



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

1125-29

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	DANIELS JAMES MICHAEL HARLINE BENITA A TRUSTEE FOR 5513 MAYFAIR DR PENSACOLA, FL 32506 5513 MAYFAIR DR 07-3313-000 LT 34 BLK B OR 204/218 P 233/128 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 7950 P 281 OR 7985 P 462	Certificate #	2023 / 3324
		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)
# 2023/3324	06/01/2023	2,073.95	198.75	2,272.70
→Part 2: Total*				2,272.70

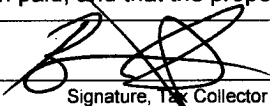
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,272.70
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)	2,647.70

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

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: 2500275

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023
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
07-3313-000	2023/3324	06-01-2023	LT 34 BLK B OR 204/218 P 233/128 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 7950 P 281 OR 7985 P 462

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 - 6023
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 Parcel ID: 362S301500340002 Account: 073313000 Owners: DANIELS JAMES MICHAEL HARLINE BENITA A TRUSTEE FOR CHITTY AGIDA ANN IRREVOCABLE TRUST DATED 10-16-18 Mail: 5513 MAYFAIR DR PENSACOLA, FL 32506 Situs: 5513 MAYFAIR DR 32506 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$20,000</td> <td>\$176,016</td> <td>\$196,016</td> <td>\$134,196</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$166,623</td> <td>\$186,623</td> <td>\$121,997</td> </tr> <tr> <td>2022</td> <td>\$7,000</td> <td>\$150,755</td> <td>\$157,755</td> <td>\$110,907</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$176,016	\$196,016	\$134,196	2023	\$20,000	\$166,623	\$186,623	\$121,997	2022	\$7,000	\$150,755	\$157,755	\$110,907																													
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>10/17/2018</td> <td>7985</td> <td>462</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>07/20/2018</td> <td>7950</td> <td>281</td> <td>\$65,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>03/27/2018</td> <td>7875</td> <td>1674</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>03/08/2018</td> <td>7866</td> <td>1510</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>10/16/2009</td> <td>6526</td> <td>1498</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/2005</td> <td>6073</td> <td>352</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	10/17/2018	7985	462	\$100	QC	N		07/20/2018	7950	281	\$65,000	WD	N		03/27/2018	7875	1674	\$100	OT	N		03/08/2018	7866	1510	\$100	OT	N		10/16/2009	6526	1498	\$100	WD	N		10/2005	6073	352	\$100	OT	N		2024 Certified Roll Exemptions None Legal Description LT 34 BLK B OR 204/218 P 233/128 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 7950 P 281 OR 7985 P 462 Extra Features FRAME BUILDING	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																														
10/17/2018	7985	462	\$100	QC	N																																															
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Parcel Information		Launch Interactive Map																																																		

Section
Map Id:
36-2S-30

Approx.
Acreage:
0.1948

Zoned: 
MDR

Evacuation
& Flood
Information
[Open](#)
[Report](#)

+55
-

65

65

65

42 2

130

130

130

130

130

376 49



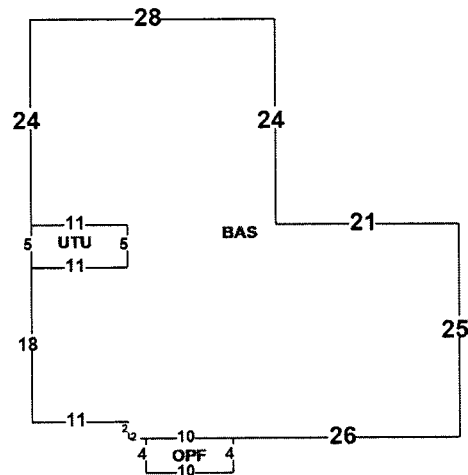
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 5513 MAYFAIR DR, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1980, PA Building ID#: 85067

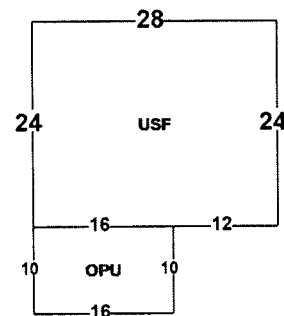
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2747 Total SF

BASE AREA - 1820
OPEN PORCH FIN - 40
OPEN PORCH UNF - 160
UPPER STORY FIN - 672
UTILITY UNF - 55



Images



11/17/2021 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03324**, 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 34 BLK B OR 204/218 P 233/128 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 7950 P 281 OR 7985 P 462

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073313000 (1125-29)

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

**JAMES MICHAEL DANIELS and BENITA A HARLINE TRUSTEE FOR AGIDA ANN CHITTY
IRREVOCABLE TRUST**

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 #: 07-3313-000 CERTIFICATE #: 2023-3324

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 8, 2005 to and including July 8, 2025 Abstractor: Ben Murzin

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-3313-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES MICHAEL DANIELS AND BENITA A HARLINE TRUSTEE OF THE AGIDA ANN CHITTY IRREVOCABLE TRUST DATED OCTOBER 16, 2018**

By Virtue of Warranty Deed recorded 8/15/2018 in OR 7950/281 together with Quit Claim Deed recorded 10/18/2018 in OR 7985/462

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) NONE are delinquent.

Tax Account #: 07-3313-000

Assessed Value: \$134,196.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: OCT 1, 2025

TAX ACCOUNT #: 07-3313-000

CERTIFICATE #: 2023-3324

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.

**BENITA A HARLINE TRUSTEE OF THE
AGIDA ANN CHITTY IRREVOCABLE TRUST
56 W 650 N
LINDON UT 84042**

**JAMES MICHAEL DANIELS
BENITA A HARLINE TRUSTEE OF THE
AGIDA ANN CHITTY IRREVOCABLE TRUST
5513 MAYFAIR DR
PENSACOLA FL 32506**

**BENITA A HARLINE TRUSTEE OF THE
AGIDA ANN CHITTY IRREVOCABLE TRUST
630 N 75 W
LINDON UT 84042**

**Certified and delivered to Escambia County Tax Collector, this 11th day of July 2025.
PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

August 11, 2025

Tax Account #:07-3313-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 34 BLK B OR 204/218 P 233/128 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 7950 P 281 OR
7985 P 462**

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3313-000(1125-29)

10
455

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 362S301500340002
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of July, 2018 by Lisa Siverly, a married woman, whose post office address is 25444 Spindle Lane, Daphne, AL 36526 herein called the grantor, to James Michael Daniels, a single man, and Agida Ann Chitty, a single woman, Joint Tenants with Full Rights of Survivorship whose post office address is 5513 Mayfair Dr, Pensacola, FL 32506, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 34, Block B, First Addition to Forest Park, a subdivision of a portion of Section 36, Township 2 South, Range 30 West., according to the Plat thereof, recorded in Plat Book 3, Page(s) 43, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

This is not the homestead of the grantor
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees 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 persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Witness #1 Printed Name

Lisa Siverly

Witness #2 Signature
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of July, 2018 by Lisa Siverly who is personally known to me or has produced current drivers license as identification.

SEAL

Notary Public
Printed Notary Name
My Commission Expires:

SUSAN SHARP
Notary Public State Office
Commission # GG 17135
My Comm. Expires Aug 7, 2020

SUSAN SHARP
Notary Public State Office
Commission # GG 17135
My Comm. Expires Aug 7, 2020

Recorded in Public Records 10/18/2018 11:23 AM OR Book 7985 Page 462,
Instrument #2018083629, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

WHEN RECORDED, return to:

Benita A. Harline
630 N 75 W
Lindon, UT 84042

QUIT CLAIM DEED

This Quit Claim Deed made this 17th day of October, 2018, by **Agida Ann Chitty**, a single woman, whose mailing address is 56 W 650 N, Lindon, UT, 84042, herein called the grantor, to a married woman in her capacity as trustee, Benita A. Harline, Trustee of the Agida Ann Chitty Irrevocable Trust dated October 16, 2018, whose mailing address is 630 N 75 W, Lindon, UT 84042, herein called the grantee:

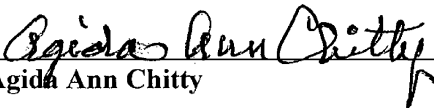
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns.)

Witnesseth: That the grantor, for and in consideration of the sum of Ten and 0/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby quit claims all her interest to the grantee in the following described tract of land situate in Escambia County, State of Florida more particularly described as:

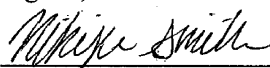
Lot 34, Block B, First Addition to Forest Park, a subdivision of a portion of Section 36, Township 2 South Range 30 West, according to the Plat thereof recorded in Plat Book 3, Page 43 of the Public Records of Escambia County, Florida. Subject to easements, restrictions, and reservations of record and taxes for the year 2018, and thereafter.

This is not the homestead of the grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year firsts above written.


Agida Ann Chitty

Signed, sealed and delivered in the presence of


Witness 1 signature

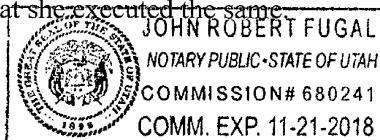
Nikiya Smith
Witness 1 printed name

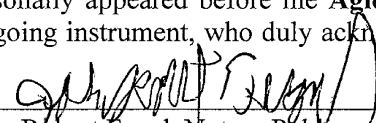

Witness 2 signature

Robert Fugal
Witness 2 printed name

STATE OF UTAH)
ss.
County of UTAH)

On the 17th day of October, 2018, personally appeared before me **Agida Ann Chitty**, personally known to me, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.




John Robert Fugal, Notary Public