

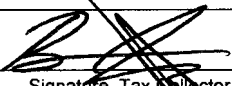


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1025 - 04

| 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 | JOHNSON MABEL D 7721 UNTREINER AVE PENSACOLA, FL 32534 7721 UNTREINER AVE 03-0615-000 LT 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442 | | Certificate # | 2023 / 995 | |
| | | | 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) | |
| # 2023/995 | 06/01/2023 | 482.78 | 24.14 | 506.92 | |
| → Part 2: Total* | | | | 506.92 | |
| 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) |
| # 2024/1041 | 06/01/2024 | 500.50 | 6.25 | 36.70 | 543.45 |
| Part 3: Total* | | | | | 543.45 |
| 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) | | | | | 1,050.37 |
| 2. Delinquent taxes paid by the applicant | | | | | 0.00 |
| 3. Current taxes paid by the applicant | | | | | 447.80 |
| 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) | | | | | 1,873.17 |
| 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. | 22,718.50 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>10/01/2025</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: 2500397

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 |
|----------------|-----------------|------------|---|
| 03-0615-000 | 2023/995 | 06-01-2023 | LT 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442 |

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



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 Parcel ID: 231S302500016002 Account: 030615000 Owners: JOHNSON MABEL D Mail: 7721 UNTREINER AVE PENSACOLA, FL 32534 Situs: 7721 UNTREINER AVE 32534 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small> | | Assessments <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>2024</td> <td>\$20,000</td> <td>\$77,814</td> <td>\$97,814</td> <td>\$45,437</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$73,659</td> <td>\$93,659</td> <td>\$44,114</td> </tr> <tr> <td>2022</td> <td>\$8,000</td> <td>\$65,728</td> <td>\$73,728</td> <td>\$42,830</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage | | Year | Land | Imprv | Total | Cap Val | 2024 | \$20,000 | \$77,814 | \$97,814 | \$45,437 | 2023 | \$20,000 | \$73,659 | \$93,659 | \$44,114 | 2022 | \$8,000 | \$65,728 | \$73,728 | \$42,830 | | | | | | | | |
|---|----------|--|----------|----------|--------------|---------|--------------|---------|---------|----------|----------|----------|----------|------|----------|----------|----------|----------|-------|---------|----------|----------|----------|-----|-----|----------|----|---|--|---|--|
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | \$20,000 | \$77,814 | \$97,814 | \$45,437 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | \$20,000 | \$73,659 | \$93,659 | \$44,114 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | \$8,000 | \$65,728 | \$73,728 | \$42,830 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/1984</td> <td>1945</td> <td>442</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>11/1983</td> <td>1840</td> <td>728</td> <td>\$100</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>01/1971</td> <td>583</td> <td>994</td> <td>\$10,600</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small> | | Sale Date | Book | Page | Value | Type | Multi Parcel | Records | 07/1984 | 1945 | 442 | \$100 | QC | N | | 11/1983 | 1840 | 728 | \$100 | CT | N | | 01/1971 | 583 | 994 | \$10,600 | WD | N | | 2024 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description LT 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442 Extra Features BLOCK/BRICK BUILDING | |
| Sale Date | Book | Page | Value | Type | Multi Parcel | Records | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/1984 | 1945 | 442 | \$100 | QC | N | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11/1983 | 1840 | 728 | \$100 | CT | N | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1971 | 583 | 994 | \$10,600 | WD | N | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Information Section Map Id: 23-1S-30-2 Approx. Acreage: 0.1669 Zoned: MDR Evacuation & Flood Information Open Report | | <div style="text-align: center;"> 112.27 65 65 </div> View Florida Department of Environmental Protection(DEP) Data | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Buildings Address: 7721 UNTREINER AVE, Improvement Type: SINGLE FAMILY, Year Built: 1965, Effective Year: 1965, PA Building ID#: 55361 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034450 5/13/2025 12:42 PM
OFF REC BK: 9316 PG: 814 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00995**, 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 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030615000 (1025-04)

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

MABEL D JOHNSON

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 October, which is the **1st day of October 2025**.

Dated this 13th 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 #: 03-0615-000 CERTIFICATE #: 2023-995

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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 14, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **03-0615-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MABEL D JOHNSON**

By Virtue of Quit-Claim Deed recorded 8/2/1984 in OR 1945/442

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) 2022-2024 are delinquent.

Tax Account #: 03-0615-000

Assessed Value: \$45,437.00

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 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: | <u>OCT 1, 2025</u> |
| TAX ACCOUNT #: | <u>03-0615-000</u> |
| CERTIFICATE #: | <u>2023-995</u> |

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. |

MABEL D JOHNSON
7721 UNTREINER AVE
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 15th day of July 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

July 14, 2025

Tax Account #:03-0615-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0615-000(1025-04)

This Quit-Claim Deed, Executed this 19th day of July, A. D. 19 84, by

UNITED COMPANIES FINANCIAL CORPORATION

first party, to

MABEL D. JOHNSON

whose postoffice address is

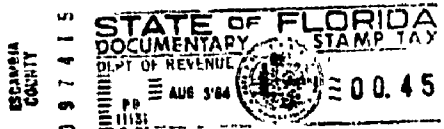
7721 UNTREINER AVE PENSACOLA FL 32514

second party

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires) ...

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ESCAMBIA State of FLORIDA, to wit:

Lot 16, Block B, Lincoln Park, a subdivision according to plat recorded in Plat Book 6, Page 33, or the public records of Escambia County, Florida.



To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

UNITED COMPANIES FINANCIAL CORPORATION

Mary Kay Brown By: [Signature]
Debra K. Daigle ITS President

STATE OF ~~MISSISSIPPI~~ LOUISIANA
~~PARISH OF~~ PARISH OF East Baton Rouge

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. B. Harris the President of UNITED COMPANIES FINANCIAL CORPORATION to me known to be the person described in and who executed the foregoing instrument and he before me that he executed the same on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this

July A. D. 19 84

NOTARY PUBLIC

My Commission Expires: AT DEATH

This instrument was prepared by

Address: THOMAS N. BRADY
WILLIAM BRADY & BRADY P.A.
601 S. PALAFOX ST
P. O. BOX 12584
PENSACOLA, FL 32573

(Notary Seal)