



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

0925-53

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	SIMPSON KIMBERLY 50% INT SIMPSON CHARLES 50% INT PO BOX 10685 PENSACOLA, FL 32524 3590 GATEWOOD DR 01-0405-824 LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 8856 P 389	Certificate #	2023 / 54
		Date certificate issued	06/01/2023

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)
# 2023/54	06/01/2023	1,964.14	98.21	2,062.35
→ Part 2: Total*				2,062.35


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)
# /					
Part 3: Total*					0.00

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)	2,062.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,438.02
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)	4,875.37

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, 2025

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>09/03/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500339

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023
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
01-0405-824	2023/54	06-01-2023	LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 8856 P 389

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 - 2023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

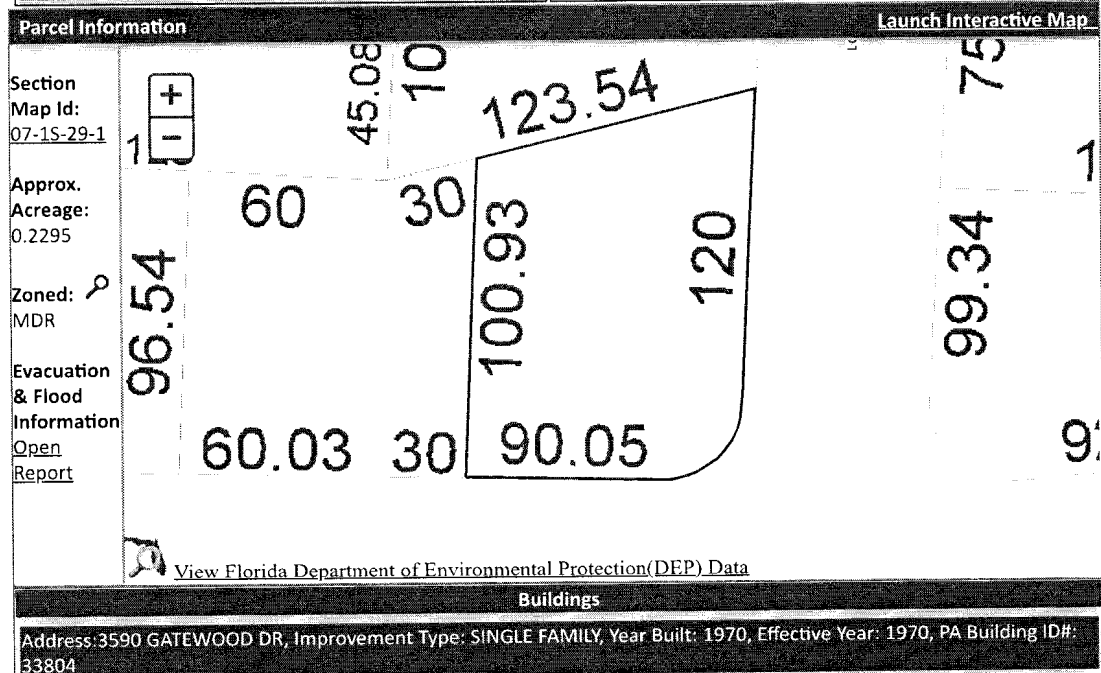
Applicant's signature




Sale List

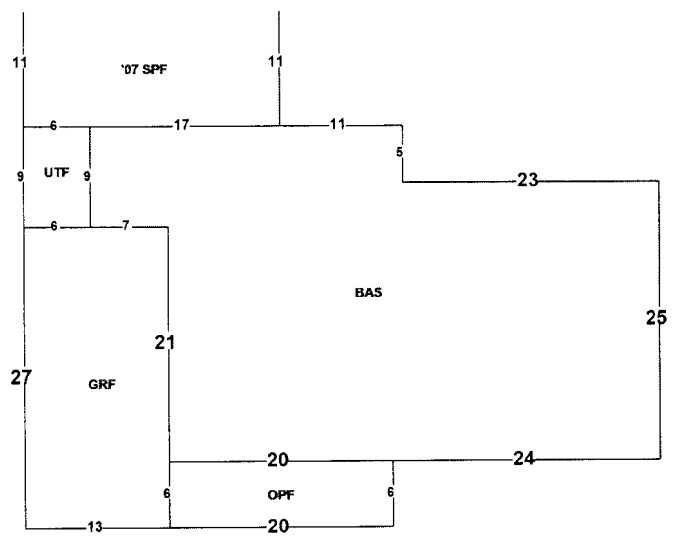
[Printer Friendly Version](#)

2024 Certified Roll Exemptions
None
Legal Description
LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 8856 P 389
Extra Features
UTILITY BLDG



 Areas - 2046 Total SF

BASE AREA -	1268
GARAGE FIN -	351
OPEN PORCH FIN -	120
SCRN PORCH FIN -	253
UTILITY FIN -	54



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:05/09/20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00054**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 8856 P 389

SECTION 07, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010405824 (0925-53)

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

KIMBERLY SIMPSON 50% INT and CHARLES SIMPSON 50% INT

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 September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-0405-824 CERTIFICATE #: 2023-54

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 18, 2025

Tax Account #: **01-0405-824**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES SIMPSON AND KIMBERLY SIMPSON EACH AS TO A 50% INTEREST**

By Virtue of Warranty Deed recorded 2/27/2002 in OR 4859/138 Together with Order Determining Homestead Status recorded 9/9/2022 in OR 8856/389 and Order of Summary Administration recorded 9/9/2022 in OR 8856/391 ABTRACTOR'S NOTE: WE FOUND NO DEATH CERTIFICATE FOR CHARLES HENRY SIMPSON RECORDED IN ESCAMBIA COUNTY. WYVONIA SIMPSON'S ESTATE SAID SHE WAS NOT MARRIED AND HER DEATH CERTIFICATE SAYS SHE IS WIDOWED SO WE HAVE INCLUDED CHARLES HENRY SIMPSON FOR NOTICE.

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. **Lien in favor of Emerald Coast Utilities Authority recorded 1/29/2020 – OR 8238/1743**

4. Taxes:

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

Tax Account #: 01-0405-824

Assessed Value: \$173,322.00

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 Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 01-0405-824

CERTIFICATE #: 2023-54

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.

CHARLES HENRY SIMPSON
KIMBERLY SIMPSON
CHARLES SIMPSON
PO BOX 10685
PENSACOLA, FL 32524

CHARLES HENRY SIMPSON
KIMBERLY SIMPSON
CHARLES SIMPSON
3590 GATEWOOD DR
PENSACOLA, FL 32514

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

CHARLES ANTHONY SIMPSON
5130 SANTOS DR W
MOBILE, AL 36619

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

June 18, 2025

Tax Account #:01-0405-824

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 8856 P 389

SECTION 07, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0405-824(0925-53)

1035
4550

This instrument was prepared by
James J. Reeves, Closing Agent for
U.S. Department of Housing and Urban
Development, Georgia State Office
730 Bayfront Parkway, Suite 4-B
Pensacola, FL 32501

OR BK 4859 PGO 138
Escambia County, Florida
INSTRUMENT 2002-936764

DEED DOC STAMPS PD @ ESC CO \$ 455.00
02/27/02 ERNIE LEE HARRIS, CLERK
By: 

Tax Parcel I.D. # 07-1S-29-1101-020-002
Grantee(s) S.S. #

Old FHA Case # 091-268359
New FHA Case # n/a

DEED FOR FLORIDA

THIS INDENTURE, Made FEBRUARY 21, 2002, by and between MEL MARTINEZ, SECRETARY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA (hereinafter referred to as "Grantor"), and

CHARLES HENRY SIMPSON and WYVONIA SIMPSON, husband and wife

(Property Address) 3590 GATEWOOD DRIVE, PENSACOLA, FL 32514

(hereinafter referred to as "Grantee(s)")

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee(s), and the heirs and assigns of said Grantee(s), forever, all that certain parcel of land lying and being in the County of ESCAMBIA, State of Florida, more particularly described as follows, to-wit:

LOT 2, BLOCK B, FIRST ADDITION TO GATEWOOD ESTATES,
BEING A PORTION OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 29
WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7 AT
PAGE 52 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.

THE EFFECTIVE DATE OF THIS CONVEYANCE IS: FEBRUARY 26 2002.

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the appurtenances unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT TO any state of facts an accurate survey would show.

OR BK 4859 PGO 139
Escambia County, Florida
INSTRUMENT 2002-936764
#091-268359

DEED FOR FLORIDA

AND the said Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under him.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Authorized Officer of Southeast Alliance of Foreclosure Specialists, LLC, as Prime Contractor for Contract #R-OPC-21230, Attorney-in-Fact for United States Department of Housing and Urban Development, for and on behalf of the said United States Department of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter 11, Part 200, Subpart D, and 35 F.R. 16106 (10/14/70), as amended by 39 F.R. 7608 (2/27/74).

**MEL MARTINEZ, SECRETARY
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT, an agency of the
UNITED STATES OF AMERICA**

**By: SOUTHEAST ALLIANCE OF FORECLOSURE
SPECIALISTS, LLC, AS PRIME CONTRACTOR
FOR CONTRACT #R-OPC-21230**

Signed, sealed and delivered
in the presence of:

(1) James Benevell
James Benevell
Print name of above witness

By: [Signature]
Print Name: Ernie Lee Magaha

AS ITS ATTORNEY IN FACT

(2) Carolyn Brooks
Carolyn Brooks
Print name of above witness

RCD Feb 27, 2002 03:00 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-936764

STATE OF GEORGIA :
COUNTY OF ~~DOUGLAS~~ : ss
Gwinnett

Before me personally appeared _____ who is personally known to me and known to me to be duly appointed agent for and on behalf of Southeast Alliance of Foreclosure Specialists, LLC as Prime Contractor for Contract #R-OPC-21230, Attorney-in-Fact pursuant to Limited Power of Attorney, for and on behalf of MEL MARTINEZ, Secretary, Department of Housing and Urban Development, an Agency of the United States of America; and the person who executed the foregoing instrument bearing dated **FEBRUARY 21, 2002**, by virtue of the above cited authority, and acknowledged before me that he/she executed same as Attorney-in-Fact for and on behalf of the Department of Housing and Urban Development, as agency of the United States of America, for the purposes therein expressed and further acknowledged that said Limited Power of Attorney has not been revoked or terminated and is in full force and effect as of the date of execution of this Deed.

WITNESS my hand and official seal this 21 day of **FEBRUARY, 2002**.

[Signature]
Notary Public

(AFFIX NOTARIAL SEAL)

My commission expires: _____



Page 2 of 2 Pages

HUD-91810 (3-79)

Recorded in Public Records 1/29/2020 12:58 PM OR Book 8238 Page 1743,
Instrument #2020008511, 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:

Legal Description

LT 2 BLK B GATEWOOD ESTATES 1ST ADDITION PB 7 P 52 OR 4859 P 138

Customer: WYVONIA SIMPSON

Account Number: 25965-21287

Amount of Lien: \$ 82.15, 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.

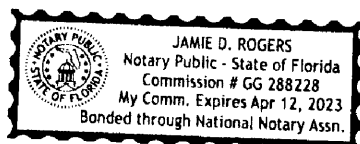
Dated: 1/27/2020

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27TH day of JANUARY, 2020, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie P. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 010405824 Certificate Number: 000054 of 2023

Date Of Redemption	<input type="text" value="7/18/2025"/>	
Clerk's Check	<input type="text" value="1"/>	Clerk's Total \$774.00
Postage	<input type="text" value="\$0.00"/>	Tax Deed Court Registry \$740.00
Payor Name	<div>CHARLES A SIMPSON ^</div> <div>5130 SANTOS DR W v</div> <div>MOBILE AL 36619</div>	
Notes	<div></div> <div></div>	

Commit Redemption ☒