

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

1125-27

| Part 1: Tax Deed | Application Info | mation | | | | And the second second | |
|--|--|-------------|----------------------------------|-------------------------------|-------------------------|------------------------------------|--|
| Applicant Name Applicant Address | keys funding LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | | | | Application date | | Apr 21, 2025 |
| Property WALSH ROBERT EST OF description 48 ADKINSON DR PENSACOLA, FL 32506 | | | | Certificate # | | 2023 / 3310 | |
| 48 ADKINSON DR 07-3121-000 LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550 | | | | | Date certificate issued | | 06/01/2023 |
| Part 2: Certificat | es Owned by App | licant an | d Filed wi | th Tax Deed | Applic | ation | |
| Column 1 Certificate Numbe | Colum er Date of Certif | | | olumn 3 unt of Certificate | | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
| # 2023/3310 | 06/01/2 | 023 | | 1,712.76 | 85.64 | | 1,798.40 |
| | | | <u>-1</u> | | | →Part 2: Total* | 1,798.40 |
| Part 3: Other Ce | rtificates Redeem | ed by Ap | plicant (C | ther than Co | unty) | | |
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Face A | umn 3 mount of Certificate | Column 4 Tax Collector's | Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
| # 2024/3511 | 06/01/2024 | | 1,847.67 | 6.25 | | 122.79 | 1,976.71 |
| | | | | | | Part 3: Total* | 1,976.71 |
| Part 4: Tax Colle | ector Certified An | nounts (L | ines 1-7) | | | | |
| 1. Cost of all cert | ificates in applicant's | possessio | n and othe | r certificates red (* | deemed Total of | by applicant Parts 2 + 3 above) | 3,775.11 |
| 2. Delinquent tax | es paid by the applic | ant | | | | | 0.00 |
| 3. Current taxes | paid by the applicant | | • | | | | 1,789.10 |
| 4. Property inform | nation report fee | | | | | | 200.00 |
| 5. Tax deed appl | ication fee | | | | | | 175.00 |
| 6. Interest accrue | ed by tax collector un | der s.197.5 | 542, F.S. (s | ee Tax Collecto | or Instru | ctions, page 2) | 0.00 |
| 7. | | | | | Tota | I Paid (Lines 1-6) | 5,939.21 |
| | nformation is true and | | | | y inform | ation report fee, ar | nd tax collector's fees |
| | | | | | | Escambia, Florid | la |
| Sign here: | ature, Tal Cellector or De | | | | Da | te April 24th, 2 | 2025_ |

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

| | | 에 공료했다. 바람이 있다. 이번에 생겼다. 그 아이들은 그것 이 바라다 하다. 이 사고하다 그 |
|------|--|---|
| Par | rt 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 | 3-13) |
| 15. | Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(F.S. | с), |
| 16. | Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| | | |
| Sign | n here: Date of sale Date of sale1 | /05/2025 |

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: 2500277

| To: Tax Collector of <u>ESCAN</u> | IBIA COUNTY | _, Florida | |
|---|---|--|---|
| I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 hold the listed tax certificate and | | e same to the Tax | Collector and make tax deed application thereon |
| Account Number | Certificate No. | Date | Legal Description |
| 07-3121-000 | 2023/3310 | 06-01-2023 | LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550 |
| Sheriff's costs, if applic | g tax certificates plus omitted taxes, plus in fees, property informatable. | nterest covering thation report costs, (| |
| which are in my possession. | ite on which this appli | Cation is based and | Tan outer octanicates of the same legal teces. pure |
| Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176- | 1540 | | <u>04-21-2025</u> Application Date |
| Applicant's | signature | | |



84884

Gary "Bubba" Peters Escambia County Property Appraiser

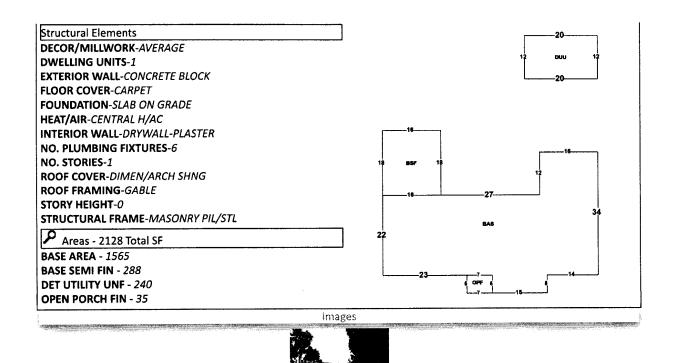
Real Estate Search

Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account Parcel ID General Information Assessments Land **Imprv** Total Cap Val Parcel ID: 3525306100023008 \$116,855 Account: 073121000 2024 \$20,000 \$117,549 \$137,549 \$106,232 2023 \$129,089 WALSH ROBERT EST OF \$20,000 \$109,089 Owners: \$96,575 \$117,414 Mail: **48 ADKINSON DR** 2022 \$15,000 \$102,414 PENSACOLA, FL 32506 48 ADKINSON DR 32506 Situs: Disclaimer SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator** Taxing **COUNTY MSTU Authority: Change of Address** Tax Inquiry: Open Tax Inquiry Window 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 Sale Date Book Page Value Type Multi Parcel Records 04/1995 3761 550 \$58,500 WD Legal Description LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550 10/1989 2770 457 \$55,000 WD Extra Features 01/1966 285 273 \$12,500 WD CARPORT Official Records Inquiry courtesy of Pam Childers **PATIO** Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map **Parcel Information** Section Map Id: 35-2S-30-2 Approx. Acreage: 0.2006 Zoned: 🔎 MDR Evacuation & Flood Information <u>Open</u> Report View Florida Department of Environmental Protection(DEP) Data Buildings Address: 48 ADKINSON DR, Improvement Type: SINGLE FAMILY, Year Built: 1956, Effective Year: 1956, PA Building ID#:



5/14/2024 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:05/15/2025 (tc.1252)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035979 5/16/2025 9:35 AM
OFF REC BK: 9318 PG: 1280 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03310, 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 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073121000 (1125-27)

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

EST OF ROBERT WALSH

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.

COUNTY TOUR

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, E | ESCAMBIA COUNTY TAX | X COLLECTOR | | | | | | | |
| TAX ACCOUNT #: | 07-3121-000 | CERTIFICATE #: _ | 2023-33 | 510 | | | | | |
| REPORT IS LIMITED | TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S | RESSLY IDENTIFIED E | BY NAME IN THE | E PROPERTY | | | | | |
| listing of the owner(s) o tax information and a list | pared in accordance with the frecord of the land described sting and copies of all open in the Official Record Book ge 2 herein. | ed herein together with cu or unsatisfied leases, mor | rrent and delinque tgages, judgments | ent ad valorem and | | | | | |
| and mineral or any subs | to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes. | | | | | | | | |
| | sure or guarantee the validit nce policy, an opinion of tit | | | | | | | | |
| Use of the term "Report | " herein refers to the Proper | ty Information Report an | d the documents a | ttached hereto. | | | | | |
| Period Searched: A | ugust 8, 2005 to and inclu | ding August 8, 2025 | _ Abstractor: | Andrew Hunt | | | | | |
| BY | | | | | | | | | |
| Malphel | | | | | | | | | |

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 07-3121-000

1. The Grantee(s) of the last deed(s) of record is/are: ROBERT WALSH AND EMILY V WALSH

By Virtue of Warranty Deed recorded 5/1/1995 in OR 3761/550

ABSTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR ROBERT WALSH OR EMILY V WALSH RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

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

Tax Account #: 07-3121-000 Assessed Value: \$116,855.00

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

| CERTIFICA | TION. | PROPE | RTV IN | FORMATION | J REPORT | FOR TDA |
|-----------|-------|-------|--------|-----------|----------|---------|
| CENTITION | | INVIE | | UNMALIO | | TUNIDA |

| CERTIFICATION, I ROLERT I INFORMA | ATION REPORT FOR THA | | | | |
|--|--|--|--|--|--|
| TAX DEED SALE DATE: | NOV 5, 2025 | | | | |
| TAX ACCOUNT #: | 07-3121-000 | | | | |
| CERTIFICATE #: | 2023-3310 | | | | |
| those persons, firms, and/or agencies having | Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described ificate is being submitted as proper notification of tax deed | | | | |
| YES NO ☐ ☐ Notify City of Pensacola, P.O. ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax year | Governmental Center, 32502 | | | | |
| ESTATE OF ROBERT WALSH AND | | | | | |
| ESTATE OF EMILY V WALSH | | | | | |
| 48 ADKINSON DR | | | | | |

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

PENSACOLA, FL 32506

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

August 11, 2025 Tax Account #:07-3121-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3121-000(1125-27)

| | WARRANTY DEED INDIVID. TO INDIVID. OR Bk3761 Pg0550 INSTRUMENT 00204308 |
|--|--|
| This Instrument Prepared by: Carol D. Eubanks Southland Title of Pensacola, Inc. Address: 1120 N. 12th Ave. Pensacola, Florida 32501 File # 95-12932 Property Appraisers Parcel Identification (Folio) Number(s): 35-2S-30-6100-023-008 Grantee(s) S.S. #(s): | |
| SPACE ABOVE THIS LINE FOR PROCESSING DATA Warra | anty Deed |
| (The terms "grantor" and "grantee" herein shall be construe | d to include all genders and singular or plural as the context indicates.) y of April ,1995 , BETWEEN |
| Gloria J. McCullough, a sing | |
| whose post office address is: 2100 Apalachee F Tallahassee, Flo | arkway # 9C |
| of the County of Leon | , State of Florida , grantor, and |
| Robert Walsh and Emily V. Wa | ulsh, husband and wife |
| whose post office address is: 48 Adkinson Dri | ve Pensacola, Florida 32506 |
| of the County of Escambia , | State of Florida , grantee, |
| other good and valuable considerations to said grantor i | n hand paid by said grantee, the receipt whereof is hereby I grantee, and grantee's heirs, successors and assigns forever, Escambia County, Florida, to-wit: division of a portion of Section , Escambia County, Florida, |
| and said grantor does hereby fully warrant the title to said all persons whomsoever. IN WITNESS WHEREOF, Grantor has hereunto set grant Signed Sealed and Delivered in Our Presence: Print name of witness: (1 4 3 la 1 6 10 50 1) | or's hand and seal the day and year first above written. (Seal) |
| James William | (Seal) |
| Print name of witness: JOINES VY. 11. A MUS | (Seal) |
| STATE OF Florida COUNTY OF LOWN | - ×.1. |
| The foregoing instrument was acknowledged before by Gloria J. McCullough, a sin | • |
| who is/are personally known to me or who has/have produ | aced State of Hall |
| as identification and who did take an oath. | # d67-96-3935 |
| My Commission expires: | Mania C. Roddiell |
| (Seal) | Name of Notary Public; MONICA E. REDDICK Serial Number: MY COMMISSION # CC 199315 EXPIRES |
| ITEM 7381 (9112) | May 7, 1996 Great Lakes Business Forms, Inc. ■ To Order Call: 1-800-530-9393 □ PASI® WE US AND C. |

OR Bk3761 Pg0551

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, and if not, what person or entity will be responsible for maintenance. 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: 48 Adkinson | Drive Pensacola, Florida 32506 |
|--|---|
| Legal Address of Property: 48 Ad | Kinson Drive Pensacola, Florida 32506 |
| | has not accepted the abutting roadway for maintenance. |
| 1 - man in the followay. | ef Escambia County, Florida to maintain, |
| This form completed by: | Southland Title of Pensacola, Inc. |
| , r | 1120 N. 12th Ave. |
| | Address Pensacola, Florida 32501 File # 95-12932 |
| AS TO SELLER(S): | City, State, Zip Code |
| Seller's Name 815r a J. McCul | Yough Seller's Name: |
| STATE OF FLORIDA COUNTY OF ESCAMBIAXXX | ' |
| The foregoing instrument was acknown Gloria J. McCullough | owledged before me thisday ofApril, 199 ⁵ _, by orida/ Corporation) |
| (individual or corporate official) this document on behalf of the corporation), | (if corporation, title:, who signs |
| is/are personally known to me. produced current Florida driver's licens produced current | e as identification; or |
| (Notary Seal must be affixed) | e as identification; or Signature of Notary Public Name of Notary Printed My Commission Expires: Commission Number: |
| | MONICA E. REDDICK MY COMMISSION # CC 199315 EXPIRES May 7, 1996 BONDED THRU TROY FAIN INSURANCE, INC. |

Page 1 of 2

Commission Number:

OR Bk3761 Pg0552 INSTRUMENT 00204308

AS TO BUYER(S):

Sobert Stalsh

Buyer's Name: Robert Walsh

Buyer's Name: Emily V. Walsh

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this Robert Walsh _ (a Florida/ (corporation or individual) and/by Emily V. Walsh _ (if corporation, title: (individual or corporate official) who signs ر this document on behalf of the corporation), who did not take an oath and who: is/are personally known to me. XX produced current Florida driver's license as identification; or ____ produced current _ as identification (Notary Seal must be affixed) Signature of Notary Public Name of Notary Printed My Commission Expires:

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS - 10/94

CAROL D. EUBANKS
State of Florida
My Comm. Exp. Feb. 11, 1869
Comm. # CC 176317

Instrument 00204308
Filed and recorded in the public records
MAY 1 1995
at 03:01 P.M. in Book and Page noted above or hereon and record verified JIM MOTOR COMPTROLLER Scambia County,

Page 2 of 2

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03310 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:

| EST OF ROBERT WALSH | EST OF EMILY V WALSH |
|---------------------|----------------------|
| 48 ADKINSON DR | 48 ADKINSON DR |
| PENSACOLA, FL 32506 | PENSACOLA FL 32506 |

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

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. 03310, 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 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073121000 (1125-27)

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

EST OF ROBERT WALSH

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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EST OF ROBERT WALSH

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.

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Post Property:

48 ADKINSON DR 32506



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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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.

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Personal Services:

EST OF ROBERT WALSH 48 ADKINSON DR PENSACOLA, FL 32506

COMPT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1125.2つ

Document Number: ECSO25CIV040984NON

Agency Number: 25-009941

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03310 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF ROBERT WALSH

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:42 AM and served same on EST OF ROBERT WALSH, in ESCAMBIA COUNTY, FLORIDA, at 4:30 PM on 9/29/2025 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: ANDREA WALSH, GRANDDAUGHTER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

A DUDA COS

Service Fee:

\$40.00

Receipt No:

BILL

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. 03310**, 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 23 BLK 8 MEADOWBROOK PB 4 P 7 OR 3761 P 550

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073121000 (1125-27)

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

EST OF ROBERT WALSH

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

Personal Services:

EST OF ROBERT WALSH 48 ADKINSON DR PENSACOLA, FL 32506

COMPTAGE TO STATE OF THE STATE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1125.27

Document Number: ECSO25CIV040986NON

Agency Number: 25-009985

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 03310 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: EST OF ROBERT WALSH

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 4:30 PM on 9/29/2025 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:

A. DUDA, CPS \$40.00

Service Fee: Receipt No:

BILL

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Post Property:

48 ADKINSON DR 32506



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

EST OF ROBERT WALSH [1125-27] 48 ADKINSON DR PENSACOLA, FL 32506

9171 9690 0935 0129 1302 27

EST OF EMILY V WALSH [1125-27] 48 ADKINSON DR PENSACOLA FL 32506

9171 9690 0935 0129 1302 10

contact

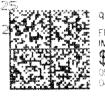
Pam Childers

Clerk of the Circuit Court & Comptroller Official Records
221 Palafox Place, Suite 110

Pensacola, FL 32502

9171 9690 0935 0129 1302 27

NIXIE



0010/20/25

EST OF ROBERT WALSH [1125-27] 48 ADKINSON DR PENSACOLA, FL 32506

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9171 9690 0935 0129 1302 10

quadient

0010/20/25

NIXIE 326

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

BC: 32502583335

PENSACOLA FL 32506 U TFK: 9333190146

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records
221 Palafox Place, Strite 110 Pensacola, FL 32502

SCAMBIA

EST OF EMILY V WALSH [1125-27] 48 ADKINSON DR

UNC



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



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 |
|----------------|--------------|-------------|---------------------------|
| 07-3121-000 | 06 | | 352S306100023008 |
| | | | |

WALSH ROBERT EST OF 48 ADKINSON DR PENSACOLA, FL 32506 **PROPERTY ADDRESS:** 48 ADKINSON DR **EXEMPTIONS:**

PRIOR YEAR(S) TAXES OUTSTANDING

| AD VALOREM TAXES | | | | | | | |
|--------------------------|--------------|----------------|------------------|----------------|--------------|--|--|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED | | |
| COUNTY | 6.6000 | 128,540 | 0 | 128,540 | 848.36 | | |
| PUBLIC SCHOOLS | | | | | | | |
| BY LOCAL BOARD | 2.2480 | 139,866 | 0 | 139,866 | 314.42 | | |
| BY STATE LAW | 3.1110 | 139,866 | 0 | 139,866 | 435.12 | | |
| WATER MANAGEMENT | 0.0207 | 128,540 | 0 | 128,540 | 2.66 | | |
| SHERIFF | 0.6850 | 128,540 | 0 | 128,540 | 88.05 | | |
| M.S.T.U. LIBRARY | 0.3590 | 128,540 | 0 | 128,540 | 46.15 | | |
| ESCAMBIA CHILDRENS TRUST | 0.3798 | 128,540 | 0 | 128,540 | 48.82 | | |

TOTAL MILLAGE 13.4035 **AD VALOREM TAXES \$1,783.58**

| LEGAL DE | SCRIPTION | NON-AD VALOREM ASSESSMENTS | | | | | | |
|--------------------------|--|--------------------------------------|------------------------------------|----------------------------|----------------------------|--|--|--|
| | | TAXING AUTHORITY | | RATE | AMOUNT | | | |
| | BROOK PB 4 P 7 OR 3761 P 550 | FP FIRE PROTECTION | | | 226.78 | | | |
| | | | NO | ON-AD VALOREM ASS | ESSMENTS \$226.78 | | | |
| Pay online Payments m | at EscambiaTax ust be in U.S. funds drawi | (Collector.com n from a U.S. bank | COMBINE | ED TAXES AND ASSE | SSMENTS \$2,010.36 | | | |
| If Paid By Please Pay | Nov 30, 2025 \$1,929.95 | Dec 31, 2025 \$1.950.05 | Jan 31, 2026 \$1 ,970.15 | Feb 28, 2026 \$1,990.26 | Mar 31, 2026 \$2,010.36 | | | |

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**

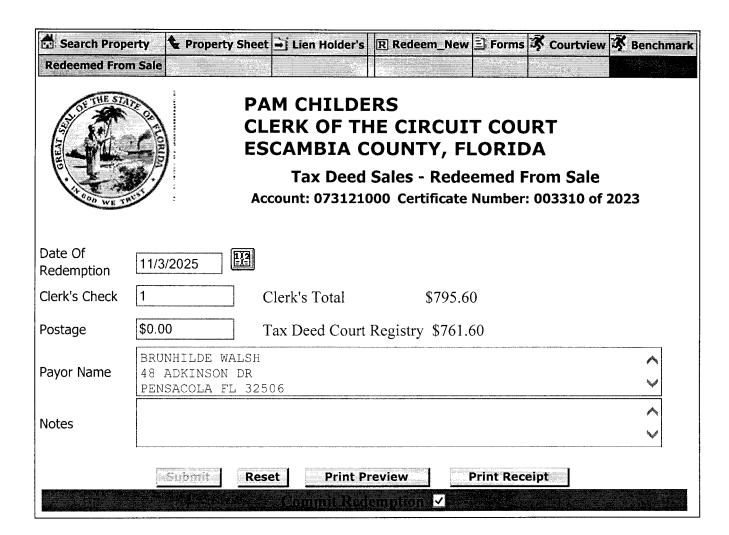
Payments in U.S. funds from a U.S. bank

| PAY ONLY ONE AMOUNT | |
|---------------------|--------------------------|
| AMOUNT IF PAID BY | Nov 30, 2025 1,929.95 |
| AMOUNT IF PAID BY | Dec 31, 2025 1,950.05 |
| AMOUNT IF PAID BY | Jan 31, 2026 1,970.15 |
| AMOUNT IF PAID BY | Feb 28, 2026 1,990.26 |
| AMOUNT IF PAID BY | Mar 31, 2026 2,010.36 |

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER 07-3121-000 PROPERTY ADDRESS **48 ADKINSON DR**

WALSH ROBERT EST OF 48 ADKINSON DR PENSACOLA, FL 32506





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** The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03310

CIRCUIT in the

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, 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 09:43:38 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of **OCTOBER**

A.D., 2025

Porther Tuttle

dnQualifier=A01410C000001890CD5793600064AAE. cn=Heather Tuttle Date: 2025.10.23 09:44:54 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



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

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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