



# 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 - 78

## Part 1: Tax Deed Application Information

<b>Applicant Name</b>	KEYS FUNDING LLC - 6023	<b>Application date</b>	Apr 21, 2025
<b>Applicant Address</b>	PO BOX 71540 PHILADELPHIA, PA 19176-1540		
<b>Property description</b>	YOUNG STEVEN E 8400 PITTMAN AVE PENSACOLA, FL 32534 8400 PITTMAN AVE 02-3399-000 BEG AT NW COR OF LT 64 ELY ALG NLY LI 25 FT FOR POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 (Full legal attached.)	<b>Certificate #</b>	2023 / 829
		<b>Date certificate issued</b>	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)
# 2023/829	06/01/2023	1,901.49	246.01	2,147.50
<b>→Part 2: Total*</b>				<b>2,147.50</b>

## 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)
# 2024/870	06/01/2024	2,049.78	6.25	136.22	2,192.25
<b>Part 3: Total*</b>					<b>2,192.25</b>

## 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)	4,339.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,935.94
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. <b>Total Paid (Lines 1-6)</b>	<b>6,650.69</b>

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 <u>April 24th, 2025</u>
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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>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.

BEG AT NW COR OF LT 64 ELY ALG NLY LI 25 FT FOR POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 FT WLY DEFLECT RT 85 DEG 3 MIN 150 N DEFLECT RT 94 DEG 57 MIN 190 FT TO POB S/D W OF RR PLAT DB 2 P 90 OR 3337 P 67 OR 4204 P 1049

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500267

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023  
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
02-3399-000	2023/829	06-01-2023	BEG AT NW COR OF LT 64 ELY ALG NLY LI 25 FT FOR POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 FT WLY DEFLECT RT 85 DEG 3 MIN 150 N DEFLECT RT 94 DEG 57 MIN 190 FT TO POB S/D W OF RR PLAT DB 2 P 90 OR 3337 P 67 OR 4204 P 1049

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 - 6023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode  Account  Parcel ID →

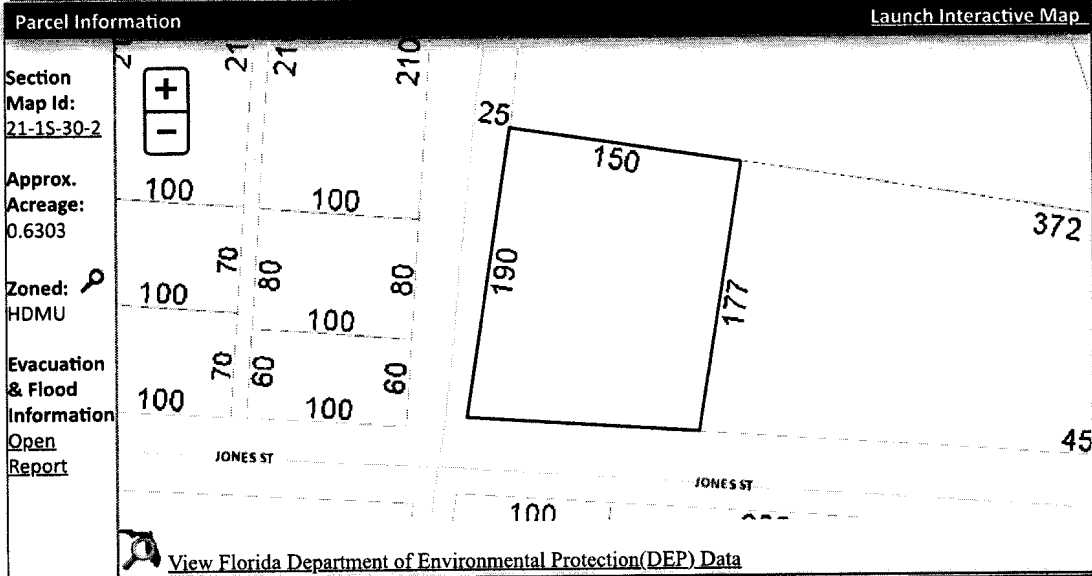
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	211S301101006064	Year	Land	Imprv	Total	Cap Val
Account:	023399000	2024	\$22,400	\$113,232	\$135,632	\$135,632
Owners:	LEA TROY & LEA TRISHA	2023	\$22,400	\$112,756	\$135,156	\$125,072
Mail:	5630 DUNBAR CIR MILTON, FL 32583	2022	\$22,400	\$101,246	\$123,646	\$113,702
Situs:	8400 PITTMAN AVE 32534	<b>Disclaimer</b>				
Use Code:	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
Taxing Authority:	COUNTY MSTU	<b>Change of Address</b>				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
04/23/2025	9308	659	\$140,000	CJ	N	
12/1997	4204	1049	\$39,600	QC	N	
03/1993	3337	67	\$58,500	WD	N	
07/1980	1450	25	\$32,500	WD	N	
01/1975	877	456	\$26,900	WD	N	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions
None
Legal Description
BEG AT NW COR OF LT 64 S/D W OF RR PLAT DB 2 P 90 THENCE ELY ALG NLY LI 25 FT FOR POB CONT ELY 149 44/100 FT SLY...
Extra Features
CARPORT FRAME GARAGE



Buildings
Address: 8400 PITTMAN AVE, Improvement Type: SINGLE FAMILY, Year Built: 1957, Effective Year: 1957, PA Building ID#: 53713

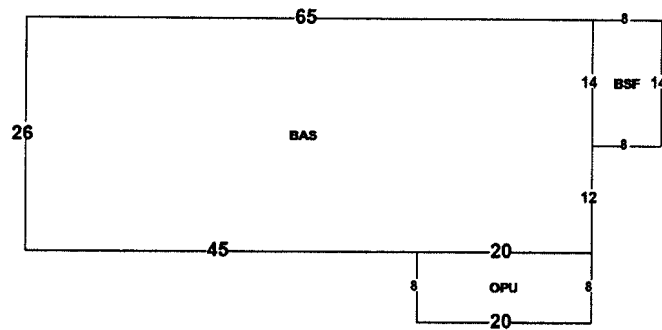
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1962 Total SF

BASE AREA - 1690

BASE SEMI FIN - 112

OPEN PORCH UNF - 160



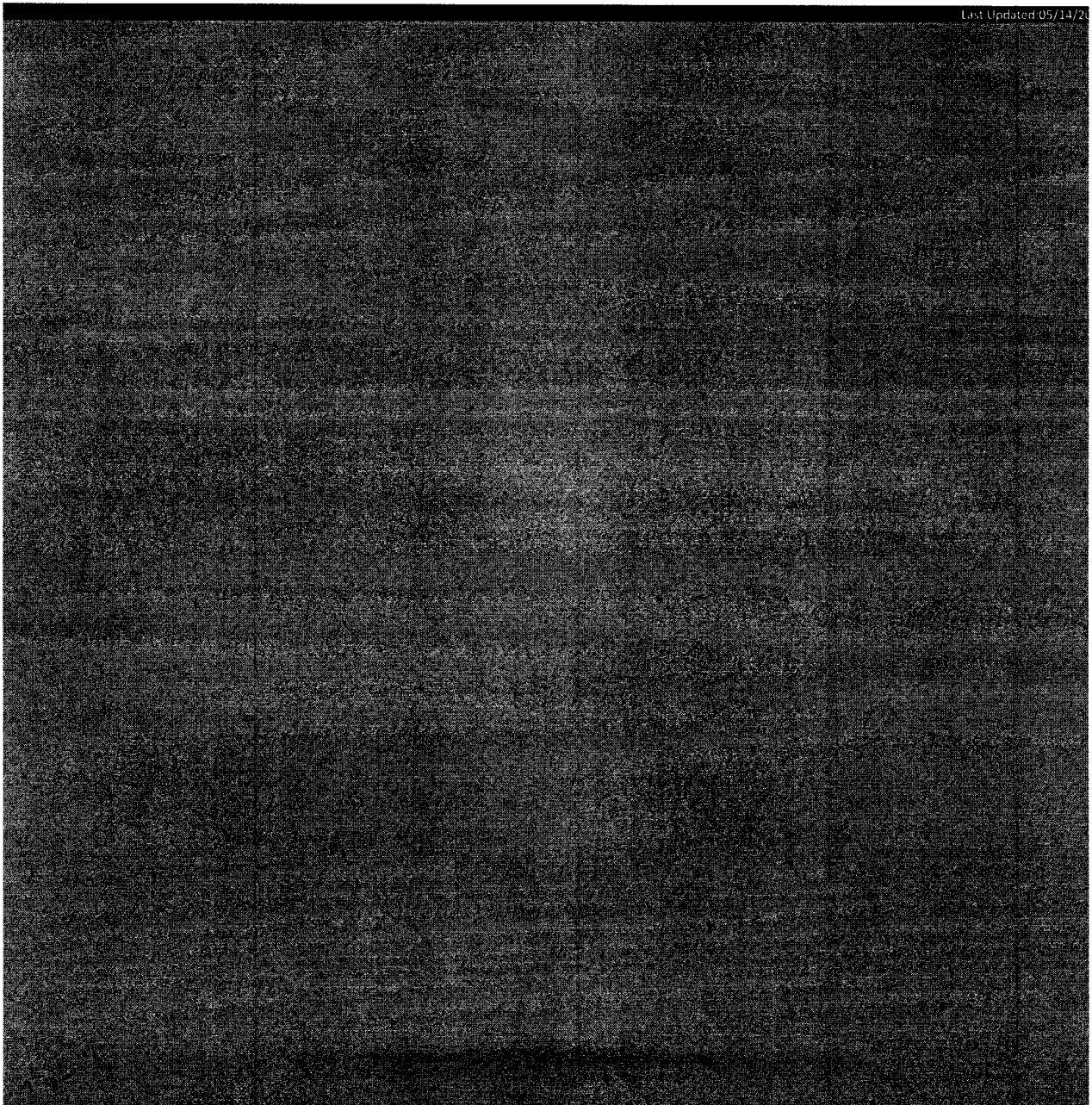
Images



8/5/2011 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 05/14/20



Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 023399000 Certificate Number: 000829 of 2023

Date Of Redemption 4/28/2025

Clerk's Check 1 Clerk's Total \$774.00

Postage \$0.00 Tax Deed Court Registry \$740.00

Payor Name PURE TITLE ESCROW ACCOUNT
2777 GULF BREEZE PARKWAY
GULF BREEZE FL 32563

Notes

Submit Reset Print Preview Print Receipt

Commit Redemption [checked]

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00829**, 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:

**BEG AT NW COR OF LT 64 S/D W OF RR PLAT DB 2 P 90 THENCE ELY ALG NLY LI 25 FT FOR POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 FT WLY DEFLECT RT 85 DEG 3 MIN 150 N DEFLECT RT 94 DEG 57 MIN 190 FT TO POB S/D W OF RR PLAT DB2 P 90 OR 3337 P 67 OR 4204 P 1049**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 023399000 (0925-78)**

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

**STEVEN E YOUNG**

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

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9317, Page 415, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00829, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: **023399000 (0925-78)**

### DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF LT 64 S/D W OF RR PLAT DB 2 P 90 THENCE ELY ALG NLY LI 25 FT FOR  
POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 FT WLY DEFLECT RT 85 DEG 3 MIN  
150 N DEFLECT RT 94 DEG 57 MIN 190 FT TO POB S/D W OF RR PLAT DB2 P 90 OR 3337 P 67 OR  
4204 P 1049**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: STEVEN E YOUNG

Dated this 14th day of May 2025.



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 #: 02-3399-000 CERTIFICATE #: 2023-829

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 #: **02-3399-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TRISHA LEA AND TROY LEA**  
**By Virtue of Personal Representative's Deed recorded 4/28/2025 in OR 9308/659**
  
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 #: 02-3399-000**  
**Assessed Value: \$135,632.00**  
**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 #:** 02-3399-000  
**CERTIFICATE #:** 2023-829

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.

**TROY LEA AND TRISHA LEA**  
5630 DUNBAR CIR  
MILTON, FL 32583

**TROY LEA AND TRISHA LEA**  
8400 PITTMAN AVE  
PENSACOLA, FL 32534

**STEVE E YOUNG**  
8400 PITTMAN AVE  
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> 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 #:02-3399-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF LT 64 S/D W OF RR PLAT DB 2 P 90 THENCE ELY ALG NLY LI 25 FT FOR  
POB CONT ELY 149 44/100 FT SLY AT RT ANG 177 06/100 FT WLY DEFLECT RT 85 DEG 3 MIN  
150 N DEFLECT RT 94 DEG 57 MIN 190 FT TO POB S/D W OF RR PLAT DB2 P 90 OR 337 P 67 OR  
4204 P 1049**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-3399-000(0925-78)**

Prepared by and return to:  
Kerry Anne Schultz  
Pure Title, LLC  
2777 Gulf Breeze Parkway  
Gulf Breeze, FL 32563  
(850) 696-1331  
File Number: PT-25-00174.RC

\$140,000.00

## Personal Representative's Deed

This Personal Representative's Deed made this 23rd day of April, 2025 between KAREN L. YOUNG, Personal Representative of the ESTATE OF STEVEN ERNEST YOUNG a/k/a STEVEN E. YOUNG, deceased, Escambia County, Florida, Probate Division; File No. 2025-CP-346, as to non-homestead property, whose post office address is 1232 Mazurek Blvd, Pensacola, FL 32514, grantor, and Trisha Lea and Troy Lea, Wife and Husband whose post office address is 5630 Dunbar Cir, Milton, FL 32583, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Commencing at the Northwest corner of Lot 64, lying West of the L&N Railroad of a subdivision of Section 21, Township 1 South, Range 30 West, recorded in Deed Book 2, Page 90, of the records of Escambia County, Florida, thence Easterly along the Northerly line of said Lot 64 a distance of 25 feet to the point of beginning; thence continue Easterly 149.44 feet; thence Southerly at right angles 177.06 feet; thence Westerly deflecting to the right 85 degrees 03' a distance of 150 feet; thence North deflecting right 94 degrees 57' a distance of 190 feet to the point of beginning, being Lots 1, 2, 3, and 8 of unrecorded Subdivision.

Parcel Number: 211S301101006064

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

File Number: PT-25-00174.RC

Signed, sealed and delivered in our presence:

*[Signature]*

Witness  
Printed Name: Devin Small  
P.O. Address: 220 W Garden St  
Pensacola, FL 32502

*Karen L. Young, Personal Representative*

KAREN L. YOUNG, Personal Representative of the  
ESTATE OF STEVEN ERNEST YOUNG a/k/a  
STEVEN E. YOUNG, deceased Escambia County, Florida  
Probate Division, File No. 2025-CP-346

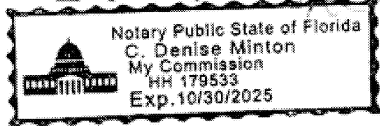
*[Signature]*

Witness  
Printed Name: D. S. Minton  
P.O. Address: 220 W Garden St  
Pensacola, FL 3252

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of April, 2025 by KAREN L. YOUNG, Personal Representative of the ESTATE OF STEVEN ERNEST YOUNG a/k/a STEVEN E. YOUNG, deceased, Escambia County, Florida Probate Division, File No. 2025-CP-346 who  is personally known or  has produced driver's license as identification.

[Seal]



*[Signature]*

Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_