

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

					a sire i sa i ras dal			
Part 1: Tax Deed	Application Infor	nation		Accept to the second			3.3	
Applicant Name Applicant Address	PO BOX 71540	EYS FUNDING LLC - 6023 O BOX 71540 HILADELPHIA, PA 19176-1540			Application date			Apr 21, 2025
Property description	escription 911 JACKS BRANCH RD		Certificate #			2023 / 5839		
	CANTONMENT, FL 911 JACKS BRANC 11-2558-175 BEG AT SW COR C ALG W LI OF SEC 28 SEC E (Full lega	:H RD)F SEC N 1917 55/10	00 FT N 75		Date o	ertificate is:	sued	06/01/2023
Part 2: Certificate	es Owned by App	licant an	d Filed wi	th Tax Deed	Applica	ation		
Column 1 Certificate Numbe	Colum	n 2	Co	olumn 3 unt of Certificate		Column 4 interest		Column 5: Total (Column 3 + Column 4)
# 2023/5839	06/01/2	023		1,617.63			80.88	1,698.51
		-	<u> </u>			→Part 2:	Total*	1,698.51
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)	- # 1 / 1		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column Interes	-	Total (Column 3 + Column 4 + Column 5)
# 2024/5954	06/01/2024	0	1,752.39		6.25		128.51	1,887.15
						Part 3:	Total*	1,887.15
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)			\$ 1.3×		
	ificates in applicant's		2.1	r certificates re	deemed Total of	by applica Parts 2 + 3	nt above	3,585.66
2. Delinquent tax	es paid by the applic	ant		<u></u>				0.00
					1,699.04			
					200.00			
5. Tax deed appl								175.00
	ed by tax collector un	der s 197	542 F.S. (s	ee Tax Collect	or Instru	ctions, pag	e 2)	0.00
7.	ed by tax conector un	uer 3.137.	0-12, 1 .O. (O			al Paid (Lin		5,659.70
I certify the above i	nformation is true and that the property in	d the tax co	ertificates, i statement is	nterest, proper s attached.		ation repo	t fee, a	nd tax collector's fees
						Escambi	<u>a,</u> Flori	da
Sign here:	nature Thy Collector or Des	sianee			Da	ate <u>Apri</u>	24th,	2025_
Sign	nature, Tax Collector or Des	angrice						3

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

Par	Part 5: Clerk of Court Certified Amounts (Lines 8-14)		
	Processing tax deed fee		
	Certified or registered mail charge		
	Clerk of Court advertising, notice for newspaper, and electronic auction fees		
	Recording fee for certificate of notice		
	Sheriff's fees		
13.	Interest (see Clerk of Court Instructions, page 2)		
14.	Total Baid // inco 9 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 12/03/2025 Signature, Clerk of Court or Designee		

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

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

Application Number: 2500161

To: Tax Collector of ESC	AMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-19 hold the listed tax certificate a	540, nd hereby surrender ti	ne 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
 pay all delinquent a pay all Tax Collecto Sheriff's costs, if ap 	ling tax certificates plu and omitted taxes, plus r's fees, property inform plicable.	s interest covering the mation report costs, (
Electronic signature on file KEYS FUNDING LLC - 602 PO BOX 71540 PHILADELPHIA, PA 191	23 76-15 4 0		<u>04-21-2025</u> Application Date

Applicant's signature



Gary "Bubba" Peters Escambia County Property Appraiser

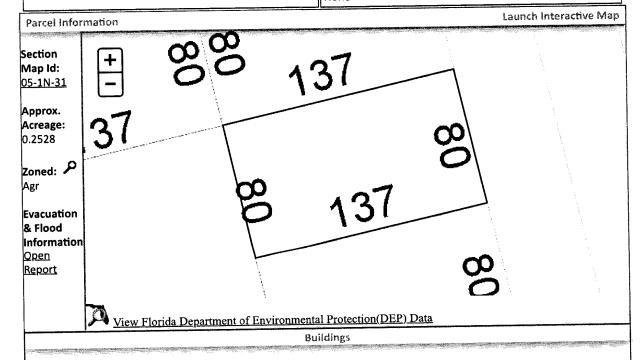
Real Estate Search

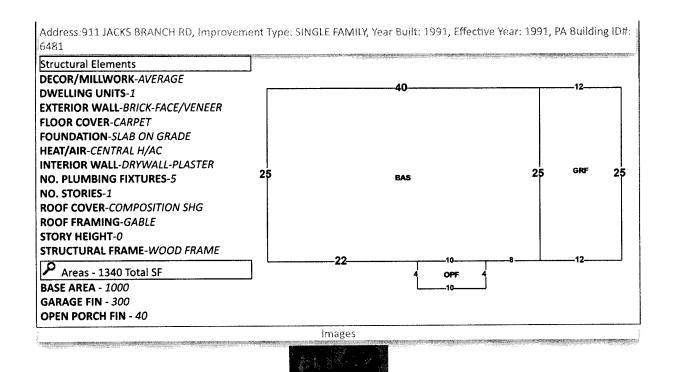
Tangible Property Search

Sale List

Back

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





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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038350 5/23/2025 11:57 AM
OFF REC BK: 9322 PG: 837 Doc Type: TDN

NOTICE OF APPLICATION FUR 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.

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 REPORT IS ISSUED TO:

Malphel

Dated: September 15, 2025

Michael A. Campbell,

As President

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #:	11-2558-175	CERTIFICATE #:	2023-5839	_
REPORT IS LIMITED		RESSLY IDENTIFIED BY	RS OR OMISSIONS IN THIS NAME IN THE PROPERTY IFORMATION REPORT.	
listing of the owner(s) tax information and a l	of record of the land describe isting and copies of all open lin the Official Record Bool	ed herein together with curror or unsatisfied leases, mortg	user named above includes a ent and delinquent ad valorem ages, judgments and rida that encumber the title to	
and mineral or any sub			or in subsequent years; oil, gaons, and covenants of record;	ıs,
-	-	-	ument attached, nor is it to be ny other form of guarantee or	
Use of the term "Repor	t" herein refers to the Prope	rty Information Report and	the documents attached hereto).
Period Searched: Septe	mber 12, 2005 to and inclu	ding September 12, 2025	Abstractor: Andrew H	unt
BY				

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

ABSTRACTOR'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

CEDTIEICA	TION. DDA	THE PROPERTY	TATEODALATE	ION REPORT	EOD TDA
	THE N. PRI	PHRIV			HIDR IIIA

TAX DEED SALE DATE:	DEC 3, 2025
TAX ACCOUNT #:	11-2558-175
CERTIFICATE #:	2023-5839
those persons, firms, and/or agencies ha	orida Statutes, the following is a list of names and addresses of aving legal interest in or claim against the above-described e certificate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, ☐ Notify Escambia County, ☐ Homestead for 2024 ta	, 190 Governmental Center, 32502
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

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

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)





08003097N 395

FILE NO	91-6528
DOC.	249.00
REC:	5-00-51
TOTAL	<u> 255.0</u> 0
STATE OF	FLORIDA

CORPORATION

This instrument prepared by:

REC: 5-80-31	Carol D. Eubanks
TOTAL 255.00	Parent Account # Southland Title of Pensacola, Inc 11-2558-100 1120 N. 12th Ave.
SINIE OF FLORIDA	Pensacola, Florida 32501
COUNTY OF Escambia	
KNOW ALL MEN BY THESE PRESENTS: The	×
Lonnie King Constructi	on Co., a Florida Corporation
	, Grantor*,
for and in consideration of Ten Dollars (\$10.0 which is hereby acknowledged has barggined, so Kay P. Monaghan, a	and other good and valuable considerations the receipt of ld, conveyed and granted unto
Address: 911 Jack's Branch Road grantee's heirs, executors, administrators and a and being in the County of Escambia	Cantonment, Florida 32533 ssigns, forever, the following described property, situate, lying , State of Florida, to-wit:
Escambia County, Florida; thence Norsaid Section 5 for 1917.55 feet; the to the Westerly right-of-way line degrees 29'32" East along said Wester of Beginning; thence continue Soutright-of-way line for 80.00 feet; the thence North 14 degrees 29'32" West East for 137.00 feet to the Point of	f Section 5, Township 1 North, Range 31 West, th 01 degree 35'41" East along the West line of noe North 75 degrees 30'28" East for 274.77 feet of County Road \$97 (100' R/W): thence South 14 ly right-of-way line for 500.00 feet to the Point h 14 degrees 29'32" East along said Westerly noe South 75 degrees 30'28" West for 137.00 feat; for 80.00 feat; thence North 75 degrees 30'28" East along said Westerly noe South 75 degrees 30'28" Beginning. All lying and being in a portion of West, Escambia County, Florida, and containing
D. S. PD. 24700 DATE 12-12-71 JOZ A. FLCWENS, COMPTROLLER BY: 27-02 D.C. CERT. PEG #59-2049328-27-01	9 2 1 1 9 2 FILE 12 TO SERVE OF THE PERSON OF THE PERSON OF THE SERVE OF THE ABOVE TO S
Subject to taxes for current year and to valid a if any, which are not hereby reimposed. Subject also	easements and restrictions of record affecting the above property,
	d land and will defend the same against the lawful claims of all
norsons whomsomer	
successors and/or essigns of the resp	intex/grantor" shall include the heirs, personal representatives, sective parties hersto, the use of singular member shall include r, the use of any gender shall include the genders.
IN WITNESS WHEREOF, grantor has hereu	December 11 1001
Attest:	Lonnie King Construction Co. (2)
Secretary	
Signed, sealed and delivered	BY: Zorack Regument
in the presence of:	Lonnie King VKM SIDENT
Brenda & Jick	
Grender-Co Fink	$\mathcal{M}_{\mathcal{S}}(\mathcal{A}, \mathcal{A})$
Poulsmil	(Corporate Scal) シースプロード
CORIE JAITH	
STATE OF FLORIDA COUNTY OF Escambia	
The second secon	December 11, 1991 (100 15)
The foregoing instrument was acknowledged be	
Lomie King, President Florida	of NORTH KING CONSTRUCTION WORKS , a corporation, on behalf of the corporation.
	corporation, on behalf of the corporation.
CLERK FILE NO.	Busin & Duk
	Notary Public

Order: 2025-DEC-3 Doc: FLESCA:3097-00395

(Sec. Sec.

Page 1 of 1

Notary Seal

Requested By: AndrewHunt, Printed: 8/22/2025 3:38 PM

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

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: <u>04/16/2019</u>

MERALD COAST UTILITIES AUTHORITY

BY: 1/6/ce

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this $\underline{16TH}$ day of $\underline{\text{APRIL}}$, $20\,\underline{\text{19}}$, by $\underline{\text{SANDRA VOLCAN}}$ of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

John W. Gaines, IH Notary Public State of Florida My Commission Expires June 25, 2021 Commission No. 118402

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

> PROBLEE MASAHA PROPLECTOR CONTROL PROPLECTOR FLORIC

ZUU SEP 19 P 1:56

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 ______ day of _September_,

2000.

COUNTY COURT JUDGE

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

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
THE ORIGINAL ON FILE IN THIS OFFICE
THEORIGINAL ON THE THIS OFFICE
THE THEORIGINAL ON THE THEORIGINAL ON THE THIS OFFICE
THE THEORIGI

DATE (0125)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

> DR BK 4610 PGQ374 scambia 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

FINAL JUDGMENT

AND RECORDED

VS.

KAY P MONAGHAN

Defendant(s)

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

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

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is PO Box 9104, Pleasonton 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

SEPTEMBER <u>, 20 00.</u>

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

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

CERTIFIED ORIGINAL S DFFICE IAL SEAL

FLORIDA

DATE:

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:

	PROVIDIAN NATIONAL BANK
911 JACKS BRANCH RD	
CANTONMENT, FL 32533	PLEASNANTON, CA 94566

FIRST SELECT CORPORATION ECUA
PO BOX 9014 9255 STURDEVANT ST
PLEASONTON, CA 94566 PENSACOLA, FL 32514

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

COMPTRO H

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 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

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

911 JACKS BRANCH RD 32533



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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

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 26-000691

918

125.61

Document Number: ECSO25CIV046707NON

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

Service Fee: Receipt No:

\$40.00 **BILL**

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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

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 26-000723

1225.61

Document Number: ECSO25CIV046769NON

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

Bv:

A. HARDIN, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: LSTRAVIS

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