



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 - 27

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	FLOWERS JUANITA G EST OF 730 FORGOTTEN CREEK LN PENSACOLA, FL 32514 6140 LUTHER ST 04-0446-065 LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638	Certificate #	2023 / 1406
		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)
# 2023/1406	06/01/2023	1,713.95	85.70	1,799.65
→ Part 2: Total*				1,799.65

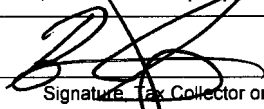
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1504	06/01/2024	1,007.21	6.25	66.94	1,080.40
Part 3: Total*					1,080.40

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)	2,880.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,782.09
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)	5,037.14

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
Date April 24th, 2025
Signature Tax Collector or Designee

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>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: 2500436

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

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
04-0446-065	2023/1406	06-01-2023	LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638

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 - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

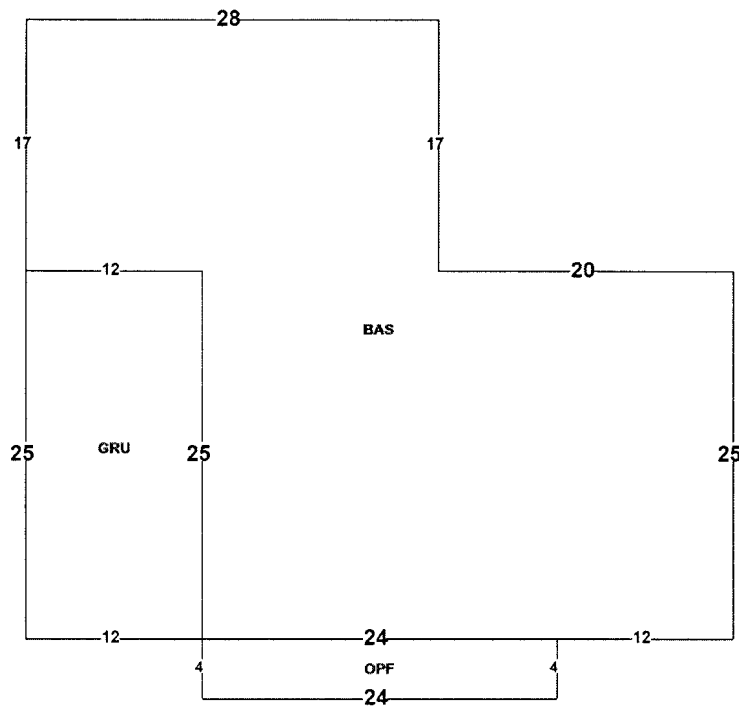
Applicant's signature

Address: 6140 LUTHER ST, Improvement Type: SINGLE FAMILY, Year Built: 1970, Effective Year: 1970, PA Building ID#: 64274

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1772 Total SF
BASE AREA - 1376
GARAGE UNFIN - 300
OPEN PORCH FIN - 96



Images



9/21/2023 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:05/12/2025 (v.1085)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01406**, 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 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040446065 (1025-27)

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

EST OF JUANITA G FLOWERS

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 #: 04-0446-065 CERTIFICATE #: 2023-1406

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: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **04-0446-065**

1. The Grantee(s) of the last deed(s) of record is/are: **JUANITA G FLOWERS**

By Virtue of Warranty Deed recorded 3/26/1970 in OR 482/185 and Quit Claim Deed recorded 8/24/1994 in OR 3635/638

ABTRACTOR'S NOTE: THE CERTIFICATION OF DEATH FOR JUANITA GEORGE FLOWERS IS RECORDED 1/5/2022 IN OR 8697/84. WE HAVE INCLUDED RHONDA STEEN FOR NOTICE AS POSSIBLE HEIR.

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. **Judgment in favor of Midland Funding LLC recorded 10/6/2016 OR 7602/1392**

4. Taxes:

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

Tax Account #: 04-0446-065

Assessed Value: \$120,398.00

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: OCT 1, 2025
TAX ACCOUNT #: 04-0446-065
CERTIFICATE #: 2023-1406

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.

**EST OF JUANITA G FLOWERS AND
RHONDA STEEN
6140 LUTHER STREET
PENSACOLA, FL 32503**

**RHONDA STEEN AND EST OF JUANITA G
FLOWERS
730 FORGOTTEN CREEK LANE
PENSACOLA, FL 32514**

**MIDLAND FUNDING LLC
2365 NORTHSIDE DRIVE SUITE 300
SAN DIEGO, CA 92108**

**JUANITA FLOWERS
6280 FERGUSON DR
PENSACOLA, FL 32503**

**MIDLAND FUNDING LLC
PO BOX 290335
TAMPA, FL**

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 #:04-0446-065

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0446-065(1025-27)

REC. FEE
42.00 ST. STP.
1.50 FED. STP.
59.50 TOTAL

State of Florida
Escambia County

WARRANTY DEED

6140 Luther Street

482 PAGE 185

Know All Men by These Presents: That we, Fernon Minshew and Helen M. Minshew, husband and wife,

for and in consideration of One Dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Leo Flowers and Juanita G. Flowers, husband and wife, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lot 14, Martin Place Subdivision, being a portion of Section 35, Township 1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 7, Page 50 of the Public Records of said County.

Escambia County



Escambia County



To have and to hold, unto the said grantees, their heirs and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we, the said Fernon Minshew and Helen M. Minshew, well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same, that it is free of lien or encumbrance, and that the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 25th day of March, A.D. 1970.

Signed, sealed and delivered in the presence of

William F. Hoffman

Fernon Minshew (SEAL)
Helen M. Minshew (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Fernon Minshew and Helen M. Minshew, his wife, known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that he, she, executed the same for the purposes and purposes therein set forth.

Given under my hand and official seal this 25th day of March, 1970.



My Commission expires Nov. 1, 1972

CLERK FILE NO.
412124
FILED RECORDED IN THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLA. ON MAR 26 8 22 AM '70

Prepared By: **JULIE A. CUMMINGS**
CHELSEA TITLE COMPANY

312 S. Baylen St. Pensacola, FL 32501

Incidental to the issuance of a title insurance policy.

File No.: **1010*94-2221**

Parcel ID # **35-18-30-7001-000-014/04-0446-065**

Grantee(s) SS #

OR BK3635 Pg0638
 INSTRUMENT 00152752

QUIT CLAIM DEED
(INDIVIDUAL)

This QUIT CLAIM DEED, dated **August 17, 1994**

by

LEO FLOWERS, A SINGLE MAN

whose post office address is

6280 FERGUSON DRIVE, PENSACOLA, FL. 32503

hereinafter called the GRANTOR, to

JUANITA G. FLOWERS

whose post office address is

6140 LUTHER STREET, PENSACOLA, FL. 32503

hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTEE has in and to the following described lot, piece or parcel of land, situate, lying and being in **ESCAMBIA** County, Florida, viz:

LOT 14, MARTIN PLACE SUBDIVISION, BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, AT PAGE 50 OF THE PUBLIC RECORDS OF SAID COUNTY.

D.S. PD. \$.70

DATE 8-24-94

JOE A. FLOWERS, COMPTROLLER

BY: [Signature] D.C.
 CERT. REC. #59-2043328-27-01

Instrument 00152752

Filed and recorded in the
 public records
AUGUST 24, 1994
 at 10:50 A.M.
 in Book and Page noted
 above or hereon
 and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]

Print Name: **JULIE A. CUMMINGS**

Signature: [Signature]

Print Name: **REBECCA F. KATES**

State of Florida
County of ESCAMBIA

I am a notary public of the state of Florida, and my commission expires: MARCH 6, 1996.

THE FOREGOING INSTRUMENT was acknowledged before me on August 17, 1994 by

LEO FLOWERS, A SINGLE MAN

who is personally known to me or who has produced

DRIVERS LICENSE

as identification and who DID take an oath.

(type of identification)

(did/did not)

JULIE A. CUMMINGS
 Notary Public, State of Florida
 Comm. expires Mar. 6, 1996
 Comm. No. CC 182848
 Notary Seal

Signature: [Signature]
 Print Name: **JULIE A. CUMMINGS**

Notary Public

Recorded in Public Records 10/06/2016 at 04:07 PM OR Book 7602 Page 1392,
Instrument #2016077514, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 47328849 E-Filed 10/05/2016 05:11:31 PM

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

MIDLAND FUNDING LLC
Plaintiff,

vs.

CASE NO.: 2015 SC

002876

JUANITA FLOWERS
Defendants.

DIVISION: ~~X~~

FINAL JUDGMENT AGAINST DEFENDANT

THIS CAUSE was heard before the Court after hearing on December 15, 2015.

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff, whose address is 2365 NORTHSIDE DRIVE SUITE 300, SAN DIEGO, CA 92108, shall recover from defendant JUANITA FLOWERS, 6280 FERGUSON DR PENSACOLA, FL 32503 the sum of \$1,933.90 in principal, plus costs of \$238.00, less \$0.00 in payments, for a total of \$2,171.90 For all of which let execution issue. Plaintiff has waived the entry of pre-judgment interest and also waives post-judgment interest accrual. for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this _____ day of _____, 2016.



Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 3

E-mail: IL_FL@mcmeg.com

eSigned by COUNTY COURT JUDGE PAT KINSEY in 01 Judge Pat Kinsey 10/05/2016 15:45:03 06vogDV3

Defendant(s)

JUANITA FLOWERS 6280 FERGUSON DR PENSACOLA, FL 32503