E (Full legal attached.)			Certificate #	2023 / 5839
				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)	
# 2023/5839	06/01/2023	1,617.63	80.88	1,698.51	
				→ Part 2: Total*	
				1,698.51	
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)
# 2024/5954	06/01/2024	1,752.39	6.25	128.51	1,887.15
				Part 3: Total*	
				1,887.15	
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)					3,585.66
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,699.04
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)					5,659.70
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: 			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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/03/2025</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 N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500161

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023
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
11-2558-175	2023/5839	06-01-2023	BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

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 - 6023
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](#)

General Information		Assessments				
Parcel ID:	051N313000000006	Year	Land	Imprv	Total	Cap Val
Account:	112558175	2024	\$11,250	\$117,370	\$128,620	\$111,394
Owners:	MONAGHAN KAY P EST OF	2023	\$7,500	\$112,545	\$120,045	\$101,268
Mail:	911 JACKS BRANCH RD CANTONMENT, FL 32533	2022	\$7,500	\$100,425	\$107,925	\$92,062
Situs:	911 JACKS BRANCH RD 32533					
Use Code:	SINGLE FAMILY RESID 🔑	Disclaimer				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	Change of Address				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		File for Exemption(s) Online				
		Report Storm Damage				
Sales Data Type List: 🔑		2024 Certified Roll Exemptions				
Sale Date Book Page Value Type Multi Parcel Records		None				
12/1991 3097 395 \$41,500 WD N	📄	Legal Description				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT... 🔑				
		Extra Features				
		None				
Parcel Information		Launch Interactive Map				
Section Map Id: 05-1N-31	<div><div>+</div><div>-</div></div>					
Approx. Acreage: 0.2528						
Zoned: 🔑 Agr						
Evacuation & Flood Information Open Report						
		View Florida Department of Environmental Protection(DEP) Data				
Buildings						

Address: 911 JACKS BRANCH RD, Improvement Type: SINGLE FAMILY, Year Built: 1991, Effective Year: 1991, PA Building ID#: 6481

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-5

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

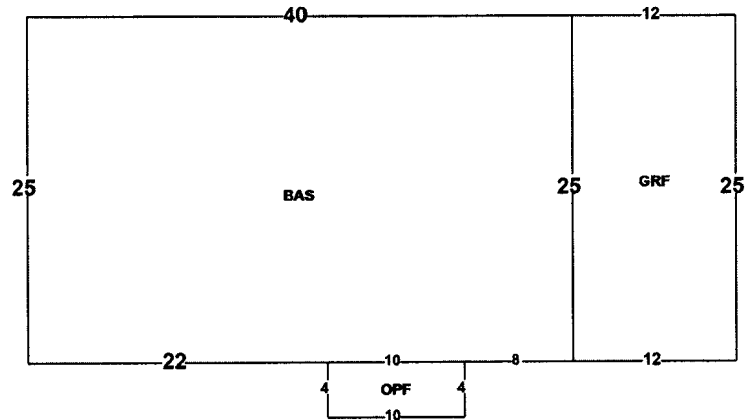


Areas - 1340 Total SF

BASE AREA - 1000

GARAGE FIN - 300

OPEN PORCH FIN - 40



Images



5/6/2021 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: 05/21/2025 (tc.6791)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05839**, 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 N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

SECTION 05, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112558175 (1225-61)

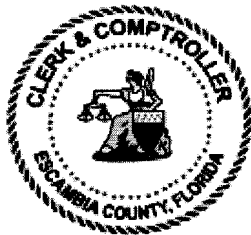
The assessment of the said property under the said certificate issued was in the name of

KAY P MONAGHAN EST OF

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 December, which is the **3rd day of December 2025**.

Dated this 22nd 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

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 #: 11-2558-175 CERTIFICATE #: 2023-5839

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: September 12, 2005 to and including September 12, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President

Dated: September 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 15, 2025

Tax Account #: **11-2558-175**

1. The Grantee(s) of the last deed(s) of record is/are: **KAY P MONAGHAN**

By Virtue of Warranty Deed recorded 12/12/1991 in OR 3097/395

**ABTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR KAY P MONAGHAN
RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY**

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. **Lien in favor of Emerald Coast Utilities Authority recorded 4/18/2019 – OR 8080/834**
 - b. **Judgment in favor of First Select Corporation recorded 3/11/2014 – OR 7144/1122**
 - c. **Judgment in favor of Providian National Bank recorded 10/30/2007 – OR 6240/358**

4. Taxes:

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

Tax Account #: 11-2558-175

Assessed Value: \$122,533.00

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: DEC 3, 2025
TAX ACCOUNT #: 11-2558-175
CERTIFICATE #: 2023-5839

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

KAY P MONAGHAN
911 JACKS BRANCH RD
CANTONMENT, FL 32533

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

PROVIDIAN NATIONAL BANK
PO BOX 9053
PLEASNANTON, CA 94566

FIRST SELECT CORPORATION
PO BOX 9014
PLEASONTON, CA 94566

Certified and delivered to Escambia County Tax Collector, this 15th day of September 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

September 15, 2025

Tax Account #:11-2558-175

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

SECTION 05, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2558-175(1225-61)

OR 309710 395

FILE NO. 91-6528
DOC. 249.00
REC. 6.00 SH
TOTAL 255.00
STATE OF FLORIDA
COUNTY OF Escambia

CORPORATION WARRANTY DEED

Parent Account #
Tax ID # 11-2558-100

This instrument prepared by:
Carol J. Eubanks
Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, Florida 32501

KNOW ALL MEN BY THESE PRESENTS: That

Lonnie King Construction Co., a Florida Corporation

, Grantor*,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of
which is hereby acknowledged, has bargained, sold, conveyed and granted unto
Kay P. Monaghan, a single woman

, Grantee*
Address: 911 Jack's Branch Road Cantonment, Florida 32533
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Escambia, State of Florida, to-wit:

Commence at the Southwest corner of Section 5, Township 1 North, Range 31 West,
Escambia County, Florida; thence North 01 degree 35'41" East along the West line of
said Section 5 for 1917.55 feet; thence North 75 degrees 30'28" East for 274.77 feet
to the Westerly right-of-way line of County Road #97 (100' R/W); thence South 14
degrees 29'32" East along said Westerly right-of-way line for 500.00 feet to the Point
of Beginning; thence continue South 14 degrees 29'32" East along said Westerly
right-of-way line for 80.00 feet; thence South 75 degrees 30'28" West for 137.00 feet;
thence North 14 degrees 29'32" West for 80.00 feet; thence North 75 degrees 30'28"
East for 137.00 feet to the Point of Beginning. All lying and being in a portion of
Section 5, Township 1 North, Range 31 West, Escambia County, Florida, and containing
0.25 acres, more or less.

D. S. PD. 24900
DATE 12-13-91
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #58-2043328-27-01

IN BLOCK SPACE NOTED ABOVE
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

Dec 12 10 45 AM '91

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.

921192

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property,
if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on December 11, 1991

Attest: _____
Secretary

Signed, sealed and delivered
in the presence of:

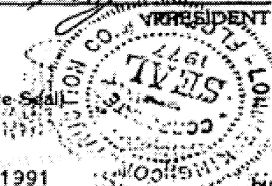
Brenda B. Gick
[Signature]
[Signature]
LORIE SMITH

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this
Lonnie King, President

Lonnie King Construction Co.
BY: [Signature]
Lonnie King

(Corporate Seal)

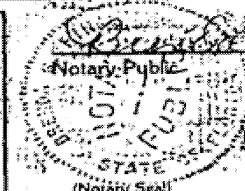


December 11, 1991

of Lonnie King Construction Co., a
corporation, on behalf of the corporation.

CLERK FILE NO.

Notary Public



My Commission Expires

Recorded in Public Records 4/18/2019 8:42 AM OR Book 8080 Page 834,
Instrument #2019033779, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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



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:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

Customer: MONAGHAN KAY P EST OF

Account Number: 298586-134004

Amount of Lien: \$ 89.05, 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: 04/16/2019

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16TH day of APRIL, 2019, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Signature]
John W. Gaines, III
Notary Public
State of Florida
My Commission Expires June 28, 2021
Commission No. 118402

[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 10/30/2007 at 11:03 AM OR Book 6240 Page 358,
Instrument #2007102871, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 00-2923-SP-11

PROVIDIAN NATIONAL BANK

Plaintiff,

vs.

KAY P MONAGHAN,

Defendant(s).

OR BK 4609 PG1367
Escambia County, Florida
INSTRUMENT 2000-774481
RCD Sep 27, 2000 03:22 pm
Escambia County, Florida

2000 SEP 19 P 1:56

AND RECEIVED
CIVIL DIVISION

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-774481

FINAL JUDGMENT

THIS CAUSE, having come on to be heard before the Court and the Court
being advised in the premises, it is

ORDERED and ADJUDGED, that Plaintiff, PROVIDIAN NATIONAL BANK shall
recover from the Defendant(s), KAY P MONAGHAN, the sum of \$1946.93 on
principal, \$58.67 for interest, with costs in the sum of \$91.50 making a
total of \$2097.10 that shall bear interest at the rate of 10% per year for
which let execution issue.

ORDERED, in ESCAMBIA County, Florida, this 19th day of September,
2000.


COUNTY COURT JUDGE

Plaintiff's Address:
PROVIDIAN NATIONAL BANK, PO BOX 9053, PLEASANTON, CA 94566
Account No: XXXXXXXXXX

Copies furnished to:
Daniel S. Stein, Esquire, Zakheim & Associates, P.A., 5310 N.W. 33rd
Avenue, #100, Ft. Lauderdale, FL 33309

KAY P MONAGHAN, 911 JACKS BRANCH RD, CANTONMENT FL 32533-5390

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 9920026104.00



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
BY MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA
BY Amber Melvin DC
DATE 10/25/2007

Recorded in Public Records 03/11/2014 at 04:31 PM OR Book 7144 Page 1122,
Instrument #2014016544, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

OR BK 4610 P60374
Escambia County, Florida
INSTRUMENT 2000-774856

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 00-2230-SP-11

SEP 21 A 8:47

FIRST SELECT CORPORATION

Plaintiff

vs.

FINAL JUDGMENT AND RECORD

RCD Sep 28, 2000 03:49 pm
Escambia County, Florida

KAY P MONAGHAN

Defendant(s)

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-774856

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is PO Box 9104, Pleasanton CA 94566 shall recover from
Defendant(s) KAY P MONAGHAN the principal sum of \$1,582.27, court costs in the amount of
\$91.50, interest in the amount of \$198.70, and attorneys' fees in the amount of \$ 400, that
shall bear interest at the rate of 10% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact
Information Sheet) and return it to the 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(s) to complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 20 day of
SEPTEMBER, 2000.

COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU
7765 SW 87 Ave, Suite 101
Miami, FL 33173

KAY P MONAGHAN
911 Jacks Branch Rd
Cantonment Florida 32533
00-00525-0

CERTIFIED TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL	
CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Ernie Lee Magaha</u>	D.C.
DATE: <u>8-26-14</u>	

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05839 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF KAY P MONAGHAN 911 JACKS BRANCH RD CANTONMENT, FL 32533	PROVIDIAN NATIONAL BANK PO BOX 9053 PLEASANTON, CA 94566
	FIRST SELECT CORPORATION PO BOX 9014 PLEASANTON, CA 94566
	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 16th day of October 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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 December 3, 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. 05839**, 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 N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

SECTION 05, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112558175 (1225-61)

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

EST OF KAY P MONAGHAN

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 December, which is the **3rd day of December 2025**.

Dated this 17th day of October 2025.

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

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

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Post Property:

911 JACKS BRANCH RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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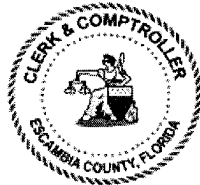
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Personal Services:

EST OF KAY P MONAGHAN
911 JACKS BRANCH RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

125.61

Document Number: ECSO25CIV046707NON

Agency Number: 26-000691

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05839 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF KAY P MONAGHAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 9:14 AM on 10/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 918
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Post Property:

911 JACKS BRANCH RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1225.61

Document Number: ECSO25CIV046769NON

Agency Number: 26-000723

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05839 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF KAY P MONAGHAN

Defendant:

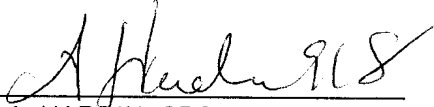
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/24/2025 at 8:33 AM and served same on EST OF KAY P MONAGHAN , in ESCAMBIA COUNTY, FLORIDA, at 12:45 PM on 10/31/2025 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: KEITH LANGRAFF, SON, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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Personal Services:

EST OF KAY P MONAGHAN
911 JACKS BRANCH RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 

Emily Hogg
Deputy Clerk

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EST OF KAY P MONAGHAN [1225-61]
911 JACKS BRANCH RD
CANTONMENT, FL 32533

9171 9690 0935 0127 2040 12

PROVIDIAN NATIONAL BANK
[1225-61]
PO BOX 9053
PLEASANTON, CA 94566

9171 9690 0935 0127 2040 29

FIRST SELECT CORPORATION
[1225-61]
PO BOX 9014
PLEASANTON, CA 94566

9171 9690 0935 0127 2040 36

ECUA [1225-61]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2040 43

Contract

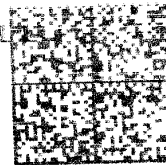
CERTIFIED MAIL™



PENSACOLA FL 325

18 OCT 2025AM 10:27

9171 9690 0935 0127 2040 36



quadiant

FIRST-CLASS MAIL
IM1

\$008.86

10/27/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

FIRST SELECT CORPORATION
[1225-61]
PO BOX 9014
PLEASANTON, CA 94566

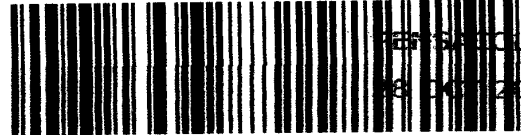
NIXIE 957 FE 1

0011/17/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

94566-000014
BC: 32182383333 *2633-83000-26-18

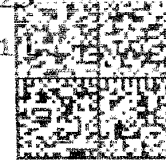
CERTIFIED MAIL™



9171 9690 0935 0127 2040 29

PENSACOLA FL 325

18 DEC 12 12:25AM 1



quadiant

FIRST-CLASS MAIL

\$008.86

10/27/2014 ZIP 32502
G43M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2015 NOV 05 AM 11:00
PENSACOLA FL 32502

PROVIDIAN NATIONAL BANK
[1225-61]
PO BOX 9053
PLEASANTON, CA 94566
NSNK1: 9333110904

NIXIE 957 FE 1 0011/17/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF 501 32302583333 *2038-83655-28-18
2038-83655

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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(1225-61)

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Dated this 23rd day of October 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

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 8341
Order Date: 10/23/2025
Number Issues: 4
Pub Count: 1
First Issue: 10/29/2025
Last Issue: 11/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly, 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 05839 KEYS FUNDING LLC Monaghan

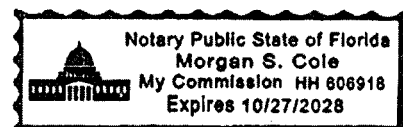
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2025 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-2558-175	06		051N313000000006

MONAGHAN KAY P EST OF
911 JACKS BRANCH RD
CANTONMENT, FL 32533

PROPERTY ADDRESS:
911 JACKS BRANCH RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23/5839

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6000	122,533	0	122,533	808.72	
PUBLIC SCHOOLS						
BY LOCAL BOARD	2.2480	129,760	0	129,760	291.70	
BY STATE LAW	3.1110	129,760	0	129,760	403.68	
WATER MANAGEMENT	0.0207	122,533	0	122,533	2.54	
SHERIFF	0.6850	122,533	0	122,533	83.94	
M.S.T.U. LIBRARY	0.3590	122,533	0	122,533	43.99	
ESCAMBIA CHILDRENS TRUST	0.3798	122,533	0	122,533	46.54	
TOTAL MILLAGE		13.4035	AD VALOREM TAXES		\$1,681.11	

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 See Additional Legal on Tax Roll	FP FIRE PROTECTION 226.78
	NON-AD VALOREM ASSESSMENTS \$226.78

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,907.89

If Paid By	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$1,850.65	\$1,869.73	\$1,888.81	\$1,907.89

RETAIN FOR YOUR RECORDS

2025 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2025
	1,850.65
AMOUNT IF PAID BY	Jan 31, 2026
	1,869.73
AMOUNT IF PAID BY	Feb 28, 2026
	1,888.81
AMOUNT IF PAID BY	Mar 31, 2026
	1,907.89
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-2558-175
PROPERTY ADDRESS
911 JACKS BRANCH RD

MONAGHAN KAY P EST OF
911 JACKS BRANCH RD
CANTONMENT, FL 32533

PRIOR YEAR(S) TAXES
OUTSTANDING

1 112558175 2025 3

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

Cert # 005839 of 2023 Date 12/3/2025

Name MARIA FREITAS

Cash Summary

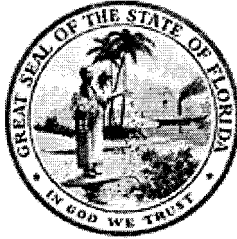
Cash Deposit	\$4,105.00
Total Check	\$78,612.20
Grand Total	\$82,717.20

Purchase Price (high bid amount)	\$82,100.00	Total Check	\$78,612.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$574.70	Adv Doc. Stamps	\$574.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$8,985.16	Postage	\$35.60
		Researcher Copies	\$0.00
- postage	\$35.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$8,949.56	Registry of Court	\$8,949.56
Purchase Price (high bid)	\$82,100.00		
-Registry of Court	\$8,949.56	Overbid Amount	\$73,114.84
-advance recording (for mail certificate)	\$18.50		
-postage	\$35.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$73,114.84		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 005839

Sold Date 12/3/2025

Name MARIA FREITAS

RegistryOfCourtT = TAXDEED	\$8,949.56
overbidamount = TAXDEED	\$73,114.84
PostageT = TD2	\$35.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$574.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 005839	
6/4/2025	TD83	TAX COLLECTOR CERTIFICATION	
6/4/2025	TD84	PA INFO	
6/4/2025	TD84	TDA NOTICE	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025045048	
9/18/2025	TD82	PROPERTY INFORMATION REPORT	
10/27/2025	TD81	CERTIFICATE OF MAILING	
11/3/2025	TD84	SHERIFF RETURN OF SERVICE	
11/7/2025	CheckVoided	CHECK (CHECKID 146418) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
11/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900039719 - - REGISTRY CHECK	
11/17/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
11/20/2025	TD84	PROOF OF PUBLICATION	
12/2/2025	TD84	2025 TAX BILL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/4/2025 2:11:13 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/4/2025 2:11:14 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00

6/4/2025 2:11:12 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/4/2025 2:11:14 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/4/2025 2:13:19 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 12:47:51 PM	2025045048	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/7/2025 10:21:16 AM	Check (outgoing)	102050924	BALLINGER PUBLISHING	PO BOX 12665	200.00	900039719 CLEARED ON 11/7/2025
6/11/2025 12:47:51 PM	Deposit	102007856	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
	Check (outgoing)	102059279	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	
Deposited			Used		Balance	
584.00			7,680.00		-7,096.00	

Auction Results Report

* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stamp	Total Due	Auction Status	Certificate Number	Name On Title	Title Address
<input checked="" type="checkbox"/> 12/03/202	2023 TD 0058	051N313									574.70	\$78,612.20	Sold	05839	VMA Investment	1346 The Alameda
<input checked="" type="checkbox"/> 12/03/202	2023 TD 0047	332S312									350.70	\$47,988.20	Sold	04747	VMA Investment	1346 The Alameda
<input checked="" type="checkbox"/> 12/03/202	2023 TD 0044	162S314									623.00	\$85,215.60	Sold	04420	Harry Northen	P.O. Box 17101

Case Number: 2023 TD 005839
Result Date: 12/03/2025

Title Information:

Name: VMA Investment Properties, LLC
Address1: 1346 The Alameda, Suite 344
Address2: Suite 344
City: San Jose
State: CA
Zip: 95126

Cancel Update

?

Page 1 of 1

View 1 - 3 of 3

TOTALS: Items Count: 3 Balance: \$210,140.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$1,548.40 Total Due: \$211,815.00

74637

Maria Freitas

\$82,100.00

Deposit

\$4,105.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05839 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF KAY P MONAGHAN 911 JACKS BRANCH RD CANTONMENT, FL 32533	PROVIDIAN NATIONAL BANK PO BOX 9053 PLEASNANTON, CA 94566
FIRST SELECT CORPORATION PO BOX 9014 PLEASONTON, CA 94566	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 16th day of October 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN. That KEYS FUNDING LLC holder of Tax Certificate No. 05839, 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 N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

SECTION 05, TOWNSHIP 1 N, RANGE 31
W
TAX ACCOUNT NUMBER 112558175
(1225-61)

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

EST OF KAY P MONAGHAN

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 December, which is the 3rd day of December 2025.

Dated this 23rd day of October 2025.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 8341
Order Date: 10/23/2025
Number Issues: 4
Pub Count: 1
First Issue: 10/29/2025
Last Issue: 11/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

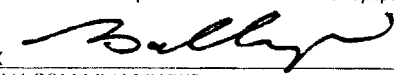
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 05839 KEYS FUNDING LLC Monaghan

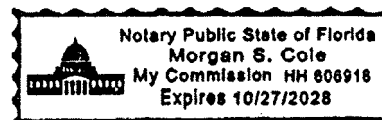
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025093336 12/8/2025 2:42 PM
OFF REC BK: 9417 PG: 448 Doc Type: TXD
Recording \$10.00 Deed Stamps \$574.70

Tax deed file number 1225-61

Parcel ID number 051N313000000006

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05839 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of December 2025, the land was offered for sale. It was sold to **VMA Investment Properties, LLC**, 1346 The Alameda, Suite 344 San Jose CA 95126, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS SECTION 05, TOWNSHIP 1 N, RANGE 31 W

**** Property previously assessed to: EST OF KAY P MONAGHAN**

On 3rd day of December 2025, in Escambia County, Florida, for the sum of (\$82,100.00) EIGHTY TWO THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylynda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of December, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg
Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2023 TD 005839
Account #	112558175
Property Owner	Est of Kay P Monaghan
Property Address	911 Jacks Branch Rd 32533
SOLD TO:	Maria Freitas \$82,100.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 603.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 1,114.22 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 7,145.26 ✓	\$
Refund High Bidder unused sheriff fees	\$ 251.40 ✓	\$
Additional taxes 2025 taxes	\$ 1,850.65 ✓	\$ 72,000.62
Postage final notices	\$ 246.70 ✓	\$
ECUA LIEN	\$ 246.70	\$ 71,27.72
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

ECUA 8080/834	Due \$ 246.70
	Paid \$ 246.70
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:



Recorded in Public Records 4/18/2019 8:42 AM OR Book 8080 Page 834,
Instrument #2019033779, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES 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:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

Customer: MONAGHAN KAY P EST OF

Account Number: 298586-134004

Amount of Lien: \$ 89.05, 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: 04/16/2019

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16TH day of APRIL, 2019, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Signature]
John W. Gaines, III
Notary Public
State of Florida
My Commission Expires June 28, 2021
Commission No. 110402

[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Mylanda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, December 9, 2025 11:29 AM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: [EXTERNAL]RE: 2023 TD 005839 / EST OF KAY MONAHAN / 911 JACKS BRANCH RD / LIEN PAYOFF REQUEST
Attachments: 911 JACKS BRANCH RD.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hello,

Please see below:

Termination Date	12/13/2018
Date Debt Paid	12/13/2023
Final Bill and or Write off Amount	\$89.05
Number of Days*	1826
Interest %*	18.00%
Daily Rate of Interest*	\$0.0439
Total Interest*	\$137.15
Total Amount Due*	\$226.20
Balance	\$89.05
Interest	\$137.15
Recording Fee	\$20.00
<u>Total</u>	\$246.20

Kind regards,
Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |

P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |

Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Tuesday, December 9, 2025 11:17 AM

To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>

Subject: 2023 TD 005839 / EST OF KAY MONAHAN / 911 JACKS BRANCH RD / LIEN PAYOFF REQUEST

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Good morning,

Can you please provide a payoff on the following lien? We sold the property at Tax Deed sale and have surplus funds to pay the lien.

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

NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY
following described real property situated in Escambia County, Florida, 1
and/or sanitation service provided to the following customer:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/1
28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN
R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI &
SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137
395 LESS MINERAL RIGHTS

Customer: MONAGHAN KAY P EST OF

Account Number: 298586-134004

Amount of Lien: \$ 89.05, together with additional unpaid util
any, which may accrue subsequent to the date of this notice and simp
charges at 18 percent per annum, or at such lesser rate as may be allowec

This lien is imposed in accordance with Section 159.17, Florida Statutes,
of Florida, as amended and Emerald Coast Utilities Authority Resolution 87
this lien shall be prior to all other liens on such lands or premises avr

Thanks,
MyLinda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

EMERALD COAST UTILITIES AUTHORITY
Account History - Combined Inquiry12/09/25
11:28:39

Customer ID: 298586 Name: MONAGHAN KAY P EST OF
Location ID: 134004 Addr: 911 JACKS BRANCH RD
Cycle/route : 77 02 Amount due : .00
Initiation date . . : 1/01/09 Pending : .00
Termination date . : 12/13/18 Customer/location status . : W

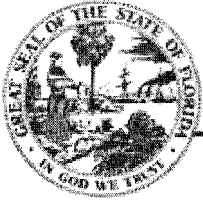
Type options, press Enter.

5=Display

Opt	Trn Type	Trn/Due Date	Description Bill Comment	Trn/Prv Amount	Reference Date/Num	Running Balance
-	SN ADJ	9/25/20	WRITE OFF-SANITATION	86.05-	9/23/20	.00
-	FU ADJ	9/25/20	WRITE OFF-CAPITAL FU	3.00-	9/23/20	86.05
-	FB BILL	1/09/19	FINAL BILL	13.24	1/11/19	89.05
-	BL BILL	11/20/18	CYCLE BILL	24.75	11/26/18	75.81
-	BL BILL	10/19/18	CYCLE BILL	22.38	10/23/18	51.06
-	BL BILL	9/20/18	CYCLE BILL	22.38	9/24/18	28.68
-	DP PMT	9/04/18	WALKERH 09041899	20.00-		6.30
-	BL BILL	8/21/18	CYCLE BILL	22.38	8/23/18	26.30

More...

F3=Exit F5=Adjustments F7=Pending F8=Charges F9=Print history
F10=Change view F11=Payments F12=Cancel F24=More keys



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

PROVIDIAN NATIONAL BANK
PO BOX 9053
PLEASANTON, CA 94566

Tax Deed File # 1225-61
Certificate # 05839 of 2023
Account # 112558175

Property legal description:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$71,727.72** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

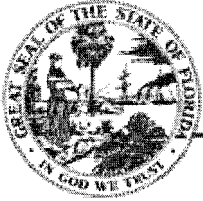


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 85



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

FIRST SELECT CORPORATION
PO BOX 9014
PLEASANTON, CA 94566

Tax Deed File # 1225-61
Certificate # 05839 of 2023
Account # 112558175

Property legal description:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

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Dated this 10th day of December 2025.

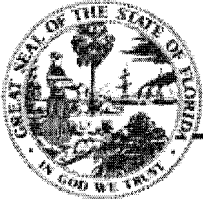


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 92



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

EST OF KAY P MONAGHAN
911 JACKS BRANCH RD
CANTONMENT, FL 32533

Tax Deed File # 1225-61
Certificate # 05839 of 2023
Account # 112558175

Property legal description:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

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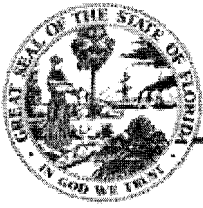


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafax Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0843 08



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

Tax Deed File # 1225-61
Certificate # 05839 of 2023
Account # 112558175

Property legal description:

BEG AT SW COR OF SEC N 1 DEG 35 MIN 41 SEC E ALG W LI OF SEC 1917 55/100 FT N 75 DEG 30 MIN 28 SEC E 274 77/100 FT TO WLY R/W LI OF SR 97 (100 FT R/W S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 500 FT FOR POB CONT S 14 DEG 29 MIN 32 SEC E ALG SD WLY R/W LI 80 FT S 75 DEG 30 MIN 28 SEC W 137 FT N 14 DEG 29 MIN 32 SEC W 80 FT N 75 DEG 30 MIN 28 SEC E 137 FT TO POB OR 3097 P 395 LESS MINERAL RIGHTS

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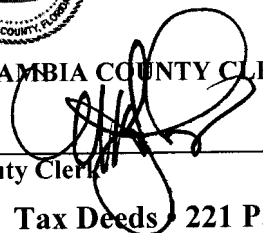
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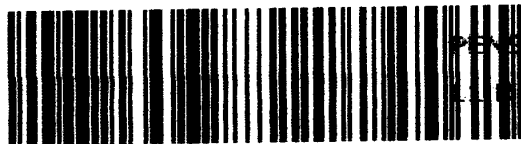


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

CERTIFIED MAIL™



9171 9690 0935 0129 0842 85

PENSACOLA FL 325
DEC 2025 AM 1



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FIRST-CLASS MAIL
IMI

\$008.86⁰

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PROVIDIAN NATIONAL BANK
PO BOX 9053
PLEASNANTON, CA 94566

Tax-Deed File # 1225-61
Certificate # 05839 of 2023
Account # 11000000

NIXIE 957 FE 1 0012/18/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-05219-11-15

UTF
94566-90533

CERTIFIED MAIL™



9171 9690 0935 0129 0842 92

PENSACOLA FL 325

DEC 2025 AM 1



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FIRST-CLASS MAIL
IMI

\$008.86⁹

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

RECEIVED
AUG 10 2025
12:34 PM

COPIES OF SURPLUS FUNDS FROM TAX DEED

FIRST SELECT CORPORATION
PO BOX 9014
PLEASANTON, CA 94566

Tax Deed File # 1225-61

Certified Mail # 9171 9690 0935 0129 0842 92

NIXIE

957 FE 1

0012/18/25

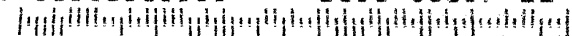
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-00837-11-16

UTF

04582583333



CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

****PLEASE INCLUDE A COPY OF YOUR PHOTO ID**

Eschmura Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palatka Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeed@escclerk.com

Clerk Contact Number: 850-595-4613

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

CERTIFICATE NUMBER:

SALE DATE:

PROPERTY ADDRESS:

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

☒ I claim the surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and indicate my claim if I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

MAIL CHECK TO: (if different address)

I am one of the following:

Lienholder:

☐

If claiming as a lienholder please complete Section 3.

Titleholder:

☐

If claiming as a titleholder please complete Section 4.

Other:

☒

Describe other: only heir

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:

Book #

Page #

Amount due:

COURT JUDGMENT:

Book #

Page #

Amount due:

CONDOMINIUM LIEN:

Book #

Page #

Amount due:

OTHER:

Describe other:

Amount due:

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE:

DEED:

Book #

Page #

PROBATE ORDER:

Book #

Page #

OTHER:

Describe other:

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

Amount of surplus claimed:

\$71,727.74

CLAIMANT SIGNATURE:

PRINTED NAME:

Keith Anthony Landgraaf

TO BE COMPLETED BY A NOTARY

STATE OF

COUNTY OF



PATRICK GRACE

Notary Public

State of Florida

Commission #HS550471

Expires 5/1/2024

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ video.

Notarization this 15 day of December, 2023 by Patrick B. Grace

NOTARY SIGNATURE:

PRINTED NAME:

Patrick B. Grace

Personally known: TD

Mylinda Johnson (COC)

From: Keith Landgraff <keithlandgraff@gmail.com>
Sent: Tuesday, December 16, 2025 10:38 AM
To: COC TaxDeeds
Subject: [EXTERNAL]
Attachments: 5824851237049409946.jpg; IMG_20251216_102845394_MP.jpg

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

	Repayment Overpayment Refund Amount	\$7,151.51
Book/Page	9322	837

Notes

ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$35.60 EBH

10/27/2025 DEPUTY POSTED PROPERTY. MKJ

10/31/2025 SHERIFF NOTICE TO KAY P MONAGHAN WAS SERVED TO KEITH LANGRAFF, SON. MKJ

12/2/2025 KYLE CALLED, 586-484-3427, PLANS TO REDEEM.MKJ