



# 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

1125-03

## 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	REASE TIMOTHY 1122 TRAMMEL BLVD PENSACOLA, FL 32505 710 W JORDAN ST 06-2473-000 LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121	Certificate #	2023 / 2766
		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)
# 2023/2766	06/01/2023	1,965.67	98.28	2,063.95
→ Part 2: Total*				2,063.95

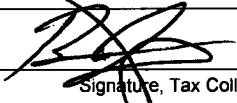
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/2926	06/01/2024	2,451.08	6.25	162.89	2,620.22
Part 3: Total*					2,620.22

## 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)	4,684.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	5,059.17

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:  Signature, Tax Collector or Designee

Escambia, Florida  
Date April 24th, 2025

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>11/05/2025</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: 2500315

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
06-2473-000	2023/2766	06-01-2023	LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121

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



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

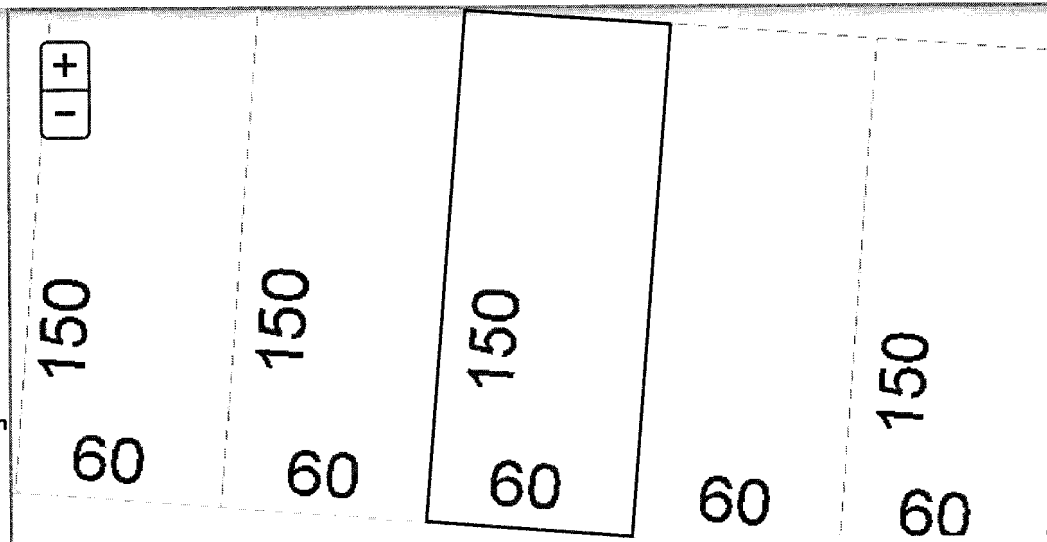


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← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	1825303101016003	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	062473000	2024	\$27,000	\$136,864	\$163,864	\$163,864
<b>Owners:</b>	REASE TIMOTHY	2023	\$27,000	\$129,556	\$156,556	\$156,556
<b>Mail:</b>	1122 TRAMMEL BLVD PENSACOLA, FL 32505	2022	\$21,600	\$115,604	\$137,204	\$112,102
<b>Situs:</b>	710 W JORDAN ST 32501	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
11/26/2024	9237	1545	\$100	OT	Y		<a href="#">Legal Description</a> LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121	
01/25/2022	8709	121	\$100	CJ	N			
09/2006	5990	1307	\$43,500	WD	N			
10/2002	4995	1880	\$100	CJ	N			
12/1997	4261	970	\$100	QC	N			
11/1997	4281	261	\$100	QC	N		<a href="#">Extra Features</a> None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								

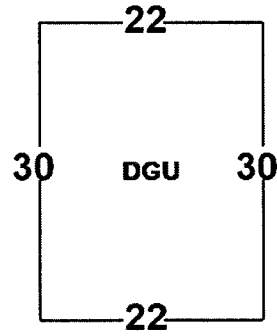
Parcel Information		Launch Interactive Map	
Section Map Id: 18-2S-30	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.2095			
Zoned:  MDR			
Evacuation & Flood Information <a href="#">Open Report</a>			
 <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			

## Buildings

Address: 710 W JORDAN ST, Improvement Type: SINGLE FAMILY, Year Built: 1950, Effective Year: 1960, PA Building ID#: 79897

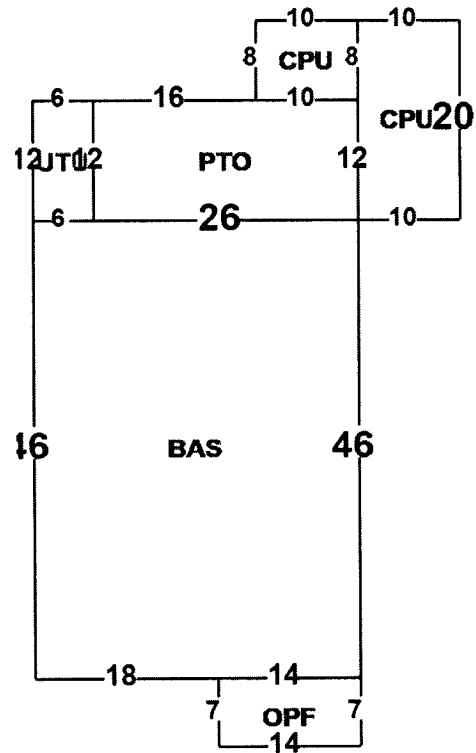
### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-COMMON  
 FLOOR COVER-TILE/STAIN CONC/BRICK  
 FOUNDATION-WOOD/SUB FLOOR  
 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 - 2894 Total SF

BASE AREA - 1472  
 CARPORT UNF - 280  
 DET GARAGE UNF - 660  
 OPEN PORCH FIN - 98  
 PATIO - 312  
 UTILITY UNF - 72



## Images



11/29/2017 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: 05/14/2025 (tc.4482)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02766**, 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 C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062473000 (1125-03)**

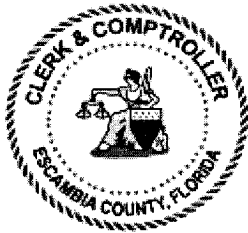
The assessment of the said property under the said certificate issued was in the name of

**TIMOTHY REASE**

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 06-2473-000 CERTIFICATE #: 2023-2766

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: August 11, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 11, 2025

Tax Account #: **06-2473-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TIMOTHY REASE**

**By Virtue of Personal Representative's Deed recorded 1/26/2022 in OR 8709/121**

**ABTRACTOR'S NOTE: WE FOUND NO ORDER AUTHORIZING THE PERSONAL REPRESENTATIVE'S DEED SO WE HAVE INCLUDED ESTATE OF WILLIE M REASE JR FOR NOTICE.**

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. **Mortgage in favor of Ole Buzzard LLC recorded 12/28/2007 – OR 6268/630 together with Assignment recorded 2/10/2015 – OR 7297/1357**
- b. **Tax Lien in favor of Internal Revenue Service recorded 7/16/2007 – OR 6182/998**

4. Taxes:

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

**Tax Account #: 06-2473-000**

**Assessed Value: \$163,864.00**

**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:** NOV 5, 2025  
**TAX ACCOUNT #:** 06-2473-000  
**CERTIFICATE #:** 2023-2766

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.

**ESTATE OF WILLIE M REASE JR**  
**TIMOTHY REASE**  
**1122 TRAMMEL BLVD**  
**PENSACOLA, FL 32505**

**ESTATE OF WILLIE M REASE JR**  
**TIMOTHY REASE**  
**710 W JORDAN ST**  
**PENSACOLA, FL 32501**

**OLE BUZZARD LLC**  
**164 MIKEMO WAY**  
**PENSACOLA, FL 32504**

**DEPARTMENT OF TREASURY**  
**INTERNAL REVENUE SERVICE**  
**400 W BAY ST STE 35045**  
**JACKSONVILLE, FL 32202-4437**

**OLE BUZZARD LLC**  
**ROBERT E DALE JR. REGISTERED AGENT**  
**1371 WATER LILY LN**  
**MESQUITE, FL 89034**

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> day of August 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**

**August 11, 2025**

**Tax Account #:06-2473-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-2473-000(1125-03)**

Recorded in Public Records 09/13/2006 at 09:47 AM OR Book 5990 Page 1307,  
Instrument #2006092656, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$304.50

18.50  
304.50

Prepared by/Return to:  
Elizabeth Lyons  
LandAmerica Lawyers Title  
721 East Gregory Street  
Pensacola, FL 32502

Folio/Parcel ID#: 18-2S-30-3101-016-003 (Account # 06)

File/Case No: 06060007534

(Space Above This Line for Recording Data)

### WARRANTY DEED

THIS Warranty Deed made this 8th day of September, 2006,

BETWEEN Yolanda B. Montgomery, an unmarried person,

whose address is 455 Carlton Avenue, Apt 12S, Brooklyn, NY 11238,

hereinafter called the Grantor, and

Willie M. Rease, Jr., an unmarried person

whose address is 711 Woodland Drive, Pensacola, FL 32503, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

Lot 16, Block C in North Hill Resubdivision, being a part of North Hill, Pensacola Investment Company's Subdivision of a portion of Section 18, Township 2 South, Range 30 West, according to the plat of said resubdivision recorded in Plat Book 1, at Page 62, of the Public Records of Escambia County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Carol L. O'Neale  
Witness # 1 Signature  
Print Name: Carol L. O'Neale  
Eloise Thomas  
Witness # 2 Signature  
Print Name: ELOISE THOMAS

State of New York

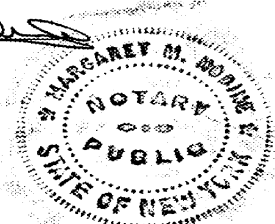
County of New York

The foregoing Instrument is acknowledged before me this September 7th, 2006 by Yolanda B. Montgomery, an unmarried person, who: (Check One) ☒ is/are personally known to me or ☐ who has/have produced a Driver's License as identification.

Notary Public 9/7/06

Expiration Date:

MARGARET M. NODINE  
NOTARY PUBLIC, State of New York  
No. 01NO5071125  
Qualified in New York County  
Commission Expires Jan 6, 2007



(Seal)

CLS-Deed Warranty

Page 1 of 1

BK: 5990 PG: 1308 Last Page

File/Case No: 06060007534

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 710 W. Jordan Street  
Legal Address of 710 W. Jordan Street, Pensacola, FL 32503  
Property:

The County ( x ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Yolanda B. Montgomery  
455 Carlton Avenue, Apt 12S  
Brooklyn, NY 11238

**WITNESSES AS TO SELLER(S):**

Carol L. O'Neale Yolanda B. Montgomery  
Witness #1 Signature Yolanda B. Montgomery  
Print Name: Carol L. O'Neale  
Eloise Thomas  
Witness #2 Signature  
Print Name: ELOISE THOMAS

**WITNESSES AS TO BUYER(S):**

Carolyn R. Doss Willie M. Rease, Jr.  
Witness #1 Signature Willie M. Rease, Jr.  
Print Name: Carolyn R. Doss  
Elizabeth Lyons  
Witness #2 Signature  
Print Name: Elizabeth Lyons

This form approved by the  
Escambia County Board of  
County Commissioners  
Effective: 4/15/95

Recorded in Public Records 12/28/2007 at 02:13 PM OR Book 6268 Page 630,  
Instrument #2007120159, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 MTG Stamps \$70.00 Int. Tax \$40.00

This Document Prepared By and Return to:

**Integrity Title and Escrow Services, LLC.**  
308 South Jefferson Street  
Pensacola, FL 32502

*Return to:*  
**INTEGRITY TITLE  
AND ESCROW SERVICES, LLC**  
308 S. JEFFERSON STREET  
PENSACOLA, FL 32502  
*200715*

## Real Estate Mortgage

THIS MORTGAGE made this **19th** day of **November** A.D. 2007 between  
**Willie M. Rease, Jr., an unmarried man**

herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from **Robert E. Dale Jr**

herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns; the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to Mortgagee the real property in **Escambia** County, **Florida**, described as:

**LOT 16, BLOCK C, NORTH HILL RESUBDIVISION, BEING A PART OF NORTH HILL, PENSACOLA INVESTMENT COMPANY'S SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 62, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

The rate is 15.9% interest only, payable monthly, maturing in 60 months.

There is a prepayment penalty of 5% for any principal payment paid in the first 48 months.

Late fee of 10% of past due payment, if not paid within 5 days of the due date.

In case of default, the interest rate shall be 18%, and there will be a 5% default penalty, in lieu of the prepayment penalty

*Loan Amount \$20,000.00*

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note, a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.
2. To pay all money required by said note and this mortgage, or either, promptly when due.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefor without waiving the option to foreclose this mortgage or any other right hereunder.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.
8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.
9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without discharging or affecting the liability of any person liable under this mortgage and said note, or either.

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**Real Estate Mortgage - Page 2**

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

**In Witness Whereof**, the mortgagor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Russ Campbell  
Witness

Willie M. Reese, Jr. (Seal)  
Willie M. Reese, Jr.  
P.O. Address: 711 Woodland Drive, Pensacola, FL 32503

Printed Name: Ginger Adams  
Witness

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of November, 2007 by Willie M. Reese, Jr., an unmarried man

he is personally known to me or he has produced his Florida driver's license as identification.



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

20-00195

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Recorded in Public Records 02/10/2015 at 03:02 PM OR Book 7297 Page 1357,  
Instrument #2015010174, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Prepared by and Return to:  
Kerry Anne Schultz, Esq.  
Fountain, Schultz & Associates, PL  
2045 Fountain Professional Ct., Suite A  
Navarre, FL 32566

(Space above this line reserved for recording office use only)

### ASSIGNMENT OF MORTGAGE

The undersigned, being the present owner and holder of a mortgage and of the indebtedness secured thereby made on the 19<sup>th</sup> day of November, 2007 by Willie M. Rease, Jr. ("Borrower"), to Robert E. Dale, Jr. ("Lender") securing the original principal sum of \$20,000.00, which was recorded in Official Records Book 6268, page 630, of the Public Records of Escambia County, Florida, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does assign and transfer without recourse to Ole Buzzard, L.L.C., A Florida Limited Liability Company ("Assignee"), whose address is 164 Mikemo Way, Pensacola, FL 32504, the above-described mortgage and indebtedness secured thereby together with all notes, financing statements, assignments of rent or leases, and other instruments related to said mortgage.

Dated: 1-7-2015

ASSIGNOR



Name:

Title:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was sworn to and subscribed before me, the undersigned authority, on this 7<sup>th</sup> day of January, 2015, by Robert E. Dale, Jr., who ☒ is personally known to me or who ☐ has produced a driver's license as identification.

(Seal)

Notary Public



Recorded in Public Records 07/16/2007 at 02:32 PM OR Book 6182 Page 998,  
Instrument #2007067274, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

<b>Form 668 (Y)(c)</b> <small>(Rev. February 2004)</small>	<b>4811</b> Department of the Treasury - Internal Revenue Service				
<b>\$ 10.00 DUE      Notice of Federal Tax Lien</b>					
<b>Area:</b> SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	<b>Serial Number</b> <div style="text-align: right;">376015607</div>				
<b>For Optional Use by Recording Office</b>					
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
<b>Name of Taxpayer</b> WILLIE M REASE JR BETTER TRUCKING & DEMOLITION					
<b>Residence</b> 711 WOODLAND DR PENSACOLA, FL 32503-2768					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
<b>Kind of Tax</b> (a)	<b>Tax Period Ending</b> (b)	<b>Identifying Number</b> (c)	<b>Date of Assessment</b> (d)	<b>Last Day for Refiling</b> (e)	<b>Unpaid Balance of Assessment</b> (f)
1120	12/31/2005	77-0627936	09/25/2006	10/25/2016	6183.28
<b>Place of Filing</b> CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					<b>Total</b> \$ 6183.28

This notice was prepared and signed at JACKSONVILLE, FL, on this,

the 05th day of July, 2007.

<b>Signature</b> <i>R. A. Mitchell</i> for THERESA HARLEY	<b>Title</b> ACS (800) 829-3903
23-00-0008	

**(NOTE:** Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

**Part 1 - Kept By Recording Office**

**Form 668(Y)(c)** (Rev. 2-2004)  
 CAT. NO 60025X

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02766 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TIMOTHY REASE 1122 TRAMMEL BLVD PENSACOLA, FL 32505	ESTATE OF WILLIE M REASE JR 710 W JORDAN ST PENSACOLA, FL 32501		
		TIMOTHY REASE 710 W JORDAN ST PENSACOLA, FL 32501	OLE BUZZARD LLC 164 MIKEMO WAY PENSACOLA, FL 32504
		OLE BUZZARD LLC 1371 WATER LILY LN MESQUITE, FL 89034	ROBERT E DALE JR. REGISTERED AGENT 1371 WATER LILY LN MESQUITE, FL 89034
		EST OF WILLIE M REASE JR 1122 TRAMMEL BLVD PENSACOLA FL 32505	IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STOP 5710 JACKSONVILLE FL 32202

WITNESS my official seal this 18th day of September 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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 November 5, 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. 02766**, 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 C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121**

**SECTION 18, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062473000 (1125-03)**

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

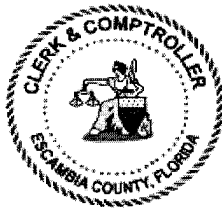
**TIMOTHY REASE**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025**.

Dated this 19th day of September 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](mailto:TAXDEEDS@ESCAMBIACLERK.COM)



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:

710 W JORDAN ST 32501



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**TIMOTHY REASE**  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

**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**

1125.03

**Document Number:** ECSO25CIV040936NON

**Agency Number:** 25-009930

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02766 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TIMOTHY REASE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/26/2025 at 8:42 AM and served same on TIMOTHY REASE , at 9:53 AM on 10/1/2025 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.

SERVED AT 1700 W LEONARD STREET (MEETING PLACE ONLY)

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By Capital Morton #912  
C. MORTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: CNMORTON

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### Personal Services:

**TIMOTHY REASE**  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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2025 SEP 26 AM 8:42  
ESCAMBIA COUNTY  
SHERIFF'S OFFICE  
CIVIL UNIT

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1125-03

**Document Number:** ECSO25CIV040929NON

**Agency Number:** 25-009975

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT# 02766 0223

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TIMOTHY REASE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:45 AM and served same at 12:22 PM on 10/2/2025 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

By: \_\_\_\_\_

  
K. HENLEY, OPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

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### Post Property:

710 W JORDAN ST 32501



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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2025 SEP 26 AM 8:15  
ESCAMBIA COUNTY  
SHERIFFS OFFICE  
CIVIL UNIT

TIMOTHY REASE [1125-03]  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

9171 9690 0935 0129 1306 78

ESTATE OF WILLIE M REASE JR  
[1125-03]  
710 W JORDAN ST  
PENSACOLA, FL 32501

9171 9690 0935 0129 1306 85

TIMOTHY REASE [1125-03]  
710 W JORDAN ST  
PENSACOLA, FL 32501

9171 9690 0935 0129 1306 92

OLE BUZZARD LLC [1125-03]  
164 MIKEMO WAY  
PENSACOLA, FL 32504

9171 9690 0935 0129 1307 08

OLE BUZZARD LLC [1125-03]  
1371 WATER LILY LN  
MESQUITE, FL 89034

9171 9690 0935 0129 1307 15

ROBERT E DALE JR. REGISTERED  
AGENT [1125-03]  
1371 WATER LILY LN  
MESQUITE, FL 89034

9171 9690 0935 0129 1307 22

EST OF WILLIE M REASE JR [1125-03]  
1122 TRAMMEL BLVD  
PENSACOLA FL 32505

9171 9690 0935 0129 1307 39

IRS COLLECTION ADVISORY GROUP  
[1125-03]  
400 W BAY STREET  
STOP 5710  
JACKSONVILLE FL 32202

9171 9690 0935 0129 1306 61

*Contract*

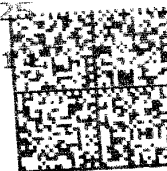
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0129 1306 78

PENSACOLA FL 325  
27 SEP 2025 AM 11



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$008.86**  
09/26/2025 ZIP 32502  
043M31219251

US POSTAGE

CLERK OF CIRCUIT COURT  
FILED

2025 OCT 24 A 10:18

ESS: JMBIA COURT 7.01

TIMOTHY REASE [1125-03]  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

NIL  
9/29

NIXIE

326 DE 1

0010/20/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

IA K1: 93333120017

UNC  
32505-1125-03

BC: 32502583335 \*2638-05571-27-16



**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

CLERK OF CIRCUIT COURT  
OFFICIAL RECORDS  
FILED

2025 OCT 24 A 10 18

SCALA COUNTY FL

EST OF WILLIE M REASE JR [1125-03]  
1122 TRAMMEL BLVD  
PENSACOLA FL 32505

1: 94009205322914

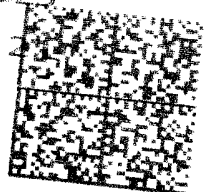
**CERTIFIED MAIL™**



9171 9690 0935 0129 1307 39

N/L  
9/29

PENSACOLA FL 325  
17 SEP 2025 AM 2



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FIRST-CLASS  
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\$008.8  
09/26/2025 Z  
043M3121925

NIXIE

326 DE 1

0010/20/

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

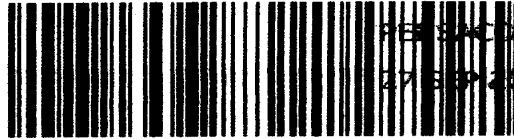
BC: 32502583335

\*2738-06610-27-

UNDELIVERED  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**CERTIFIED MAIL™**

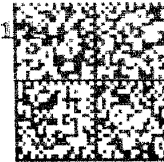
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 325

27 SEP 2025 AM 1:25



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FIRST-CLASS MAIL

IMI

**\$008.86**

09/26/2025 ZIP 32502  
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US POSTAGE

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PAM CHILDERS  
CLERK OF CIRCUIT COURT  
OFFICIAL RECORDS  
2025 OCT 20 10:37  
PENSACOLA COUNTY FL  
ESTATE OF WILLIE M REASE JR  
[1125-03]  
710 W JORDAN ST  
PENSACOLA, FL 32501

UNCL

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RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

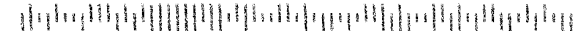
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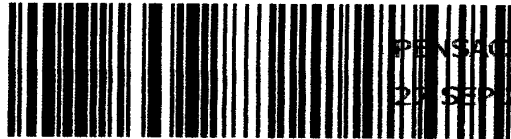
BC: 32502583335

\*2638-05421-27-16

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**CERTIFIED MAIL™**



9171 9690 0935 0129 1306 92

PENSACOLA FL 325

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quadiant  
FIRST-CLASS MAIL  
IMI  
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US POSTAGE

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

FILED  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
221 PALAFOX PLACE, SUITE 110  
PENSACOLA, FL 32502

075 OCT 28 PD 4:38

SCOT HUBIA COUNTY, FL

RETURNED TO SENDER  
UNCLAIMED

TIMOTHY REASE [1125-03]  
710 W JORDAN ST  
PENSACOLA, FL 32501

NIXIE B26 DE 1 0910/24/25  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

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UNC

BC: 3250258335 \*2738-06626-27-16

325025833  
09501-105110





# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 11-05-2025 – TAX CERTIFICATE #'S 02766

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver  
Date: 2025.10.23 09:37:31 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.10.23 09:53:34 -05'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 02766, 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 C NORTH HILL RE S/D PB 1  
P 62 OR 8709 P 121 SECTION 18,  
TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062473000  
(1125-03)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-02-09-16-23-2025



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2025

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-2473-000	06		1825303101016003

REASE TIMOTHY  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

PROPERTY ADDRESS:  
710 W JORDAN ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23/2766

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	165,193	0	165,193	1,090.27
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	165,193	0	165,193	371.35
BY STATE LAW	3.1110	165,193	0	165,193	513.92
WATER MANAGEMENT	0.0207	165,193	0	165,193	3.42
SHERIFF	0.6850	165,193	0	165,193	113.16
M.S.T.U. LIBRARY	0.3590	165,193	0	165,193	59.30
ESCAMBIA CHILDRENS TRUST	0.3798	165,193	0	165,193	62.74

TOTAL MILLAGE 13.4035

AD VALOREM TAXES \$2,214.16

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 16 BLK C NORTH HILL RE S/D PB 1 P 62 OR 8709 P 121	FP FIRE PROTECTION		226.78
NON-AD VALOREM ASSESSMENTS			\$226.78

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$2,440.94

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$2,343.30	\$2,367.71	\$2,392.12	\$2,416.53	\$2,440.94

RETAIN FOR YOUR RECORDS

### 2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

#### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2025
	2,343.30
AMOUNT IF PAID BY	Dec 31, 2025
	2,367.71
AMOUNT IF PAID BY	Jan 31, 2026
	2,392.12
AMOUNT IF PAID BY	Feb 28, 2026
	2,416.53
AMOUNT IF PAID BY	Mar 31, 2026
	2,440.94

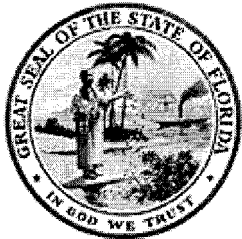
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-2473-000
PROPERTY ADDRESS
710 W JORDAN ST

REASE TIMOTHY  
1122 TRAMMEL BLVD  
PENSACOLA, FL 32505

1 062473000 2025 2

Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**  
Account: 062473000 Certificate Number: 002766 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$795.60

Postage  Tax Deed Court Registry \$761.60

Payor Name

Notes

☒ Commit Redemption