



# 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	EDWARDS CLARANCE C EST OF EDWARDS CORA LEE EST OF 3008 N BERWICK ST PENSACOLA, FL 32503 3008 N BERWICK ST 05-1000-000 LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770	Certificate #	2022 / 1918
		Date certificate issued	06/01/2022

## 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)
# 2022/1918	06/01/2022	1,684.93	84.25	1,769.18
→ Part 2: Total*				1,769.18

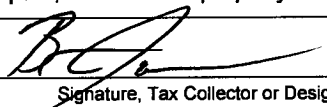
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/1894	06/01/2023	1,875.59	6.25	93.78	1,975.62
# 2022/7666	06/01/2022	1,771.64	6.25	88.58	1,866.47
Part 3: Total*					3,842.09

## 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)	5,611.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,868.85
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)	7,855.12

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  
Date April 24th, 2024  
Signature, Tax Collector or Designee

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS + 6.25

### 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

512  
R. 12/16

Application Number: 2400531

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022  
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
05-1000-000	2022/1918	06-01-2022	LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770

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 - 9022  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-22-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 042S306001033013 <b>Account:</b> 051000000 <b>Owners:</b> EDWARDS CLARANCE C EST OF EDWARDS CORA LEE EST OF <b>Mail:</b> 3008 N BERWICK ST PENSACOLA, FL 32503 <b>Situs:</b> 3008 N BERWICK ST 32503 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$6,840</td> <td>\$131,968</td> <td>\$138,808</td> <td>\$120,076</td> </tr> <tr> <td>2022</td> <td>\$6,840</td> <td>\$119,326</td> <td>\$126,166</td> <td>\$109,160</td> </tr> <tr> <td>2021</td> <td>\$6,840</td> <td>\$93,951</td> <td>\$100,791</td> <td>\$99,237</td> </tr> </tbody> </table> <p align="center"><a href="#">Disclaimer</a></p> <p align="center"><a href="#">Tax Estimator</a></p> <p align="center"><a href="#">File for Exemption(s) Online</a></p> <p align="center"><a href="#">Report Storm Damage</a></p>		Year	Land	Imprv	Total	Cap Val	2023	\$6,840	\$131,968	\$138,808	\$120,076	2022	\$6,840	\$119,326	\$126,166	\$109,160	2021	\$6,840	\$93,951	\$100,791	\$99,237																
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/28/2013</td> <td>7055</td> <td>770</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/2000</td> <td>4552</td> <td>291</td> <td>\$62,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1986</td> <td>2190</td> <td>726</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1975</td> <td>961</td> <td>596</td> <td>\$800</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1967</td> <td>338</td> <td>74</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/28/2013	7055	770	\$100	QC		04/2000	4552	291	\$62,000	WD		02/1986	2190	726	\$100	QC		01/1975	961	596	\$800	QC		01/1967	338	74	\$100	WD		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770  <b>Extra Features</b> None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
07/28/2013	7055	770	\$100	QC																																			
04/2000	4552	291	\$62,000	WD																																			
02/1986	2190	726	\$100	QC																																			
01/1975	961	596	\$800	QC																																			
01/1967	338	74	\$100	WD																																			

<b>Parcel Information</b> <b>Section Map Id:</b> 04-2S-30-2 <b>Approx. Acreage:</b> 0.1637 <b>Zoned:</b> MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR		<p align="right"><a href="#">Launch Interactive Map</a></p> <p align="center"><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	
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MDR  
MDR  
MDR  
MDR  
MDR


Evacuation  
& Flood  
Information  
[Open  
Report](#)

Buildings

Address: 3008 N BERWICK ST, Year Built: 1986, Effective Year: 1986, PA Building ID#: 72093

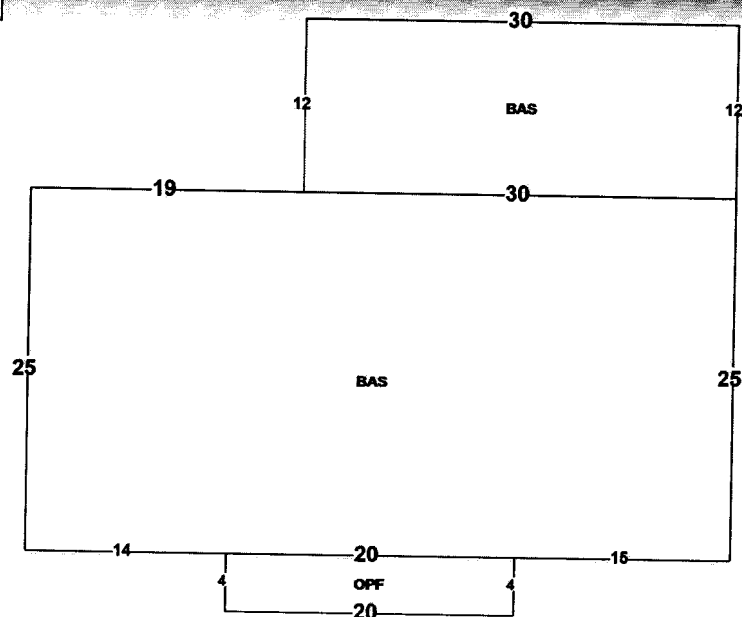
Structural Elements

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  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1665 Total SF

BASE AREA - 1585

OPEN PORCH FIN - 80



Images



10/1/2018 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: 05/07/2024 (tc.5863)



**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 #: 05-1000-000 CERTIFICATE #: 2022-1918

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: December 12, 2004 to and including December 12, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 17, 2024

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

December 17, 2024

Tax Account #: **05-1000-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF CLARANCE C. EDWARDS**

**By Virtue of Quitclaim Deed recorded 8/2/2013 in OR 7055/770 and Death Certificate recorded 8/7/2024 - OR 9186/136 and Probate Case No 2024 CP 001625.**

**ABTRACTOR'S NOTE: PROBATE HAS BEEN OPENED AND PETITION TO DETERMINE HOMESTEAD HAS BEEN FILED BUT AT TIME OF SEARCH NO ORDER HAD BEEN RECORDED. WE HAVE INCLUDED THE HEIR LISTED ON PETITION FOR HOMESTEAD AND PETITION FOR SUMMARY ADMINISTRATION FOR NOTICE. DECENDANT IS AKA CLARENCE COLLISKUS EDWARDS AND AKA CLARENCE EDWARDS, JR.**

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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 03/11/2016 – OR 7490/1803**
  - b. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 01/15//2019 – OR 8030/1280**
  - c. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 5/19/2021-OR 8534/467**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 05-1000-000**

**Assessed Value: \$132,083.00**

**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 title search 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 & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 2, 2025

**TAX ACCOUNT #:** 05-1000-000

**CERTIFICATE #:** 2022-1918

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.

**ESTATE OF CLARANCE C. EDWARDS**  
**AKA CLARENCE COLLISKUS EDWARDS**  
**AKA CLARENCE EDWARDS, JR.**  
**MICHAEL A. EDWARDS AND**  
**ESTATE OF CORA LEE EDWARDS**  
**3008 N BERWICK ST**  
**PENSACOLA, FL 32503**

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

**Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of December, 2024.**

**PERDIDO TITLE & ABSTRACT, INC.**



\_\_\_\_\_  
BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**December 17, 2024**

**Tax Account #:05-1000-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-1000-000(0425-26)**

Recording prepared by:  
Soloman M. Abercrombie, Notary Public  
3902 North 9<sup>th</sup> Ave Suite 3  
Pensacola, FL. 32503

and when recorded, please return this deed  
and tax statements to: Clarence C. Edwards

Above reserved for official use only

Property Appraiser's Parcel ID #

Grantee's SS No:

### QUITCLAIM DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CORA LEE EDWARDS, a widowed woman** ("Grantor"), hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Cora Lee Edwards and Clarence C. Edwards ("Grantee's"), (**"JOINT TENANTEE WITH RIGHTS OF SURVIVORSHIP"**), and all rights, title, interest and claim to the following real property in the **City of Pensacola, County of Escambia, State of Florida** with the following legal description:

LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291

**Property Address: NORTH 3008 BERWICK ST. PENSACOLA, FLORIDA 32503**

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

**EXECUTED: THIS 24th DAY OF JULY, 2013**

Cora Lee Edwards

Grantor's Signature

CORA LEE EDWARDS

Grantor's Printed Name

Quitclaim Deed - 1



Grantee's Address  
3008 N. BERWICK ST  
PENSACOLA, FL. 32503


Grantors Address:  
3008 N. BERWICK ST  
PENSACOLA, FL. 32503

Above reserved for official use only

Signed in our presence:

  
(Witness Signature)

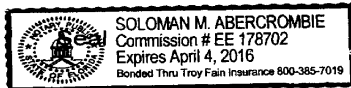
Print Name: Corleen Sampson

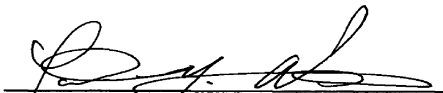
  
(Witness Signature)

Print Name: Soloman M. Abercrombie

State of FLORIDA )  
County of ESCAMBIA )

The foregoing instrument was acknowledged before me on 24th JULY , 2013  
by **CORA LEE EDWARDS** who is/are personally known by me or who has/have  
produced: FL. Driver License as identification and who did take an oath.



  
Notary Public, State of Florida  
Soloman M. Abercrombie

My commission expires: April 4th 2016

Quitclaim Deed - 2



This Instrument Was Prepared  
By And Is To Be Returned To:  
Processing Dept,  
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:

LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770

Customer: CLARENCE C EDWARDS

Account Number: 377585-21865

Amount of Lien: \$ 349.20, 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.

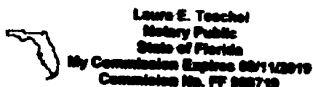
Dated: 3/9/16

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9 day of  
MARCH, 2016, by WILLIE J MOORER JR of the Emerald  
Coast Utilities Authority, who is personally known to me and who did not take an oath.



Laura E. Teicher  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

This Instrument Was Prepared  
By And Is To Be Returned To:  
CUSTOMER SERVICE,  
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:

LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770

Customer: CLARENCE EDWARDS

Account Number: 377585-21865

Amount of Lien: \$801.82, 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.

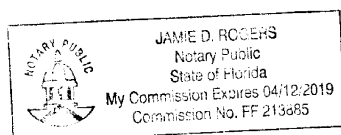
Dated: 010919

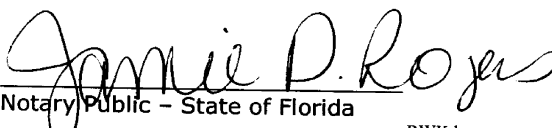
EMERALD COAST UTILITIES AUTHORITY

BY: 

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2019, by Carroll Adams of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

Recorded in Public Records 5/19/2021 2:08 PM OR Book 8534 Page 467,  
Instrument #2021055262, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This Instrument Was Prepared  
By And Is To Be Returned To:  
PROCESSING  
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:

LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770

Customer: CLARANCE C & CORA LEE EDWARDS ESTATE OF

Account Number: 377585-21865

Amount of Lien: \$ 122.36, 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.

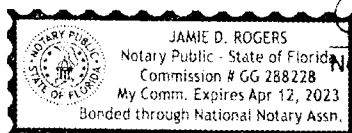
Dated: 5/13/2021

EMERALD COAST UTILITIES AUTHORITY

BY: Robbie Dean

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13TH day of MAY, 2021, by ROBBIE DEAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers  
Notary Public - State of Florida

RWK Is  
Revised 05/31/11

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01918 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ESTATE OF CLARANCE C EDWARDS 3008 N BERWICK ST PENSACOLA, FL 32503	ESTATE OF CORA LEE EDWARDS 3008 N BERWICK ST PENSACOLA, FL 32503
MICHAEL A. EDWARDS 3008 N BERWICK ST PENSACOLA, FL 32503	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 13th day of February 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 April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01918**, issued the **1st day of June, A.D., 2022** 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:

**LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4552 P 291 OR 7055 P 770**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 051000000 (0425-26)**

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

**ESTATE OF CLARANCE C EDWARDS and ESTATE OF CORA LEE EDWARDS**

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 April, which is the **2nd day of April 2025**.

Dated this 18th day of February 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

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:

**3008 N BERWICK ST 32503**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**ESTATE OF CLARANCE C EDWARDS**  
3008 N BERWICK ST  
PENSACOLA, FL 32503

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



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**ESTATE OF CORA LEE EDWARDS**  
3008 N BERWICK ST  
PENSACOLA, FL 32503

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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ESTATE OF CLARANCE C EDWARDS  
[0425-26]  
3008 N BERWICK ST  
PENSACOLA, FL 32503

9171 9690 0935 0127 2449 88

ESTATE OF CORA LEE EDWARDS  
[0425-26]  
3008 N BERWICK ST  
PENSACOLA, FL 32503

9171 9690 0935 0127 2449 95

MICHAEL A. EDWARDS [0425-26]  
3008 N BERWICK ST  
PENSACOLA, FL 32503

9171 9690 0935 0127 2449 33

ECUA [0425-26]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

9171 9690 0935 0127 2449 26

contact

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-26

**Document Number:** ECSO25CIV006278NON

**Agency Number:** 25-003894

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01918 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ESTATE OF CLARANCE C EDWARDS AND ESTATE OF CORA LEE EDWARDS  
**Defendant:**

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

Received this Writ on 2/21/2025 at 9:17 AM and served same at 3:56 PM on 2/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving ESTATE OF CORA LEE EDWARDS , the within named, to wit: MICHAEL EDWARDS, SON.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 916  
K. LUCAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

003894

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**Personal Services:**

**ESTATE OF CORA LEE EDWARDS**  
3008 N BERWICK ST  
PENSACOLA, FL 32503

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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RECORDED

2025 FEB 17 11:17 AM

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-26

**Document Number:** ECSO25CIV006238NON

**Agency Number:** 25-003847

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01918 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ESTATE OF CLARANCE C EDWARDS AND ESTATE OF CORA LEE EDWARDS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/21/2025 at 9:15 AM and served same at 7:38 AM on 2/25/2025 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: \_\_\_\_\_

*K. Lucas 914*

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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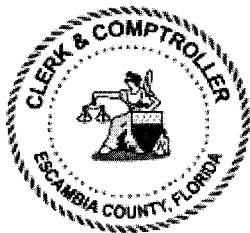
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### Post Property:

3008 N BERWICK ST 32503



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED  
FEB 21 12 05 PM '25  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-26

**Document Number:** ECSO25CIV006277NON

**Agency Number:** 25-003893

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01918 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ESTATE OF CLARANCE C EDWARDS AND ESTATE OF CORA LEE EDWARDS

**Defendant:**

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

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*K. Lucas*

K. LUCAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

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**ESTATE OF CLARANCE C EDWARDS**  
3008 N BERWICK ST  
PENSACOLA, FL 32503

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



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Emily Hogg  
Deputy Clerk

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# THE SUMMATION WEEKLY

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

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7744  
Order Date: 2/20/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 2/26/2025  
Last Issue: 3/19/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025

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

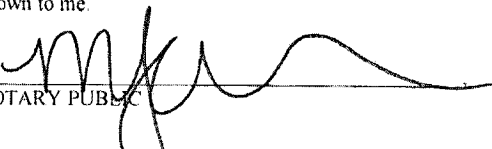
## 2022 TD 01918 KEYS FUNDING LLC – Edwards

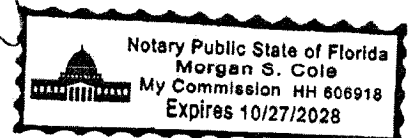
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

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 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



## 2024

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-1000-000	06		0425306001033013

EDWARDS CLARANCE C EST OF  
3008 N BERWICK ST  
PENSACOLA, FL 32503

PROPERTY ADDRESS:  
3008 N BERWICK ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/1918

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	132,083	0	132,083	873.93
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	146,253	0	146,253	256.24
BY STATE LAW	3.0950	146,253	0	146,253	452.65
WATER MANAGEMENT	0.0218	132,083	0	132,083	2.88
SHERIFF	0.6850	132,083	0	132,083	90.48
M.S.T.U. LIBRARY	0.3590	132,083	0	132,083	47.42
ESCAMBIA CHILDRENS TRUST	0.4043	132,083	0	132,083	53.40

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$1,777.00

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
LTS 33 34 BLK 13 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 7055 P 770 OR 918 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,902.33

If Paid By Please Pay	Mar 31, 2025 \$1,902.33	Apr 30, 2025 \$1,959.40	May 30, 2025 \$1,994.40		
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RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
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

ACCOUNT NUMBER
05-1000-000
PROPERTY ADDRESS
3008 N BERWICK ST

EDWARDS CLARANCE C EST OF  
3008 N BERWICK ST  
PENSACOLA, FL 32503

PRIOR YEAR(S) TAXES  
OUTSTANDING

AMOUNT IF PAID BY	Mar 31, 2025 1,902.33
AMOUNT IF PAID BY	Apr 30, 2025 1,959.40
AMOUNT IF PAID BY	May 30, 2025 1,994.40
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 051000000 2024 0

**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  
Tax Certificate Redeemed From Sale  
Account: 051000000 Certificate Number: 001918 of 2022**

**Payor: MICHAEL EDWARDS 3008 N BERWICK ST PENSACOLA, FL 32503      Date 3/27/2025**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total	\$538.08
Tax Collector's Total	\$9,275.29
Postage	\$32.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$9,863.17

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*Redeemed*  
**\$9,738.50**

A handwritten signature in black ink, appearing to be "Pam Childers", is written over the "Received By:" line.

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

3/27/2025