



# 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

0525-66

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | KEYS FUNDING LLC - 7022<br>PO BOX 71540<br>PHILADELPHIA, PA 19176-1540  | Application date        | Apr 22, 2024 |
| Property description                | HOUSTON LAWRENCE S<br>217 NORTH B ST<br>PENSACOLA, FL 32501<br>217 N B ST<br>15-2453-000<br>LTS 1 2 & 30 BLK 16 MAXENT TRACT OR 2877 P 429<br>OR 5534 P 1218 OR 5592 P 735 CA 104 | Certificate #           | 2022 / 7453  |
|                                     |   | Date certificate issued | 06/01/2022   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/7453                    | 06/01/2022                           | 381.52                                 | 19.08                | 400.60                                   |
| → Part 2: Total*               |                                      |  |                      | 400.60                                   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/7619                    | 06/01/2023                                    | 404.40  | 6.25                            | 20.22                | 430.87                                       |
| # 2022/7723                    | 06/01/2022                                    | 421.83  | 6.25                            | 21.09                | 449.17                                       |
| Part 3: Total*                 |   |   |                                 |                      | 880.04                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,280.64 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 366.18   |
| 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)   | 2,021.82 |

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:   
Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2024

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. | 21,425.00 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |           |
| Sign here: _____ Date of sale <u>05/07/2025</u><br>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: 2400546

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  |
|----------------|-----------------|------------|--|
| 15-2453-000    | 2022/7453       | 06-01-2022 | LTS 1 2 & 30 BLK 16 MAXENT TRACT OR<br>2877 P 429 OR 5534 P 1218 OR 5592 P 735<br>CA 104 |

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

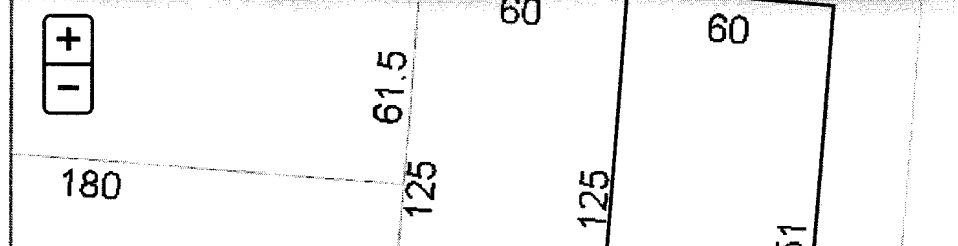
Parcel Information

Section  
Map Id:  
CA104

Approx.  
Acreage:  
0.2611

Zoned: 

R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A  
R-1A



The main map shows a parcel with dimensions: 180 (top left), 60 (top right), 125 (right side), 151 (bottom right), 150 (bottom), 90 (bottom left), 60 (middle left), 30 (left side), 63.5 (left side), 61.5 (left side), and 60 (top). A zoomed-in inset shows a smaller parcel with dimensions: 30 (top), 125 (right), 30 (bottom), and 8 (left). A legend in the top left corner shows a box with a '+' sign and a box with a '-' sign. A magnifying glass icon is located in the bottom left corner of the map area.

Launch Interactive Map

[View Florida Department of Environmental Protection\(DEP\) Data](#)

R-1A  
R-1A  
R-1A  
R-1A  
R-1A

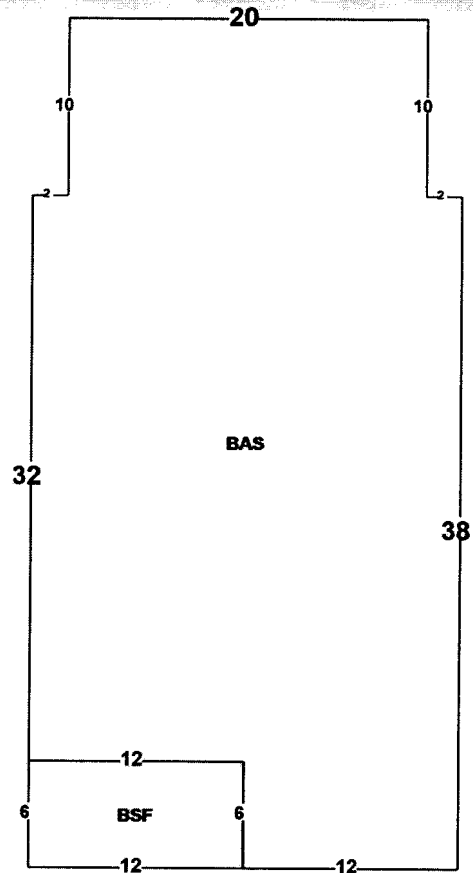
**Evacuation  
& Flood  
Information**  
Open  
Report

**Buildings**

Address: 217 N B ST, Year Built: 1942, Effective Year: 1975, PA Building ID#: 26046

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-COMMON**  
**EXTERIOR WALL-ASBESTOS SIDING**  
**FLOOR COVER-HARDWOOD/PARQET**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



**Areas - 1112 Total SF**

**BASE AREA - 1040**

**BASE SEMI FIN - 72**

**Images**

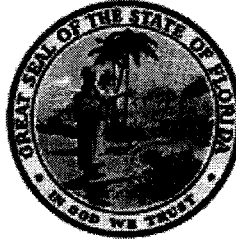


6/24/2019 12:00:00 AM

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: 05/08/2024 (tc.2944)

**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

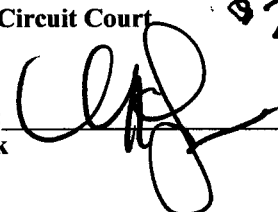
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 152453000 Certificate Number: 007453 of 2022**

**Payor: LAWRENCE S HOUSTON 217 NORTH B ST PENSACOLA, FL 32501      Date 11/18/2024**

Clerk's Check #            1  
Tax Collector Check #    1

|                       |            |
|-----------------------|------------|
| Clerk's Total         | \$544.92   |
| Tax Collector's Total | \$2,422.32 |
| Postage               | \$100.00   |
| Researcher Copies     | \$0.00     |
| Recording             | \$10.00    |
| Prep Fee              | \$7.00     |
| Total Received        | \$3,084.24 |

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

*Reduced*  
*\$2441.24*

**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>**

11/18/2024



**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 #: 15-2453-000 CERTIFICATE #: 2022-7453

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: January 15, 2005 to and including January 15, 2025 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 16, 2025

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

January 16, 2025

Tax Account #: **15-2453-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LAWRENCE S. HOUSTON**

**By Virtue of Quit Claim Deed recorded 12/3/2004 in OR 5534/1218 and Quit Claim Deed recorded 03/11/2005 – OR 5592/735**

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) NONE are delinquent.**

**Tax Account #: 15-2453-000**

**Assessed Value: \$44,135.00**

**Exemptions: HOMESTEAD EXEMPTION**

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:** MAY 7, 2025

**TAX ACCOUNT #:** 15-2453-000

**CERTIFICATE #:** 2022-7453

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Homestead for <u>2024</u> tax year.                    |

**LAWRENCE S. HOUSTON**  
**217 NORTH B ST**  
**PENSACOLA, FL 32501**

**LAWRENCE S. HOUSTON**  
**217 NORTH B ST.**  
**PENSACOLA, FL 32502**

**Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of January, 2025.**

**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**

**January 16, 2025**

**Tax Account #:15-2453-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 1 2 & 30 BLK 16 MAXENT TRACT OR 2877 P 429 OR 5534 P 1218 OR 5592 P 735 CA 104**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-2453-000(0525-66)**

PREPARED BY:  
TIFFANY T. WOODWARD  
SHELL, FLEMING, DAVIS & MENGE, P.A.  
9TH FLOOR, 226 PALAFOX PLACE  
POST OFFICE BOX 1831  
PENSACOLA, FLORIDA 32591-1831

18.50  
1.70  
\$ 19.20  
Recording Fee  
Stamps  
TOTAL

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
12/03/04 ERNIE LEE WAGANA, CLERK

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**QUIT CLAIM DEED**

KNOW ALL BY THESE PRESENTS: That we, **LAWRENCE S. HOUSTON**, and **PRUDIE L. HOUSTON**, Husband and Wife, who are married but are in the process of a divorce, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release, and quit claim unto **LAWRENCE S. HOUSTON**, his heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, at 217 North B Street and further described as:

**Lots 1 and 2, Block 16, Maxent Tract, as recorded in OR 2877, P 429, CA 104,  
of the Public Records of said County.**

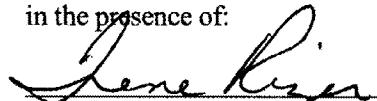
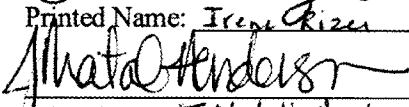
**SUBJECT TO covenants, restrictions, easements of record and taxes for the  
current year.**

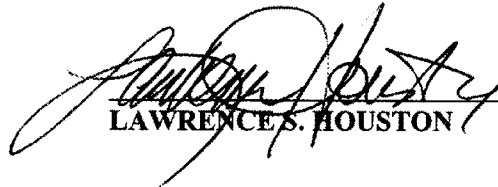
Neither the preparer of this document, nor grantor, has examined title to the property.

To have and to hold, unto the said Grantee, his heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 17<sup>th</sup> day of November, 2004.

Signed, sealed and delivered  
in the presence of:

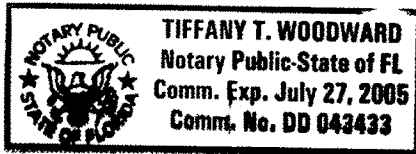
  
Printed Name: Irene Rizer  
  
Printed Name: J. Natalie Henderson

  
LAWRENCE S. HOUSTON

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2004,

by LAWRENCE S. HOUSTON, who is personally known to me or has produced  
\_\_\_\_\_ as identification.



Tiffany Woodward  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

Prudie L. Houston  
PRUDIE L. HOUSTON

Lisa C. Queen  
Printed Name: Lisa C. Queen

RCD Dec 03, 2004 09:34 am  
Escambia County, Florida

Mary N. Wallace  
Printed Name: Mary N. Wallace

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-307990

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of November, 2004,  
by PRUDIE L. HOUSTON, who is personally known to me or has produced  
FLD# H235-672-62-830-0 as identification.



Angela M. Reid  
Commission #DD147121  
Expires: Sep 28, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

Angela M. Reid  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## Quitclaim Deed

**THIS QUITCLAIM DEED** executed this 7<sup>th</sup> day of March 2005, by first party, Grantor,  
A. L. Miller whose post office address is 1221 E. Jackson St, Pensacola FL 32501 to second  
party, Grantee, Lawrence S. Houston whose post office address is 217 North B St. Pensacola FL  
32501. **LOT 30 BLK 16 MAXENT TRACT CA 104**

**SECT 00, TOWNSHIP 05, RANGE 00 W**

**WITNESSETH**, That the said first party, for good consideration and for the sum of Six  
Thousand & 00/100 Dollars (\$6,000.00) paid by the said second party, the receipt whereof is  
hereby acknowledged, does hereby remise, release and quitclaim unto the said second party  
forever, all the right, title, interest and claim which the said first party has in and to the following  
described parcel of land, and improvements and appurtenances thereto in the County of  
Escambia, State of Florida to wit:

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and  
year first above written, Signed, sealed and delivered in presence of:

Signature of Witness:

Print name of Witness:

Signature of Witness:

Print name of Witness:

Signature of First Party:

Print name of First Party:

Signature of Second Party:

Print name of Second Party:

State of Florida

County of Escambia

On 3-7-2005 before me, Holly Beczkowski  
appeared A.L. Miller and Lawrence S. Houston

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument,

WITNESS my hand and official seal,

Holly Beczkowski  
Signature of Notary

Affiant Known ☒ Produced ID  
Type of ID FL ID  
(Seal)

Prepared By

JAMES R. MILLER  
1221 E. JACKSON ST.  
PENSACOLA FL 32501

