

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 Infor	mation						
Applicant Name Applicant Address				Applicatio	n date	Apr 21, 2025		
Property description	FLOWERS JUANITA G EST OF 730 FORGOTTEN CREEK LN PENSACOLA, FL 32514			Certificate	· #	2023 / 1406		
	6140 LUTHER ST 04-0446-065 LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638			R 482 P 185	Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant and	i Filed wi	th Tax Deed	Application	on		
Column 1 Certificate Numbe	Column er Date of Certifi			olumn 3 unt of Certificate		olumn 4 nterest	(Column 5: Total (Column 3 + Column 4)	
# 2023/1406	06/01/2		1 400 7 11110	1,713.95		85.70	1,799.65	
					→	Part 2: Total*	1,799.65	
Part 3: Other Ce	rtificates Redeem	ed by Apr	olicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 2 Column 3 Column 4 Date of Other Face Amount of Tax Collector's			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
# 2024/1504	06/01/2024				6.25	66.94	1,080.40	
	1	•			1	Part 3: Total*	1,080.40	
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)					
Cost of all cert	ificates in applicant's	possession	and other			applicant rts 2 + 3 above)	2,880.05	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes paid by the applicant 1,78				1,782.09				
4. Property information report fee				200.00				
5. Tax deed appl	ication fee	:					175.00	
6. Interest accrue	ed by tax collector un	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instructio	ns, page 2)	0.00	
7.					Total P	aid (Lines 1-6)	5,037.14	
	oformation is true and				y informatio	on report fee, ar	nd tax collector's fees	
	$\mathfrak{D} \setminus \mathcal{A}$			-/		scambia, Florid	la .	
					<u> </u>	Scallibia, i lone	ia .	

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)
Processing tax deed fee
Certified or registered mail charge
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)
nere: Date of sale 10/01/2025 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

Application Number: 2500436

To: Tax Collec	ctor of	ESCAMBIA COUNTY	Florida	
I, KEYS FUNDIN PO BOX 71540 PHILADELPHI hold the listed) A, PA 191	176-1540,	same to the Tax	Collector and make tax deed application thereon:
Account No	umber	Certificate No.	Date	Legal Description
04-0446-06	35	2023/1406	06-01-2023	LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 638
redepaypayShe	eem all out all delinqu all Tax Co riffs costs,	if applicable.	erest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the which are in the state of th			ation is based and	d all other certificates of the same legal description
Electronic si KEYS FUNI PO BOX 71: PHILADELF	DING LLC 540			<u>04-21-2025</u> Application Date
	Al	oplicant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

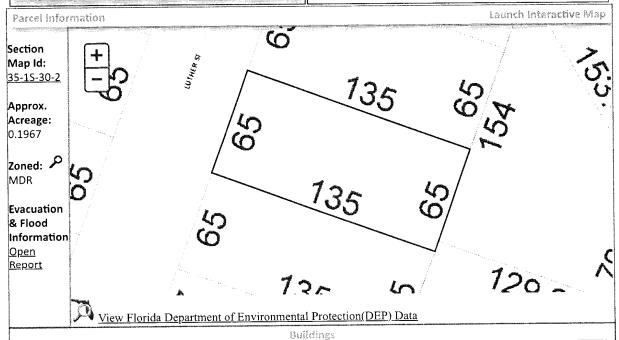
Sale List

Back

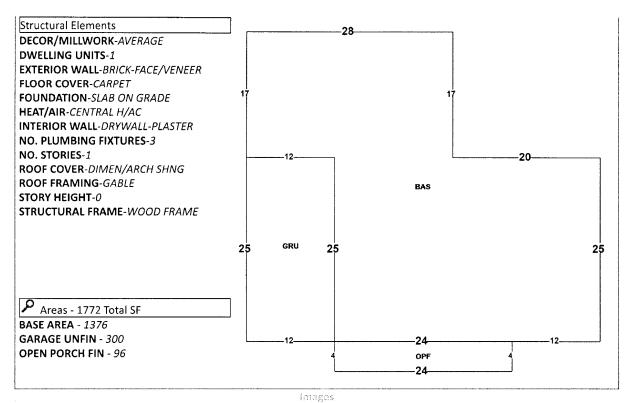
Printer Friendly Version Nav. Mode

Account

Parcel ID General Information Assessments Total <u>Cap Val</u> 351S307001000014 Land **Imprv** Year Parcel ID: \$120,236 \$120.398 \$130,236 Account: 040446065 2024 \$10,000 2023 \$10,000 \$113,830 \$123,830 \$109,453 FLOWERS JUANITA G EST OF Owners: \$99,503 \$10,000 \$103,111 \$113,111 2022 730 FORGOTTEN CREEK LN Mail: PENSACOLA, FL 32514 6140 LUTHER ST 32503 Situs: Disclaimer SINGLE FAMILY RESID A Use Code: **Tax Estimator** Taxing **COUNTY MSTU** Authority: **Change of Address** Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector Report Storm Damage 2024 Certified Roll Exemptions Sales Data Type List: 🔑 None Type Multi Parcel Records Sale Date Book Page Value 08/1994 3635 638 \$100 QC Legal Description LT 14 MARTIN PLACE S/D PB 7 P 50 OR 482 P 185 OR 3635 P 01/1970 482 185 \$14,000 WD Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and Comptroller METAL SHED



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





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 (tr.1085)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034480 5/13/2025 1:03 PM
OFF REC BK: 9316 PG: 864 Doc Type: TDN

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.

COMPTA OF

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 ATTACHE	D REPORT IS	ISSUED TO:			
SCOTT LUNSFO	ORD, ESCAM	BIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT	Γ#:	04-0446-065	CERTIFICATE #:	2023-14	406
REPORT IS LIM	IITED TO TH	E PERSON(S) EXPR	E LIABILITY FOR ER RESSLY IDENTIFIED) OF THE PROPERT	BY NAME IN TH	E PROPERTY
listing of the owr tax information a	ner(s) of record a listing and corded in the C	of the land described d copies of all open of Official Record Book	e instructions given by d herein together with or unsatisfied leases, most s of Escambia County,	current and delinque ortgages, judgments	ent ad valorem s and
	y subsurface r	ights of any kind or r	and assessments due r nature; easements, restr		
			or sufficiency of any of a guarantee of title, of		
Use of the term "	Report" herein	refers to the Propert	y Information Report a	and the documents a	attached hereto.
Period Searched: _	July 11	, 2005 to and includ	ing July 11, 2025	Abstractor:	Pam Alvarez
ВҮ					
Maa	Pekel !				

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

ABSTRACTOR'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	I: PROPERTY I	NFORMATION	REPORT FOR TDA
CLICITICATION	· · · · · · · · · · · · · · · · · · ·		ILLI OILLI OILLIDI

TAX DEED SALE DA	ATE:	OCT 1, 2025
TAX ACCOUNT #:		04-0446-065
CERTIFICATE #:		2023-1406
those persons, firms, a	nd/or agencies having legal intere	ne following is a list of names and addresses of est in or claim against the above-described eing submitted as proper notification of tax deed
Notify E	City of Pensacola, P.O. Box 12910, Escambia County, 190 Governmen ead for <u>2024</u> tax year.	
EST OF JUANITA G RHONDA STEEN 6140 LUTHER STRE PENSACOLA, FL 325	ET	RHONDA STEEN AND EST OF JUANITA G FLOWERS 730 FORGOTTEN CREEK LANE PENSACOLA, FL 32514
MIDLAND FUNDING 2365 NORTHSIDE DI SAN DIEGO, CA 9210	RIVE SUITE 300	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

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 #: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)

	The second second
	William In Change, And Co.
WARR.	ANTY DEED
59 65 TOTAL State of Florida	
	5140 Luther Street 482 MG 185
- 1	CHARTERS ADDRESS
Lindu All Alen by Chese Presents: The we	Fermon Minshew and Helen M.
for and in consideration of One Dollar and other	good and valuable considerations

the receipt whereof is hereby acknowledged, do barguin, sell, co	nvey and grant unto
Leo Flowers and Juanita G. Flowers	
situate, lying and being in the	County of Escambia
State of r. k9 F A 9 8 to wit:	, '
Lot 14, Martin Place Subdiving Section 35, Township 1 South County, Florida, according to Book 7, Page 50, of the Bush 7, of t	sion, being a portion of
County, Florida, according t	, Range 30 West, Escambia
Book 7, Page 50 of the Publi	c Records of said County.
	1
	DOCUMENTARY ■
STATE OF FLORIDA	SUR TAY
## = # ## ## ## ## ## ## ## ## ## ## ##	1 1 5.40
E 1862)	
and the second of the second o	had the a mark a his of mark the market will be
T-1	
To have and to hold, unto the said grantee?	ire and assigns, forever.
And WG covenant that We are simple in the said property, and have a good right to convey the	well seized of an indefeasable extate in fee
and that OUF	A before a become a contract of the contract o
grantee S	and excions in the culat and except to proceed a
IN WITNESS WHEREOF,	hand Sand seal S this 25th
day of March	
Sipard, sculed and delivered in the presence of	Lein Mila
a Villiam Joshuan	NEO. DO DO (SEAL)
76/	NAME (SEAL)
1 //	(SEAL)
E	(SEAL)
State of Florida	
ESCAMBIA Gounty	
Before the aubscriber personally appeared	Carrie Co.
Helen M. Minshew.	GLERK FILE NO.
his wife, known to me to be the individual	d name.Ain and a man he
- Joven under my warm one cilicial sept this 6 July day of Fig. 1	2 2 2
Fiven under dy wand and official seal this 22th day of Max	#// 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
() illiam / ()	46/fruan 8 8 503 -
	y of alle
My Commission expires	Silved floride at large
Booted to a	Anna I on a County Co.

Order: Pam-11-1395-000 Doc: FLESCA:482-00185

Prepared By: JULIE A. CUMMINGS CHELSEA TITLE COMPANY	/	OR Bk3635 Pg0638	-
312 S. Baylen St. Pensacola, Ft. 32501	ior	INSTRUMENT 00152752	
incidental to the issuance of a title insurance pol- File No.: 1010*94-2221	icy.		
Percet ID # 35-18-30-7001-000-014/0	4-0446-065		
Grantee(s) SS #			
(8°0)	OUIT CLAIM DEED		
W	(INDIVIDUAL)		
This QUIT CLAIM DEED, deted Augu	st 17, 1994		
LEO FLOWERS, A SINGLE MAN			
whose post office address is 6280 FERGUSON DRIVE, PENSAC	OLA. FL. 32503		
hereinafter called the GRANTOR, to JUANITA G. FLOWERS			
whose post office address is 6140 LUTHER STREET, PENSACO	T.A. PT. 32503		
hereinafter called the GRANTEE:	, 12. July		
(Wherever used herein the terms "GRANTOR	•		
heirs, legal representatives and assigns WITNESSETH: That GRANTOR, for and in			1\$
in hand paid by GRANTEE, the receipt whereof is h	ereby acknowledged, does hereby	remise, release and quit-claim unto GRANTE	EE
forever, all the right, title, interest, claim parcel of land, situate, lying and being in ESC.		and to the following described lot, piece of	r
LOT 14, MARTIN PLACE SUBDIVI	STON. BEING & PORTIO	ON OF SECTION 35, TOWNSHIE	,
	SCAMBIA COUNTY, FLO		
RECORDED IN PLAT BOOK 7, AT P	AGE 50 OF THE PUBLIC	C RECORDS OF SAID COUNTY.	
D.S. PD. \$ 70	h A04F07F0		
	trument 00152752		
JOE A. FLOWERS COMPTROLLED PUBLIC	records		
BY. Autofal at 1	ST 24, 1994 0:50 A.M.		
	k and Page noted or hereon		
and re	cord verified A. FLOWERS.		
	WPTROLLER ambia County,		
	rida		
TO HAVE AND TO HOLD, the same toget	ther with all and singular the app	ourtenances thereunto belonging or in anywi:	se
appertaining, and all the estate, right, title,		hatsoever of the said GRANTOR, either in t	aw
or equity, to the only proper use, benefit and be	noof of the said GRANIEE forever.		
IN WITNESS WHEREOF, GRANTOR has signed	d and sealed these presents the	ate set)forth above.	
		anio	
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:	LEO FLOWER	S	•
Saliel /			
Signature: JULIE A. CUMMINGS			
() I NIX	\mathcal{O}		
Print Name: REBECCA F. KATES		······································	
Print Name: REDECCA F. RAILS			
State of Florida	····		_
County of ESCAMBIA I am a notary public of the state of	Florida and my co	ommission expires: MARCH 6, 1996	
THE FOREGOING INSTRUMENT was acknowledged before		by	
LEO FLOWERS, A SINGLE MAN			
who is personally known to me or who has produced	DRIVERS LICENSE as i	dentification and who <u>DID</u> take an oath	
JULIE A. CUMMINGS	(type of identification)	(did/did not)	
ary Public, State of Florida	2.0.	16	
Notary Seat	Print Name: JULIE A. CUM	MINGS 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 COUNT	Y COURT OF THE	E FIRST JUDICIAL	CIRCUIT
IN AND	FOR ESCAMBIA (COUNTY, FLORID	PΑ

MIDLAND FUNDING LLC
Plaintiff,

vs.

CASE NO.: 2015 SC
002876

JUANITA FLOWERS
Defendants.

/

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 AN	D ORDERED in chambers,	at ESCAMBIA County, Florida, on this
day of	, 2016.	
		400mg
Copies to:		
E-mail: IL FL@mcm	G LLC, PO BOX 290335 TAMPA eg.com	A FL : eSigned by COUNTY COURT JUDGE PAT KINSEY in 01 Judge Pat Kinsey 10/05/2016 15:45:03 06/cgbV3
Defendant(s)	s 6280 FERGUSON DR. PENS	SACOLA EL 32503

FL_0424G File No.: 15-120681

FJ Against Defendant

