



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

1125-06

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	MILNER LEE A EST OF C/O ASHLEIGH M MILNER 19900 BUTTERNUT LANE SOUTHFIELD, MI 48076 1005 W FISHER ST 06-2912-000 LTS 7 8 BLK 46 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4911 P 350	Certificate #	2023 / 2800
		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)
# 2023/2800	06/01/2023	944.03	122.13	1,066.16
→Part 2: Total*				1,066.16


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)
# 2024/2970	06/01/2024	312.37	6.25	22.91	341.53
Part 3: Total*					341.53

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,407.69
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,242.06
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)	3,024.75

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
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: 2500432

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023
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
06-2912-000	2023/2800	06-01-2023	LTS 7 8 BLK 46 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4911 P 350

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 - 8023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	182S306000007046	Year	Land	Imprv	Total	Cap Val
Account:	062912000	2024	\$8,400	\$78,697	\$87,097	\$81,418
Owners:	MILNER LEE A EST OF	2023	\$8,400	\$74,494	\$82,894	\$74,017
Mail:	C/O ASHLEIGH M MILNER 19900 BUTTERNUT LANE SOUTHFIELD, MI 48076	2022	\$8,400	\$67,464	\$75,864	\$67,289
Situs:	1005 W FISHER ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				


Sales Data Type List:	2024 Certified Roll Exemptions
Sale Date Book Page Value Type Multi Parcel Records	None
05/2002 4911 350 \$100 CJ N	Legal Description
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	LTS 7 8 BLK 46 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4911 P 350
	Extra Features
	CARPORT METAL BUILDING

Parcel Information


Launch Interactive Map

Section
Map Id:
18-2S-30

Approx.
Acreage:
0.1959

Zoned: 
HDR

Evacuation
& Flood
Information
[Open
Report](#)

 [View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

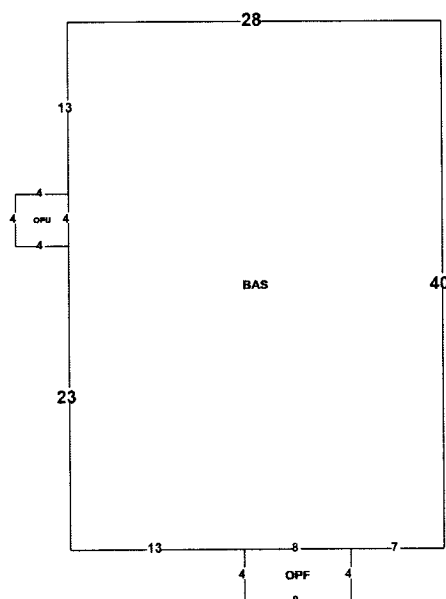
Address:1005 W FISHER ST, Improvement Type: SINGLE FAMILY, Year Built: 1944, Effective Year: 1970, PA Building ID#: 80239

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1168 Total SF

BASE AREA - 1120
OPEN PORCH FIN - 32
OPEN PORCH UNF - 16



Images



8/30/2023 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:05/14/2025 (tc 4978)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035945 5/16/2025 9:09 AM
OFF REC BK: 9318 PG: 1218 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02800**, 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:

LTS 7 8 BLK 46 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4911 P 350

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062912000 (1125-06)

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

EST OF LEE A MILNER

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 #: 06-2912-000 CERTIFICATE #: 2023-2800

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 #: **06-2912-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF LEE A MILNER**

By Virtue of Order Determining Homestead recorded 5/29/2002 in OR 4911/350 together with Order Closing Estate Administration of Lee Albert Milner in Santa Rosa County recorded in Escambia County 9/23/2016 in OR 7595/1385

ABSTRACTOR'S NOTE: PROBATE FOR LEE A MILNER IS RECORDED IN SANTA ROSA COUNTY FLORIDA COPY OF PETITION FOR ADMINISTRATION IS INCLUDED AND WE HAVE NOTIFIED HEIRS LISTED.

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. Order in favor of Edmund W Holt recorded 9/23/2016 – OR 7595/1385

b. Judgment in favor of Escambia County recorded 10/9/2012 – OR 6918/858

4. Taxes:

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

Tax Account #: 06-2912-000

Assessed Value: \$81,418.00

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 #: 06-2912-000

CERTIFICATE #: 2023-2800

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 checked="" type="checkbox"/>	<input 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 LEE A MILNER
C/O ASHLEIGH M MILNER
1990 BUTTERNUT LN
SOUTHFIELD, MI 48076

ESTATE OF LEE A MILNER
C/O ASHLEIGH M MILNER
1005 W FISHER ST
PENSACOLA, FL 32501

EDMUND W HOLT
1017 N 12TH AVE
PENSACOLA, FL 32501

LEE ALBERT MILNER JR
2275 KINGFISHER WAY
PENSACOLA, FL 32534

KEVIN N MILNER
1300 ELETRIC AVE APT 111
LINCOLN PARK, MI 48146

PATRICIA A PLEASANT
6016 SEWELL ST
PENSACOLA, FL 32504

LEE ALBERT MILNER JR
HOLMES CORRECTIONAL
INSTITUTE
3142 THOMAS DR
BONIFAY, FL 32425-0190

Certified and delivered to Escambia County Tax Collector, this 11th 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 #:06-2912-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 7 8 BLK 46 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4911 P 350

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2912-000(1125-06)

Recorded in Public Records 10/09/2012 at 04:16 PM OR Book 6918 Page 858,
Instrument #2012077239, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

**IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

STATE OF FLORIDA

VS

CASE NO: 2012 CF 000594 A

DIVISION: K

DATE OF BIRTH: 12/01/1968

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: LEE ALBERT MILNER JR
2275 KINGFISHER WAY
PENSACOLA FL 32534

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On October 1, 2012, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$668.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this October day of 2012


CIRCUIT JUDGE

Copy to: DEFENDANT

Case: 2012 CF 000594 A



00041635570

Dkt: CERTLIEN Pg#:

