



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	CUNNINGHAM MAE NORE MARSH SALLIE MAE C/O ELLA CUNNINGHAM 2528 NORTH Z ST PENSACOLA, FL 32505 3327 OLD FAIRFIELD DR 06-0036-000 BEG 355 FT N AND 575 5/10 FT W OF SE COR OF LT 4 S/D OF LT 1 W 139 5/10 FT N 32 5/10 FT E 139 5/10 F (Full legal attached.)	Certificate #	2022 / 2474
		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)
# 2022/2474	06/01/2022	1,169.30	58.47	1,227.77
→ Part 2: Total*				1,227.77

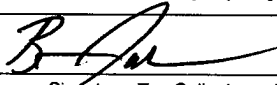
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/2448	06/01/2023	1,300.29	6.25	80.46	1,387.00
Part 3: Total*					1,387.00

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)	2,614.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,283.09
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)	4,272.86

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2024

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

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

INSTRUCTIONS **16.25**

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.

BEG 355 FT N AND 575 5/10 FT W OF SE COR OF LT 4 S/D OF LT 1 W 139 5/10 FT N 32 5/10 FT E 139 5/10 FT S 32 5/10 FT TO BEG OR 1940 P 550 LT 14 UNRECORDED PLAT OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400512

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
06-0036-000	2022/2474	06-01-2022	BEG 355 FT N AND 575 5/10 FT W OF SE COR OF LT 4 S/D OF LT 1 W 139 5/10 FT N 32 5/10 FT E 139 5/10 FT S 32 5/10 FT TO BEG OR 1940 P 550 LT 14 UNRECORDED PLAT OF LT 4 S/D OF LOT 1 PLAT DB 76 P 263

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

HDR
HDR


**Evacuation
& Flood
Information**
Open
Report

Buildings

Year Built: 2005, Effective Year: 2005, PA Building ID#: 78062

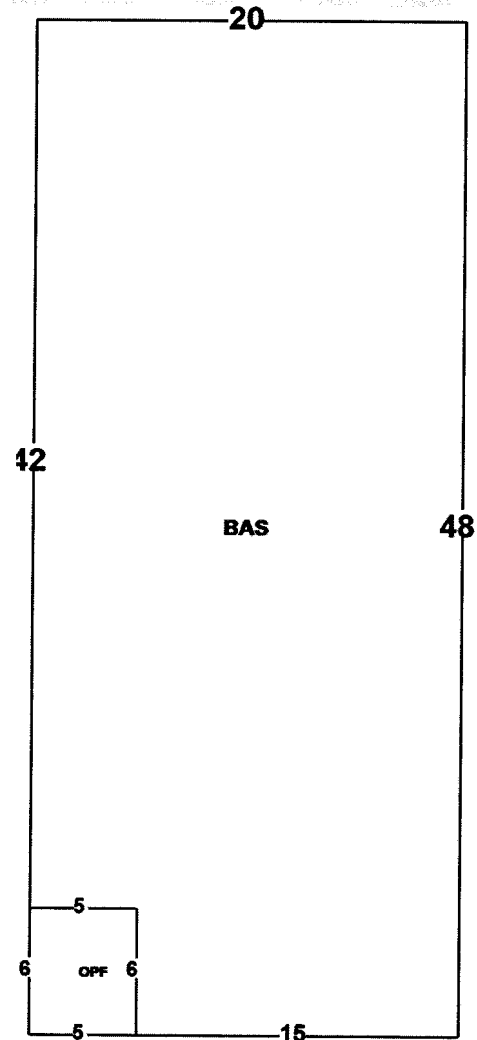
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 960 Total SF**

BASE AREA - 930

OPEN PORCH FIN - 30



Images



3/7/2017 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.7086)



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 #: 06-0036-000 CERTIFICATE #: 2022-2474

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: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **06-0036-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MAE NORE CUNNINGHAM AND SALLIE MAE MARSH**

By Virtue of Warranty Deed recorded 7/20/1984 in OR 1940/550

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

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

Tax Account #: 06-0036-000

Assessed Value: \$87,001.00

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 #: 06-0036-000

CERTIFICATE #: 2022-2474

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.

**MAE NORE CUNNINGHAM AND
SALLIE MAE MARSH
3327 OLD FAIRFIELD RD
PENSACOLA, FL 32505**

**MAE NORE CUNNINGHAM AND
SALLIE MAE MARSH
C/O ELLA CUNNINGHAM
2528 NORTH Z ST
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 16th 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 #:06-0036-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG 355 FT N AND 575 5/10 FT W OF SE COR OF LT 4 S/D OF LT 1 W 139 5/10 FT N 32 5/10 FT E
139 5/10 FT S 32 5/10 FT TO BEG OR 1940 P 550 LT 14 UNRECORDED PLAT OF LT 4 S/D OF LOT
1 PLAT DB 76 P 263**

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0036-000(0425-36)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

6.00
6.75
11/15

State of Florida
Escambia County

1940 PAGE 550

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO
PENSACOLA, FLA

WARRANTY DEED

Know All Men by These Presents That I, Mary E. Yeldon

for and in consideration of Ten dollars (\$10.00) and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to Mae Nore Cunningham and Sallie Mac Marsh

3327 West Fairfield Drive, Pensacola, Florida 32505

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida

STATE OF FLORIDA
DOCUMENTARY
JUL 22 1940
06.75

Beginning at the Southeast corner of lot four of the plan of lot One (1) Section Sixteen (16), Township two (2) South, Range thirty (30) West and recorded in deed book 76, at page 263 of the records of Escambia County, Florida, thence running North three hundred fifty-five (355) feet and westerly five hundred seventy-five and five tenths (575.5) feet for point of beginning, thence continuing Westerly one hundred thirty-nine and five tenths (139.5) feet; thence Northerly thirty-two and five tenths feet (32.5'); thence Easterly one hundred thirty-nine and five tenths (139.5) feet, thence Southerly thirty-two and five tenths feet (32.5) feet to point of beginning and known as lot number fourteen (14) on plat attached to deed recorded in Deed Book No. 204 at page 305, of the public records of Escambia County, Florida.

009560
111-000
116-47523

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an inalienable estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July A. D. 1940.

Signed, sealed and delivered in the presence of
Mary E. Yeldon (SEAL)
Clementine M. Johnson (SEAL)
Dorothy G. Johnson (SEAL)
305 / 41 (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Mary E. Yeldon, and her wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of July 1940.

This instrument was prepared by Ed L. Green, Notary Public, 2510 North "X" Street, Pensacola, Florida 32505. My commission expires 2-16-46.

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: 060036000 Certificate Number: 002474 of 2022**

**Payor: TANISHA CUNNINGHAM 3327 OLD FAIRFIELD DR PENSACOLA FL 32505 Date
12/30/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$538.08
Tax Collector's Total \$5,048.22
Postage \$32.80
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$5,636.10

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Redeemed
\$ 5,636.10

**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>**