

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

1225.68

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Part 1: Tax Deed	Application Infor	mation		1. 1. 2.	1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1		
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	HARRIS NIKKI LYNN 3264 WINDMILL CIR CANTONMENT, FL 32533			Certificate #		2023 / 6199	
	3264 WINDMILL CIR 11-4499-160					06/01/2023	
Part 2: Certificat	es Owned by App	licant and	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number	Columi	າ 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/6199	06/01/2	023		3,754.47		187.72	3,942.19
					. 	→Part 2: Total*	3,942.19
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount o		Column 4 Tax Collector's I	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
# 2024/6345	06/01/2024		4,374.40		6.25	320.79	4,701.44
		1				Part 3: Total*	4,701.44
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all cert	ificates in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	8,643.63
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant						4,161.97
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7. Total Paid (Lines 1-6)					13,180.60		
	nformation is true and d that the property inf				y inform	ation report fee, ar	nd tax collector's fees
- P	XX					Escambia, Florid	a
Sign here:	ature, lax Collector or Des	ianee			Da	ate <u>April 24th, 2</u>	2025
Sign.	ature, max collector or Des	Auce					

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500374

To: Tax Collector of <u>ESC</u>	CAMBIA COUNTY	_, Florida	
KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1 hold the listed tax certificate a		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
11-4499-160	2023/6199	06-01-2023	LT 12 BLK A COPPER FOREST ESTATES PB 13 P 46 OR 8865 P 1116
 pay all delinquent a pay all Tax Collector Sheriff's costs, if approximately 	ding tax certificates plus in and omitted taxes, plus in or's fees, property informate oplicable.	nterest covering thation report costs, (ne property. Clerk of the Court costs, charges and fees, and
which are in my possession.		cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 202 PO BOX 71540 PHILADELPHIA, PA 191	23		<u>04-21-2025</u> Application Date
Applica	ant's signature	· · · · · · · · · · · · · · · · · · ·	



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

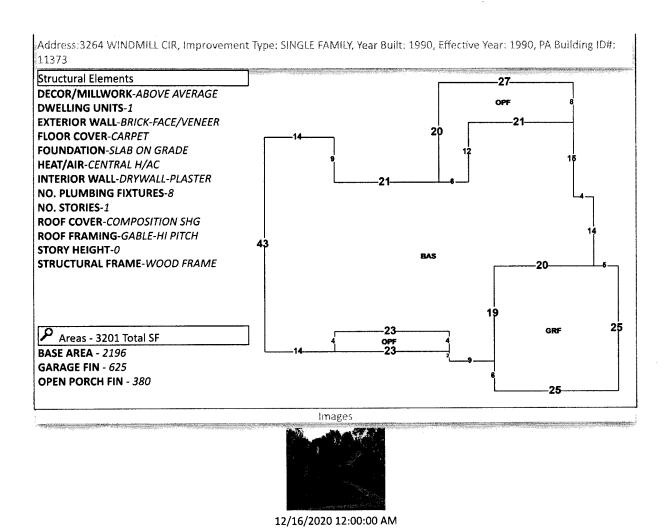
Sale List

<u>Back</u>

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RIS NIKKI LYNN WINDMILL CIR		- 11 -		\$40,000	\$262,733	\$202 7 22	ć202 723
WINDMILL CIR		2			T	\$302,733	\$302,733
			2023	\$40,000	\$248,702	\$288,702	\$288,70
ONMENT, FL 3253		2	2022	\$35,000	\$224,802	\$259,802	\$233,19
	33	\ -					
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	NTY MSTU Tax Inquiry Wind y of Scott Lunsford ollector Value Type Mu \$ \$100 CJ \$16,900 WD courtesy of Pam C of the Circuit Court 124.84	NTY MSTU n Tax Inquiry Window y of Scott Lunsford bilector Value Type Multi Parcel Re \$ \$100 CJ N \$ \$100 CJ N \$ \$16,900 WD N Courtesy of Pam Childers of the Circuit Court and	NTY MSTU n Tax Inquiry Window y of Scott Lunsford bilector Value Type Multi Parcel Records \$ \$100 CJ N D \$ \$16,900 WD N D Courtesy of Pam Childers of the Circuit Court and 24.84 240	NTY MSTU In Tax Inquiry Window In Inquiry Window Inquiry Window	NTY MSTU Tax Inquiry Window y of Scott Lunsford Ollector Rep 2024 Certified Roll E. None 12024 Certified Roll E. None Legal Description LT 12 BLK A COPPER 1116 Extra Features None 124.84 240 27.1	Tax Estima Change of Ad The for Exemption Report Storm D 2024 Certified Roll Exemptions None Legal Description LT 12 BLK A COPPER FOREST ESTAT 1116 Extra Features None 124.84 240 27.1	Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage P Value Type Multi Parcel Records \$ \$100 CJ N Co \$ \$100 CJ N Co \$ \$100 CJ N Co \$ \$16,900 WD N Co \$ \$16,900 WD N Co \$ \$16,900 WD N Co \$ \$100 CJ N Courtesy of Pam Childers of the Circuit Court and Extra Features None Launch Interpolation Laun

View Florida Department of Environmental Protection(DEP) Data

Buildings



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:05/22/2025 (tc.4926)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038355 5/23/2025 12:00 PM
OFF REC BK: 9322 PG: 842 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 06199, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 12 BLK A COPPER FOREST ESTATES PB 13 P 46 OR 8865 P 1116

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114499160 (1225-68)

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

NIKKI LYNN HARRIS

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.

COUNTY TOWN

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, ESC	CAMBIA COUNTY TA	X COLLECTOR				
TAX A	CCOUNT #:	11-4499-160	CERTIFICATE #:	2023-6199)		
REPOR	T IS LIMITED TO	THE PERSON(S) EXP	E LIABILITY FOR ERRO RESSLY IDENTIFIED BY S) OF THE PROPERTY IN	NAME IN THE I	PROPERTY		
listing of tax info encumb	of the owner(s) of re rmation and a listing	cord of the land describe g and copies of all open the Official Record Book	ne instructions given by the ed herein together with curr or unsatisfied leases, mortg ks of Escambia County, Flo	ent and delinquent ages, judgments ar	ad valorem nd		
and mir	neral or any subsurfa		es and assessments due now nature; easements, restricti				
conside			cy or sufficiency of any docu tile, a guarantee of title, or an				
Use of	he term "Report" he	erein refers to the Prope	rty Information Report and	the documents atta	ched hereto.		
Period Sea	arched: Septembe	r 12, 2005 to and inclu	ding September 12, 2025	Abstractor:	Andrew Hunt		
BY							
111	Malphel						

Michael A. Campbell, As President

Dated: September 15, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 15, 2025

Tax Account #: 11-4499-160

1. The Grantee(s) of the last deed(s) of record is/are: NIKKI LYNN HARRIS

By Virtue of Order Determining Homestead recorded 9/27/2022 in OR 8865/1116

- 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. Code Enforcement Order in favor of Escambia County recorded 6/26/2025 OR 9336/1079
- 4. Taxes:

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

Tax Account #: 11-4499-160 Assessed Value: \$301,838.00

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): COPPER FOREST ESTATES HOMEOWNER'S ASSOCIATION, INC

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 DA	TE: DEC 3, 2025
TAX ACCOUNT #:	11-4499-160
CERTIFICATE #:	2023-6199
those persons, firms, ar	etion 197.522, Florida Statutes, the following is a list of names and addresses of ind/or agencies having legal interest in or claim against the above-described eferenced tax sale certificate is being submitted as proper notification of tax deed
Notify Es	ity of Pensacola, P.O. Box 12910, 32521 scambia County, 190 Governmental Center, 32502 ad for <u>2024</u> tax year.
NIKKI LYNN HARRI 3264 WINDMILL CIR CANTONMENT, FL	PO BOX 384
ESCAMBIA COUNTY CODE ENFORCEME 3363 W PARK PL PENSACOLA, FL 325	NT COPPER FOREST ESTATES HOMEOWNERS' ASSN INC 621 COPPER RIDGE DR

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 #:11-4499-160

LEGAL DESCRIPTION EXHIBIT "A"

LT 12 BLK A COPPER FOREST ESTATES PB 13 P 46 OR 8865 P 1116 SECTION 37, TOWNSHIP 1 N, RANGE 31 W TAX ACCOUNT NUMBER 11-4499-160(1225-68)

Recorded in Public Records 6/23/2025 8:15 AM OR Book 9336 Page 1079, Instrument #2025046506, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 6/20/2025 7:58 AM OR Book 9336 Page 238, Instrument #2025046157, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO:

PR#:

CE24105358N **LOCATION: 3264 WINDMILL CIR** 371N314110012001

VS.

HARRIS, NIKKI LYNN 3264 WINDMILL CIR **CANTONMENT, FL 32533**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

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

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

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

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

It is hereby ORDERED that the RESPONDENT(S) shall have until 7/1/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

BK: 9336 PG: 1080 BK: 9336 PG: 239

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$30.00 per day, commencing 7/2/2025. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the

This fine shall be forwarded to the Board of County Commissioners of Escambia Page 2 Of 3

prevailing party against RESPONDENT(S).

BK: 9336 PG: 1081 Last Page BK: 9336 PG: 240 Last Page

County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

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

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 17th day of

June, 2025.

Special Magistrate
Office of Environmental Enforcement

Page 3 Of 3

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06199 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:

NIKKI LYNN HARRIS 3264 WINDMILL CIR CANTONMENT, FL 3253:	COPPER FOREST ESTATES HOMEOWNERS' ASSN INC PO BOX 384 GONZALEZ, FL 32560		VC .	
6	OPPER FOREST ESTATES HOMEOWNERS' ASSN INC		ESCAMBIA COUNTY / 221 PALAFOX PLACE PENSACOLA FL 32502	STE 430
ESCAMBIA COUNTY OFFICE OF ESCAMBIA CENTRAL OFFICE CO 3363 WEST PARK PLACE				

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

PENSACOLA FL 32505

COMPTRO

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

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SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114499160 (1225-68)

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

NIKKI LYNN HARRIS

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

COMPT POLIT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

3264 WINDMILL CIR 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

NIKKI LYNN HARRIS 3264 WINDMILL CIR 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

Document Number: ECSO25CIV046724NON

Agency Number: 26-000695

1275.68

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 06199 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: NIKKI LYNN HARRIS

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 10:46 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

Ву:

A. HARDIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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. 06199**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 12 BLK A COPPER FOREST ESTATES PB 13 P 46 OR 8865 P 1116

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114499160 (1225-68)

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

NIKKI LYNN HARRIS

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

Post Property:

3264 WINDMILL CIR 32533

STATE COUNTY COU

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: 26-000729

1225.68

Document Number: ECSO25CIV046778NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 06199 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: NIKKI LYNN HARRIS

Defendant:

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

Individual

Received this Writ on 10/24/2025 at 8:33 AM and served same on NIKKI LYNN HARRIS , at 4:15 PM on 11/3/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering 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.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Rv.

A. HARDIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

NIKKI LYNN HARRIS 3264 WINDMILL CIR CANTONMENT, FL 32533

SALE COUNTY ROOM

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk