



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

1125-48

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	HERRING TRACY MICHAEL 6845 TEMPLE LN PENSACOLA, FL 32526 701 NAVY BLVD 08-3419-000 BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EX (Full legal attached.)	Certificate #	2023 / 3732
		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)
# 2023/3732	06/01/2023	5,188.49	259.42	5,447.91
→ Part 2: Total*				5,447.91

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)
# 2024/3899	06/01/2024	4,580.19	6.25	304.39	4,890.83
Part 3: Total*					4,890.83

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)	10,338.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,261.44
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)	14,975.18

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.

BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W/RW LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 8497 P 451 CA 181

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500193

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
08-3419-000	2023/3732	06-01-2023	BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 8497 P 451 CA 181

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: 5225302000000040 Account: 083419000 Owners: HERRING TRACY MICHAEL Mail: 6845 TEMPLE LN PENSACOLA, FL 32526 Situs: 701 NAVY BLVD 32507 Use Code: OFFICE, MULTI-STORY 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>\$40,775</td> <td>\$255,755</td> <td>\$296,530</td> <td>\$296,530</td> </tr> <tr> <td>2023</td> <td>\$40,775</td> <td>\$248,738</td> <td>\$289,513</td> <td>\$289,513</td> </tr> <tr> <td>2022</td> <td>\$40,775</td> <td>\$296,254</td> <td>\$337,029</td> <td>\$322,183</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2024	\$40,775	\$255,755	\$296,530	\$296,530	2023	\$40,775	\$248,738	\$289,513	\$289,513	2022	\$40,775	\$296,254	\$337,029	\$322,183																																				
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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>07/03/2020</td> <td>8497</td> <td>451</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>04/27/2016</td> <td>7514</td> <td>919</td> <td>\$100</td> <td>CJ</td> <td>Y</td> <td></td> </tr> <tr> <td>02/11/2008</td> <td>6285</td> <td>1856</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td></td> </tr> <tr> <td>02/11/2008</td> <td>6285</td> <td>1855</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td></td> </tr> <tr> <td>09/1998</td> <td>4308</td> <td>1282</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/1981</td> <td>1588</td> <td>231</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>12/1980</td> <td>1503</td> <td>70</td> <td>\$100</td> <td>WD</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	07/03/2020	8497	451	\$100	QC	N		04/27/2016	7514	919	\$100	CJ	Y		02/11/2008	6285	1856	\$100	OT	Y		02/11/2008	6285	1855	\$100	OT	Y		09/1998	4308	1282	\$100	WD	N		10/1981	1588	231	\$100	WD	N		12/1980	1503	70	\$100	WD	N		2024 Certified Roll Exemptions None Legal Description BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF... Extra Features CONCRETE PAVING				
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[Parcel Information](#)

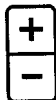
[Launch Interactive Map](#)

Section
Map Id:
CA181

Approx.
Acreage:
0.1640

Zoned: 
Com

Evacuation
& Flood
Information
[Open
Report](#)



118.45

111.09

61.02



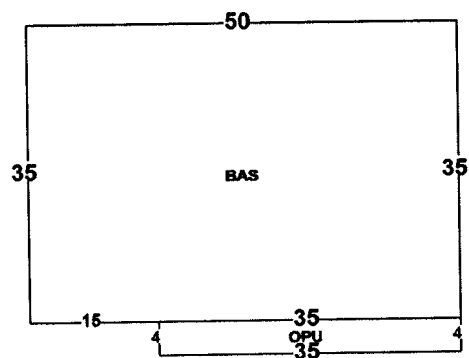
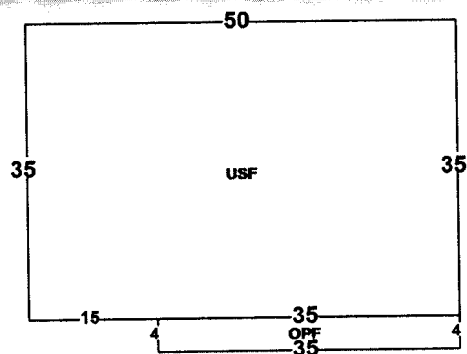
[View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address: 701 NAVY BLVD, Improvement Type: OFFICE/GENERAL, Year Built: 1987, Effective Year: 1987, PA Building ID#: 89809

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



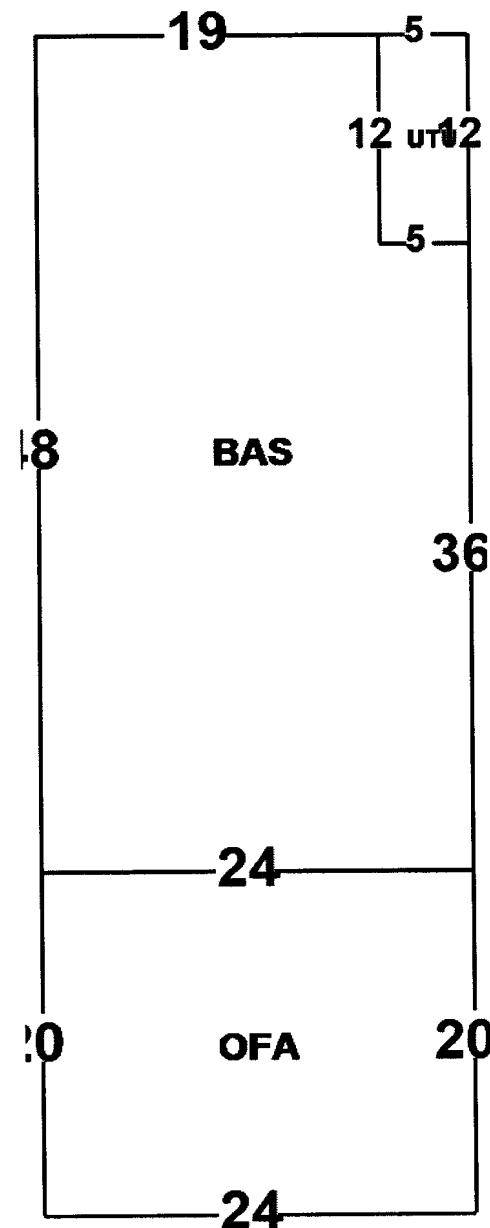
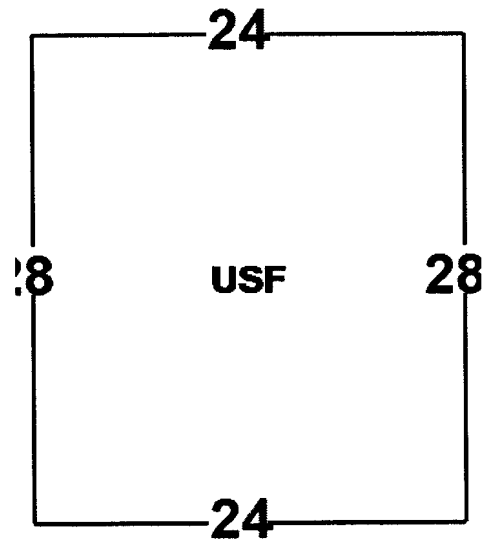
 Areas - 3780 Total SF

BASE AREA - 1750
OPEN PORCH FIN - 140
OPEN PORCH UNF - 140
UPPER STORY FIN - 1750

Improvement Type: SINGLE FAMILY, Year Built: 1951, Effective Year: 1964, PA Building ID#: 89810

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME



Areas - 2304 Total SF

BASE AREA - 1092
OFFICE AVG - 480
UPPER STORY FIN - 672
UTILITY UNF - 60



1/15/2025 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.3647)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03732**, 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:

BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 8497 P 451 CA 181

SECTION 52, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083419000 (1125-48)

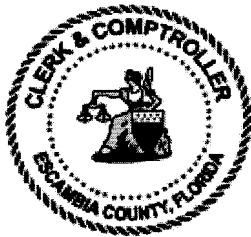
The assessment of the said property under the said certificate issued was in the name of

TRACY MICHAEL HERRING

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 #: 08-3419-000 CERTIFICATE #: 2023-3732

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 #: **08-3419-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TRACY MICHAEL HERRING**

By Virtue of Quit Claim Deed recorded 3/31/2021 in OR 8497/451

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 #: 08-3419-000

Assessed Value: \$296,530.00

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 #: 08-3419-000

CERTIFICATE #: 2023-3732

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.

TRACY MICHAEL HERRING
6845 TEMPLE LN
PENSACOLA, FL 32526

TRACY MICHAEL HERRING
701 NAVY BLVD
PENSACOLA, FL 32507

TRACY MICHAEL HERRING
2706 GRAINGER AVE
PENSACOLA, FL 32507

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 #:08-3419-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 8497 P 451 CA 181

SECTION 52, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3419-000(1125-48)

Recorded in Public Records 3/31/2021 2:33 PM OR Book 8497 Page 451,
Instrument #2021034537, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY:

NAME : Tracy Michael HerringADDR. : 2706 Grainger avenuePensacola, Florida 32507

This Quit Claim Deed, Executed this 3rd day of July, 2020, by

(first party) Andrea Nicole Bell, nee Herringto (second party) Tracy Michael Herringwhose post office address is 2706 Grainger Avenue, Pensacola, Florida 32507

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for an in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Escambia, State of Florida to wit:
Property Address: 701 NAVY BOULEVARD, Pensacola, FL 32507 Reference Number: 522S30200000040
Legal description: BEG AT SE COR OF SEC 56 AS ESTABLISHED 1950 BY DEPT OF INT OF USA TH S 15 DEG 16 MIN 08 SEC E ALG EXTN OF E LI OF SEC 56 143 54/100 FT FOR POB CONT S 15 DEG 16 MIN 08 SEC E 118 45/100 FT TH S 84 DEG 58 MIN 18 SEC E 61 02/100 FT TO PT IN W R/W LI OF NAVY BLVD (200 FT R/W) TH N 5 DEG 01 MIN 42 SEC E ALG SD LI 111 09/100 FT N 84 DEG 58 MIN 18 SEC W 102 11/100 FT TO POB OR 7514 P 919 CA 181

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Dawn M. Wise

Witness Signature as to First Party

Dawn M. Wise

Printed Name

Rhonda R. Lundy

Witness Signature as to First Party

Rhonda R. Lundy

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Andrea Nicole Bell, nee Herring

Signature of First Party

Andrea Nicole Bell, nee Herring

Printed Name

2704 Grainger Avenue, Pensacola, Florida 32507

Post Office Address

Signature of Co-First Party (if applicable)

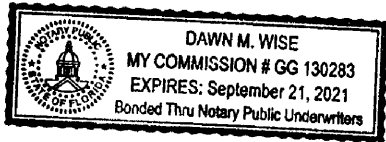
Printed Name

Post Office Address

BK: 8497 PG: 452 Last Page

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of July, 2020, by Andrea N. Bell, who ~~is~~ personally known to me or has produced _____ as identification and who did/did not take an oath.



Dawn M Wise
Notary Public

(Print, type, or stamp commissioned name of Notary Public)