

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 Infor	mation					
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				Certificate # Date certificate issued		2023 / 995
	7721 UNTREINER AVE 03-0615-000 LT 16 BLK B LINCOLN PARK PB 6 P 33 OR 1945 P 442			06/01/2023			
Part 2: Certificat	es Owned by App	icant and	d Filed wi	ith Tax Deed	Applic	cation	
Column 1 Certificate Numbe		Column 2		Column 3 Face Amount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/995	06/01/20	023		482.78			506.92
	<u> </u>		.1	· · · · · · · · · · · · · · · · · · ·	1	→Part 2: Total*	506.92
Part 3: Other Ce	rtificates Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/1041	06/01/2024		500.50		6.25		543.45
	1					Part 3: Total*	543.4
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates rec (*	deemed Total o	d by applicant f Parts 2 + 3 above)	1,050.37
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant						447.80
Property information report fee					200.00		
5. Tax deed application fee					175.00		
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	or Instru	uctions, page 2)	0.00
7.						al Paid (Lines 1-6)	1,873.17
	nformation is true and				y inforn	nation report fee, ar	nd tax collector's fees
						Escambia, Florid	la
Sign here:	ature, Tax on lector or Desi	anee			D	ate <u>April 24th, 2</u>	2025
Sign	arana, ran angrior or Dear	a					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

t 5: Clerk of Court Certified Amounts (Lines 8-14)	
Sheriff's fees	
Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines 8-13)	
Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	22,718.50
Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
here: Date of sale 10/01/2 Signature, Clerk of Court or Designee	025
	Clerk of Court advertising, notice for newspaper, and electronic auction fees Recording fee for certificate of notice Sheriff's fees Interest (see Clerk of Court Instructions, page 2) Total Paid (Lines 8-13) Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) Date of sale

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

Application Number: 2500397

To: Tax Collector of ESCA	MBIA COUNTY, F	lorida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and		me 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
 pay all delinquent and pay all Tax Collector's Sheriff's costs, if appli 	g tax certificates plus inted d omitted taxes, plus inter s fees, property information cable.	rest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale certific which are in my possession.	ate on which this applicati	on is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176	-1540		<u>04-21-2025</u> Application Date
Applicant'	s signature		



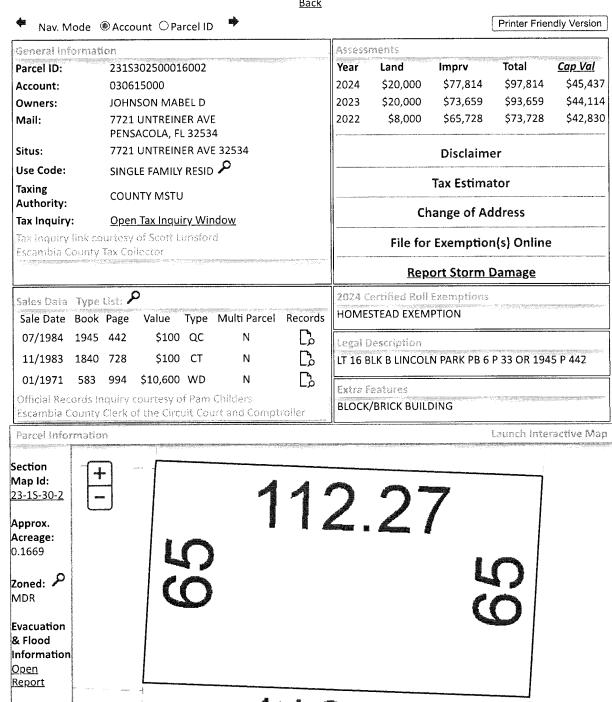
Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back



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#: 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.

SA COUNT HOME

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 REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	03-0615-000	_ CERTIFICATE #: _	2023-99	25
REPORT IS LIMITED T	TITLE INSURANCE. TH TO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing of the owner(s) of tax information and a list	pared in accordance with the record of the land describe ting and copies of all open in the Official Record Book ge 2 herein.	ed herein together with co or unsatisfied leases, mo	urrent and delinquents	nt ad valorem and
	to: Current year taxes; taxe or face rights of any kind or , boundary line disputes.		•	
	ure or guarantee the validit ace policy, an opinion of tit			
Use of the term "Report'	'herein refers to the Prope	rty Information Report ar	nd the documents at	tached hereto.
Period Searched:	July 11, 2005 to and inclu	ding July 11, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX l	DEED SA	LE DATE: OCT 1, 2025			
TAX A	ACCOU	NT #:03-0615-000			
CERTIFICATE #:		E#: 2023-995			
those	persons,	with Section 197.522, Florida Statutes, the following is a list of names and addresses of firms, and/or agencies having legal interest in or claim against the above-described above-referenced tax sale certificate is being submitted as proper notification of tax deed			
YES		Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for <u>2024</u> tax year.			
MADE	MADEL D JOHNSON				

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

Malphel

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 Beed, Executed this 19thday of L. A. D 19 84 , by UNITED COMPANIES FINANCIAL CORPORATION first porty, to " MABEL D. JOHNSON whose postoffice address is second party 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 lat, piece or parcel of land, situate, lying and being FLORIDA in the County of ESCAMBIA State of 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. دی ۲. ć.: aL. To Have and to Hold the same together with all and singular the appurtenances thereunte belonging or in anywise appertaining, and all the estate, right, title, interest, lien. equity and claim whatscever of the said first party, either in law or equity, to the only proper use, benefit and behavi of the said In Wilness Whereof, The said first party has signed and sealed these presents the day, and your first above written UNITED COMPANIES FINANCIAL CORPORATION 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 Harris the V. President of UNITED COMPANIES FINANCIAL CORPORATION to he the person described in and who executed the foregoing instrument and he executed the same on behalf of the corporation. ms hand and official seal in the County and State Mit afort PUBLIC My Commission Expires:

Addragaments in bred pr Fool S. Palafox ST P. G. Box 1258 PERSAGLA FL. 32573

(Notary Seal)

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00995 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MABEL D JOHNSON 7721 UNTREINER AVE PENSACOLA, FL 32534

WITNESS my official seal this 14th day of August 2025.

COMPTAGE TO STATE OF THE STATE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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:

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Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTROLL S

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:

7721 UNTREINER AVE 32534



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

MABEL D JOHNSON 7721 UNTREINER AVE PENSACOLA, FL 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

1025.04

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033645NON

Agency Number: 25-008961

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00995 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: MABEL D JOHNSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 12:05 PM on 8/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

C. CEPHÁNS, CPS

Service Fee: Receipt No: \$40.00

BILL

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Post Property:

7721 UNTREINER AVE 32534

COMPTO OF THE STATE OF THE STAT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033693NON Agency Number: 25-009001

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00995 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: MABEL D JOHNSON

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/22/2025 at 8:57 AM and served same on MABEL D JOHNSON, at 4:26 PM on 9/9/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. CEPHIAS, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: TDH

1075-04

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MABEL D JOHNSON [1025-04] 7721 UNTREINER AVE PENSACOLA, FL 32534

9171 9690 0935 0127 1718 19

8/23/25 DELIVERED

apus controct denghiters
trismer overeland

Status History ?

Current Status:

Class of Mail

Tracking Number Information

Meter: 31219251 Tracking Number:

9171969009350127171819

Sender:

OR

08/21/25 01:53 PM

Delivered to agent left with individual

Recipient: Zip Code:

Mailing Date:

32534

Service: Value

ERR \$0.740

FC

City: State:

FL

Status

PENSACOLA

Proof of Delivery

Status Details

Fri, 08/22/25, 07:04:00 PM

▼ Status Date Sat, 08/23/25, 01:40:00 PM Sat, 08/23/25, 02:23:00 AM

Delivered to agent left with individual Processed (processing scan) Processed (processing scan)

Processed (processing scan)

Fri, 08/22/25, 09:25:00 AM Fri, 08/22/25, 08:09:00 AM Fri, 08/22/25, 06:54:00 AM

Processed (processing scan) Origin Acceptance

Thu, 08/21/25, 05:29:00 PM OK: USPS admowledges reception of info Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

