



# 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 - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	LEDBETTER CAROLYN 21050 STRAWBERRY LN ROBERTSDALE, AL 36567 7819 MONTEGO DR 10-1579-245 LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W	Certificate #	2022 / 4854
		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)
# 2022/4854	06/01/2022	1,430.40	71.52	1,501.92
→Part 2: Total*				1,501.92

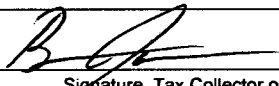
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4987	06/01/2023	1,569.68	6.25	78.48	1,654.41
Part 3: Total*					1,654.41

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,156.33
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,563.85
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)	5,095.18

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: 2400567

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022

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
10-1579-245	2022/4854	06-01-2022	LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W

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 - 7022

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> 3725313300010002 <b>Account:</b> 101579245 <b>Owners:</b> LEDBETTER CAROLYN <b>Mail:</b> 21050 STRAWBERRY LN ROBERTSDALE, AL 36567 <b>Situs:</b> 7819 MONTEGO DR 32506 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<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>\$15,000</td> <td>\$97,888</td> <td>\$112,888</td> <td>\$100,028</td> </tr> <tr> <td>2022</td> <td>\$14,000</td> <td>\$87,377</td> <td>\$101,377</td> <td>\$90,935</td> </tr> <tr> <td>2021</td> <td>\$14,000</td> <td>\$69,774</td> <td>\$83,774</td> <td>\$82,669</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2023	\$15,000	\$97,888	\$112,888	\$100,028	2022	\$14,000	\$87,377	\$101,377	\$90,935	2021	\$14,000	\$69,774	\$83,774	\$82,669																
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Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
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<b>Parcel Information</b> <b>Section Map Id:</b> 37-2S-31-2 <b>Approx. Acreage:</b> 0.1779 <b>Zoned:</b> MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR		<b>Launch Interactive Map</b>  <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>
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MDR  
MDR  
MDR  
MDR

Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address:7819 MONTEGO DR, Year Built: 1985, Effective Year: 1985, PA Building ID#: 112534

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-VINYL/CORK  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

The floor plan shows a main rectangular area labeled 'BAS' with dimensions 21 by 26. Attached to the top center is a smaller rectangle labeled 'PTO' with dimensions 10 by 10. Attached to the top right is a rectangle labeled 'GRU' with dimensions 12 by 24. Attached to the bottom center is a small rectangle labeled 'OFF' with dimensions 7 by 7. Various other dimensions are marked along the perimeter and between sections, such as 21, 10, 8, 12, 24, 12, 9, 3, 4, and 7.

Areas - 1378 Total SF

BASE AREA - 962  
GARAGE UNFIN - 288  
OPEN PORCH FIN - 28  
PATIO - 100

Images

7/14/2021 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:05/07/2024 (tc 7955)



**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 #: 10-1579-245 CERTIFICATE #: 2022-4854

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: K GERARD

BY

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

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

December 17, 2024

Tax Account #: **10-1579-245**

1. The Grantee(s) of the last deed(s) of record is/are: **CAROLYN LEDBETTER**  
**By Virtue of Summary Administration recorded 8/2/2017 in OR 7754/705**
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 #: 10-1579-245**  
**Assessed Value: \$110,030.00**  
**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 #:** 10-1579-245

**CERTIFICATE #:** 2022-4854

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.

**CAROLYN LEDBETTER**  
**21050 STRAWBERRY LN**  
**ROBERTSDALE, AL 36567**

**CAROLYN LEDBETTER**  
**7819 MONTEGO DR**  
**PENSACOLA, FL 32506**

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 #:10-1579-245**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1579-245 (0425-68)**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 04854 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:

CAROLYN LEDBETTER 21050 STRAWBERRY LN ROBERTSDALE, AL 36567	CAROLYN LEDBLTTER 7819 MONTEGO DR PENSACOLA, FL 32506
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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. 04854**, 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:

**LT 10 BLK B THE PINES PB 10 P 5 OR 7754 P 705 SEC 11/12/37 T2S R31W**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101579245 (0425-68)**

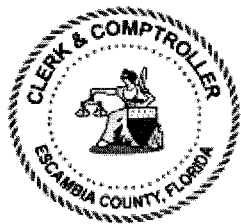
The assessment of the said property under the said certificate issued was in the name of

**CAROLYN LEDBETTER**

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:

**7819 MONTEGO DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

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CAROLYN LEDBETTER [0425-68]  
21050 STRAWBERRY LN  
ROBERTSDALE, AL 36567

9171 9690 0935 0127 2444 45

CAROLYN LEDBLTTER [0425-68]  
7819 MONTEGO DR  
PENSACOLA, FL 32506

9171 9690 0935 0127 2444 38

contact

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

CAROLYN LEDBETTER [0425-68]  
21050 STRAWBERRY LN  
ROBERTSDALE, AL 36567

CERTIFIED MAIL™



9171 9690 0935 0127 2444 45

2/27

Not at address  
ANK



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>9</sup>**  
02/24/2025 ZIP 32502  
043M31219251

US POSTAGE

NIXIE 326 FE 1 0003/04/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335 \*2638-00663-25-36

ANK

325025833  
36567-269250

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-68

**Document Number:** ECSO25CIV006272NON

**Agency Number:** 25-003859

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04854 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: CAROLYN LEDBETTER

**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 8:04 AM on 2/26/2025 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: *A. Duda 928*  
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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**7819 MONTEGO DR 32506**



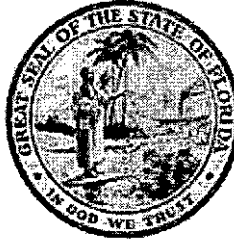
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IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED  
FEB 21 2025  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**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: 101579245 Certificate Number: 004854 of 2022**

**Payor: CAROLYN LEDBETTER 7819 MONTEGO DR PENSACOLA FL 32506 Date 3/18/2025**

Clerk's Check #	461314531	Clerk's Total	\$38.08
Tax Collector Check #	1	Tax Collector's Total	\$6,018.56
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,590.04</del>

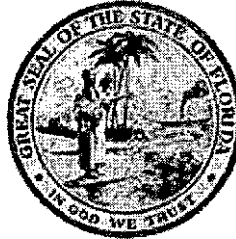
**\$6,426.77**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**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>**

**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



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

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

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

**Case # 2022 TD 004854**

**Redeemed Date 3/18/2025**

**Name CAROLYN LEDBETTER 7819 MONTEGO DR PENSACOLA FL 32506**

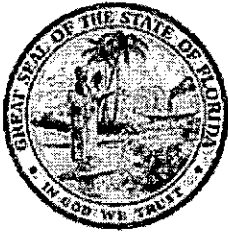
Clerk's Total = TAXDEED	\$538.08 <b>\$639.37</b>
Due Tax Collector = TAXDEED	\$6,018.56
Postage = TD2	\$16.40
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 101579245 Certificate Number: 004854 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/2/2025"/>	Redemption Date <input type="text" value="3/18/2025"/> 
Months	12	11
Tax Collector	<input type="text" value="\$5,095.18"/>	<input type="text" value="\$5,095.18"/>
Tax Collector Interest	\$917.13	\$840.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,018.56	<input type="text" value="\$5,942.13"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$82.08	\$75.24
Total Clerk	\$538.08	<input type="text" value="\$531.24"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,590.04	\$6,506.77
	Repayment Overpayment Refund Amount	\$83.27
Book/Page	<input type="text" value="9148"/>	<input type="text" value="112"/>

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04854, 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:

LT 10 BLK B THE PINES PB 10 P 5 OR 7754  
P 705 SEC 11/12/37 T2S R31W

SECTION 37, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 101579245  
(0425-68)

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

CAROLYN LEDBETTER

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 20th 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

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7736  
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

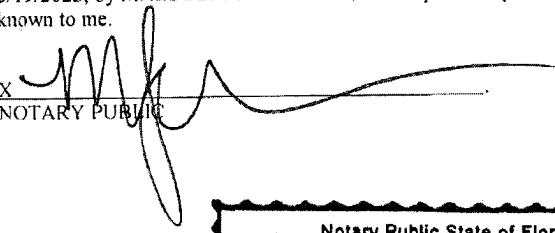
## 2022 TD 04854 KEYS FUNDING LLC – Ledbetter

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

