

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

1125-59

Part 1: Tax Deed	Application Infor	mation						
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date		Apr 21, 2025			
Property description	NELSON LORNA JOY 3300 DUNAWAY LN		Certific	ate#	2023 / 3964			
	PENSACOLA, FL 32526 3300 DUNAWAY RD 09-0752-050							
	N 527 30/100 FT O SW 1/4 OF SE 1/4 I 613/ (Full legal attac	LESS S 387			Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	2000	Filed wi	th Tax Deed	Applica	ntion		
Column 1 Certificate Numbe	Columi	n 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/3964	06/01/2	023		2,906.94		145.35	3,052.29	
		<u> </u>				→Part 2: Total*	3,052.29	
Part 3: Other Ce	rtificates Redeem	ed by App	licant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colur Face Am Other Ce	nount of	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/4121	06/01/2024		3,292.56		6.25	226.36	3,525.17	
						Part 3: Total*	3,525.17	
Part 4: Tax Colle	ector Certified Am	ounts (Lir	nes 1-7)					
1. Cost of all cert	ificates in applicant's	possession	and other			by applicant Parts 2 + 3 above	6,577.46	
2. Delinquent tax	es paid by the applica	ant					0.00	
3. Current taxes paid by the applicant					3,193.56			
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.197.54	42, F.S. (s	ee Tax Collecto	r Instruc	tions, page 2)	0.00	
7.					Tota	Paid (Lines 1-6)	10,146.02	
	nformation is true and that the property in				y informa	ation report fee, a	nd tax collector's fees	
入	X,			,		Escambia, Florid	da	
Sign here:					Dat	te April 24th,	2025	

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

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 8-13)
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 11/05/2025 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.

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500244

To: Tax Collector of ESCA	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate an		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-0752-050	2023/3964	06-01-2023	N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31
l agree to: • pay any current taxe: • redeem all outstandir	s, if due and ng tax certificates plus	interest not in my	possession, and
	d omitted taxes, plus i		
, ,	s fees, property inform	_	Clerk of the Court costs, charges and fees, and
Attached is the tax sale certific which are in my possession.	cate on which this appli	ication is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176			
	· · · · · · · · · ·		04-21-2025 Application Date
Applicant	's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

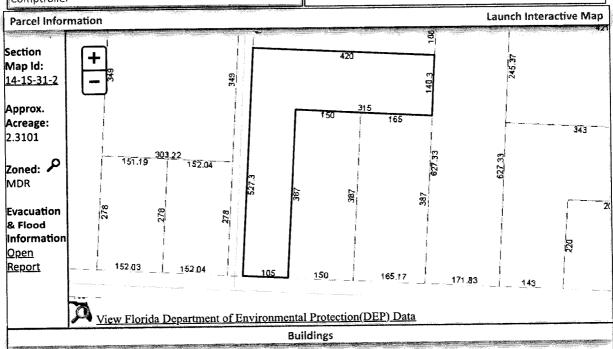
Real Estate Search

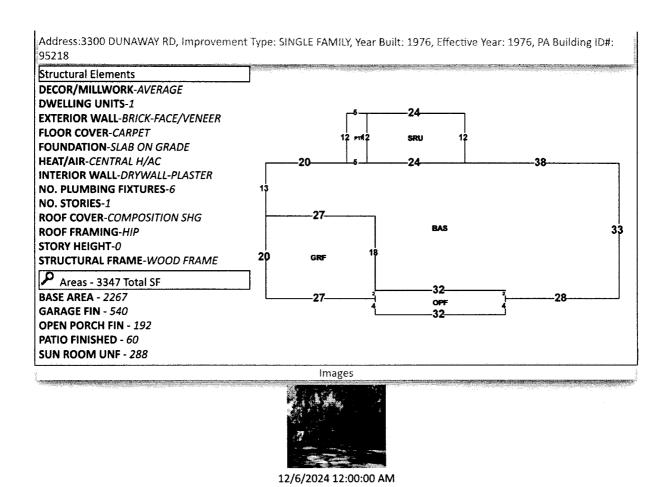
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account OParcel ID Assessments General Information Land Imprv Total Cap Val Parcel ID: 1415314302000001 Year \$256,218 \$214,346 \$207,555 090752050 2024 \$48,663 Account: \$245,172 \$194,860 2023 \$196,509 \$48,663 **NELSON LORNA JOY Owners:** \$199,676 \$177,146 \$177,921 3300 DUNAWAY LN 2022 \$21,755 Mail: PENSACOLA, FL 32526 3300 DUNAWAY RD 32526 Situs: Disclaimer SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator Taxing COUNTY MSTU Authority:** Change of Address **Open Tax Inquiry Window** Tax Inquiry: 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 06/2004 5472 1586 \$100 WD Legal Description 09/1990 3013 651 \$16,400 QC N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P... 06/1989 2720 899 \$100 QC 05/1972 2133 521 \$100 WD Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and FRAME BUILDING Comptroller





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.4384)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036070 5/16/2025 10:28 AM
OFF REC BK: 9318 PG: 1510 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03964, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (1125-59)

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

LORNA JOY NELSON

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.

COUNTRACT

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 LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR			
	TAX ACCOUNT	#:09-0752-050	CERTIFICATE #: _	2023-3	964	
	REPORT IS LIMIT	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED I	BY NAME IN TH	IE PROPERTY	
	listing of the owne tax information and	rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open outdoorded in the Official Record Books on page 2 herein.	I herein together with cur unsatisfied leases, mor	rrent and delinqu tgages, judgment	ent ad valorem s and	
	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.					
		not insure or guarantee the validity insurance policy, an opinion of title				
	Use of the term "R	eport" herein refers to the Propert	y Information Report an	d the documents	attached hereto.	
P	eriod Searched:	August 8, 2005 to and includ	ing August 8, 2025	_ Abstractor:	Andrew Hunt	
	BY					
	Malak					

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

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 09-0752-050

1. The Grantee(s) of the last deed(s) of record is/are: LORNA JOY NELSON

By Virtue of Warranty Deed recorded 10/22/1985 in OR 2133/521 together with Quit Claim Deed recorded 6/4/1991 in OR 3013/651, and 8/9/2004 in OR 5472/1586. See also Marriage/Death Affidavit recorded 10/5/1994 in OR 3657/587 and Affidavit of Continuous Marriage recorded 8/9/2004 in OR 5472/1588

- 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. Code Enforcement Order in favor of Escambia County recorded 11/16/2020 OR 8405/455
 - b. Code Enforcement Order in favor of Escambia County recorded 11/2/2022 OR 8883/1206 together with Cost Order recorded 6/13/2024 OR 9160/1292
 - c. Judgment in favor of Capital One Bank, N.A. recorded 1/2/2018 OR 7832/1230
- 4. Taxes:

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

Tax Account #: 09-0752-050 Assessed Value: \$214,346.00

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.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HUI.	INVIE		VINIALION	INCI ON I	TUNIDA

TAX DEED SALE DATE: _	TE: NOV 5, 2025				
TAX ACCOUNT #:	09-0752-050				
CERTIFICATE #:	2023-3964				
those persons, firms, and/or ag	7.522, Florida Statutes, the following is a list of names and addresses of gencies having legal interest in or claim against the above-described ed tax sale certificate is being submitted as proper notification of tax deed				
	ensacola, P.O. Box 12910, 32521 a County, 190 Governmental Center, 32502 2024 tax year.				
LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526	CAPITAL ONE BANK 1680 CAPITAL ONE DR MCLEAN, VA 22102				
ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505					

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

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 #:09-0752-050

LEGAL DESCRIPTION EXHIBIT "A"

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0752-050(1125-59)

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or Shell Fles	Menge		M. File No. M-780	
State of	Florida. WARR	ANTY DEED		Į.
			SURTAX TOTAL	
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A nous	ll Men by Chese Present			
for and in con-	aderation of one dellar and other good	and valuable considerations, the re	Ceipt wherenf is hereby acknowl-	
	nd and wife,	their	Dens executes	-
administrators	, successors and assigns, forever, the re	tal preserty in Escambia	County, Florula, described as	i.
· ·	The North 927 feet	of the South 960 fee	et of the	•
, li 33=	South 420 feet of	s the North 387 feet the East 315 feet, al	1 of the	.
	Southwest Quarter	of the Southeast Quar ip 1 South, Range 31	ter of	-
3328	Escambia County, F	lorida.	West,	
C S S S S S S S S S S S S S S S S S S S	This is a correcti	ve warranty deed exec	uted by	
# 8 3 G	the grantors hereo	to correct that cer 10, 1970, and record	tain warranty	
5 5	Official Record Box	ok 510 at Page 635 of	the public	
SERT.	records of Escenbis	County, Florida.		
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				1.700.403
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all and singular	and to hold, unto the said grantee r the tenements, hereditaments and ap- covenant that WE SEE we	purtenances thereto belonging or in	I assigns, forever, together with n anywise appertaining.	
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heirs, executors Assigns, in the shall and will fo	and administrators, the said grantee_ quiet and peaceable possession and er orever warrant and defend	njoyment thereof, against all perso	, administrators, successors, and me lawfully claiming the same,	一种的
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81 · ·	Florida)		(SEAL)	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
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for the uses and Given under	purposes therein set forth.	ev of May 225	omo O)	14.000
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Order: 2025-NOV-5 Doc: FLESCA:2133-00521 30136 651

State	of	Florida.

State of Florida.	
EscambiaCounty	
KNOW ALL MEN BY THESE PRESENTS, That	
	Marie Spence, Husband and Wife
or and in consideration of one dollar and	other good and valuable
considerations,	,
he receipt whereof is hereby acknowledged, do remi	
	Nelson, Husband and Wife
- 3300 Dunaway Lane	
Pensacola, Fl 3250.	
heir heirs, executors, administrators and assign	19, forever, the following described property, situated
the County ofEscambia	State of Florida to-wit:
The South one acre more or les	s of the North three acres more or
less, less the East 20.00 feet	thereof, of the following
described property: The Nor	th 927.00 feet of the South
960.00 feet of the East 420.00	
feet of the South 420.00 feet	
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ywise appertaining, free from all exemptions and	
IN WITNESS WHEREOF, have hereun	√ √ 121 07 3×
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) The second
Colle	whith Marie Spine 1 18011
igned, spaled and delivered in the presence of	This instrument was propared by the first of
ys Bake	Lorna Joy Nelson
<u> </u>	3300 Dunaway Lane Panagoola, Plorida, 32526
21 2411	A 14 Philipping

Order: 2025-NOV-5 Doc: FLESCA:3013-00651 State of Hours Govern A Species Claudette Rank Species and acknowledged that They executed the same for the uses and purposess therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this day of differ fee.

Notery

My commission expires: Gf. 1 4 1992

Order: 2025-NOV-5 Doc: FLESCA:3013-00651



OR BK 5472 PG1586 Escambia County, Florida INSTRUMENT 2004-272708

DEED BOC STAMPS PB & ESC CO \$ 0.70 08/09/04 ERNIE LEE MAGAHA, CLERK

After Recording Return to:
Lenders First Choice
\$803 Parkwood Bivd., Ste. 100
Frisco, TX 75034
After Recording/Policy Dept.

Mail Tax Statements to: Lorna Joy Nelson 3300 Dunaway Lane Pensacola, FL 32526

Property Tax ID#: 09-752-050

WARRANTY DEED

This WARRANTY DEED, executed this 2 day of 500 day of 5

Wherever used herein the terms "GRANTORS" 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.

Witnessed: That GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Escambia County, Florida, viz:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET, LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315 FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED: 10/22/1985)

TAX PARCEL ID#: APN: 09-0752-050 (14-1S-31-4302-000-001)

PROPERTY ADDRESS: 3300 Dunaway Lane, Pensacola, FL 32526

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Page 1 of 2

OR BK 5472 PG1587 Escambia County, Florida INSTRUMENT 2004-272708

Surviving Spouse of Henry E. Nelson, Jr.

RCD Aug 09, 2004 04:12 pm Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Cour INSTRUMENT 2004-272708

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, 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, 2003.

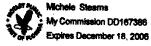
IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

STATE OF FLORIDA

COUNTY OF ESCAMO

The foregoing instrument was hereby acknowledged before me this Ast day of 2004, by LORNA JOY NELSON, who is personally known to me or who has produced Florida Viverstience as identification, and who signed this instrument willingly.



Notary Public

My commission expires: 12.12.06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by: William E. Curphey & Assoc. 2605 Enterprise Road, East Suite 155 Clearwater, Florida 33759

Page 2 of 2

Recorded in Public Records 11/16/2020 11:26 AM OR Book 8405 Page 455, Instrument #2020098321, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 11/16/2020 10:45 AM OR Book 8405 Page 93, Instrument #2020098240, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER ESCAMBIA COUNTY FLORIDA, CASE NO:

PR#:

CE20052170L **LOCATION: 3300 DUNAWAY LN** 141\$314302003001

VS.

NELSON, LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, My 1 co () as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

BK: 8405 PG: 456

BK: 8405 PG: 94

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until 2/11/2021 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$15.00 per day, commencing 2/2/2021. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of \$235.00 are awarded in favor of

BK: 8405 PG: 457 Last Page

BK: 8405 PG: 95 Last Page

Escambia County as the prevailing party against RESPONDENT(S),

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of

November, 2020.

Gregory Farrar Special Magistrate

Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 11/2/2022 9:24 AM OR Book 8883 Page 1206, Instrument #2022107253, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 11/2/2022 8:47 AM OR Book 8883 Page 1070, Instrument #2022107202, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER

ESCAMBIA COUNTY FLORIDA,

CASE NO: CE22062550N

LOCATION: 3300 DUNAWAY LN

1415314302000001

VS.

NELSON, LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (O) Roof

Page 1 Of 4

BK: 8883 PG: 1207 BK: 8883 PG: 1071

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **1/30/2023** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 1/31/2023.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County

Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking

Page 2 Of 4

BK: 8883 PG: 1208 BK: 8883 PG: 1072

reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Page 3 Of 4

BK: 8883 PG: 1209 Last Page BK: 8883 PG: 1073 Last Page

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 1st day of

November, 2022.

Special Magistrate Office of Environmental Enforcement

Page 4 Of 4

Case No: CE22062550N

Recorded in Public Records 6/13/2024 11:21 AM OR Book 9160 Page 1292, Instrument #2024045383, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 6/13/2024 10:55 AM OR Book 9160 Page 1202, Instrument #2024045326, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

Location: 3300 DUNAWAY LN PR #: 141S314302000001

NELSON, LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 11/1/2022.

Itemized Cost

Daily fines \$8,100.00

Fines \$0.00
Court Cost \$250.00
County Abatement Fees \$3,800.00

Administrative Costs \$0.00

Payments \$0.00

Total: \$12,150.00

DONE AND ORDERED at Escambia County, Florida on

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

\$20.00 Per Day From: <u>01/31/2023</u> To: <u>03/11/2024</u>

ŀ

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

E 10-13-2024

Recorded in Public Records 1/2/2018 8:53 AM OR Book 7832 Page 1230, Instrument #2018000045, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 11/28/2017 4:00 PM OR Book 7815 Page 967, Instrument #2017092772, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 64559005 E-Filed 11/22/2017 05:17:40 PM

IN THE COUNTY COURT FOR THE **1ST JUDICIAL CIRCUIT IN** AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2017 SC 003221

CAPITAL ONE BANK (USA), N.A., Plaintiff,

VŚ.

LORNA NELSON,

Defendant,

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL ONE DRIVE, MCLEAN VA 22102, recover from the Defendant(s), LORNA NELSON, 3300 the sum of \$1089.66 on principal DUNAWAY LN, PENSACOLA FL 32526-9398, and \$256.48 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete Form 7.343 and return it to RAS LaVrar, LLC

ORDERED in ESCAMBIA County, Florida, this de

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

LORNA NELSON, 3300 DUNAWAY LN, PENSACOLA FL 32526-9398.

Account No:

File No: 3000659677.001

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03964 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:

LORNA JOY NELSON	CAPITAL ONE BANK
3300 DUNAWAY LN	1680 CAPITAL ONE DR
PENSACOLA, FL 32526	MCLEAN VA 22102

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

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

COMPTAGE TO THE STATE OF THE ST

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. 03964, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (1125-59)

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

LORNA JOY NELSON

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

3300 DUNAWAY RD 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-009958

125.59

Document Number: ECSO25CIV041050NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 03964 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: LORNA JOY NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/26/2025 at 8:44 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LORNA JOY NELSON Writ was returned to court UNEXECUTED on 9/30/2025 for the following reason:

PER THE RESIDENT AT 3300 DUNAWAY LANE, SUBJECT PASSED AWAY IN 2019. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

> CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Service Fee: Receipt No:

\$40.00 BILL

Printed By: CNMORTON

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Dated this 19th day of September 2025.

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Personal Services:

LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526

GOMPTA OF THE STATE OF THE STAT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-010000 **Document Number: ECSO25CIV041024NON**

Court: TAX DEED County: ESCAMBIA

Case Number: CERT# 03964 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: LORNA JOY NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:46 AM and served same at 7:30 AM on 9/30/2025 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:

Service Fee:

\$40.00 **BILL**

Receipt No:

Printed By: CNMORTON

125.59

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.

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Post Property:

3300 DUNAWAY RD 32526

GOMPT ROLL STATE OF THE STATE O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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TAX DEED SEARCH RESULTS:	
FILE #: CERTIFICATE #: ACCOUNT #: PROPERTY ADDRESS: TITLE HOLDER: 1125.59 2013 TD 03964 09.0152.050 3300 DUDAUM LDRAP JOY NE	325311
INDIVIDUAL COMPANY	
ADDRESSES WHERE LETTERS MAILED:	
3300 DUNAWAY 3253Up	STATUS: STATUS: STATUS: STATUS: STATUS: STATUS: STATUS: STATUS: STATUS:
DATE OF ADDITIONAL RESEARCH 10 1415	
Escambia Property Appraiser Website Escambia Tax Collector Software Most Recent Tax Roll Escambia Tax Deed records Florida Corporation Search Escambia Official Records Search Escambia Court Records Search Google (Truepeoplesearch.com) no new address	
NOTES: THY DEED SAVE WIZ. REDEEDNER	By Maissa Gares.
10/8/25 Destition Vener 5361	J. BATES.
MEISSA OPNES 900,944.5584.	TOURPRODESTATOR
	DISOMNETED

LORNA JOY NELSON [1125-59] 3300 DUNAWAY LN PENSACOLA, FL 32526

9171 9690 0935 0127 1926 92

10/0 DELEVERED

ESCAMBIA COUNTY / COUNTY ATTORNEY [1125-59] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502 CAPITAL ONE BANK [1125-59] 1680 CAPITAL ONE DR MCLEAN VA 22102

9171 9690 0935 0127 1927 08

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1125-59] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1927 15



Profile Print Guide [→Export

Home > Tracking > Status History

Status History ?

Tuncking	Number	Information

Mailing Date: 31219251 Meter:

Sender: OR 9171969009350127192692 Tracking Number:

Recipient: OK: Delivered

Current Status: FC

Zip Code: Class of Mail City: ERR Service:

Value \$0.740 10/01/25 11:46 AM

32526

BELLVIEW

FL

Proof of Delivery

Status Details ▼ Status Date

Wed, 10/08/25, 10:29:00 AM Wed, 10/08/25, 03:26:00 AM Fri, 10/03/25, 10:05:00 AM Status

OK : Delivered Reminder to schedule redelivery

State:

Delayed: No Authorized Recipient Available



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



SCAN TO PAY ONLINE

2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-0752-050	06		1415314302000001

PROPERTY ADDRESS: 3300 DUNAWAY RD **EXEMPTIONS:**

NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6000	235,780	0	235,780	1,556.15	
PUBLIC SCHOOLS						
BY LOCAL BOARD	2.2480	257,130	0	257,130	578.03	
BY STATE LAW	3.1110	257,130	0	257,130	799.93	
WATER MANAGEMENT	0.0207	235,780	0	235,780	4.88	
SHERIFF	0.6850	235,780	0	235,780	161.51	
M.S.T.U. LIBRARY	0.3590	235,780	0	235,780	84.65	
ESCAMBIA CHILDRENS TRUST	0.3798	235,780	0	235,780	89.55	

TOTAL MILLAGE 13.4035

AD VALOREM TAXES \$3,274.70

LEGAL DE	SCRIPTION	NON-AD VALOREM ASSESSMENTS			ITS
<u> </u>		TAXING AUTHORITY		RATE	AMOUNT
N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT See Additional Legal on Tax Roll		FP FIRE PROTECTION	NC	DN-AD VALOREM ASSI	226.78 ESSMENTS \$226.78
Pay online	at EscambiaTax ust be in U.S. funds drawi	(Collector.com		D TAXES AND ASSE	
If Paid By Please Pay	Nov 30, 2025 \$3,361.42	Dec 31, 2025 \$3,396.44	Jan 31, 2026 \$3,431.45	Feb 28, 2026 \$3,466.47	Mar 31, 2026 \$3,501.48

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

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

PROPERTY ADDRESS 3300 DUNAWAY RD **NELSON LORNA JOY**

PRIOR YEAR(S) TAXES OUTSTANDING

PAY ONLY ON	E AMOUNT
AMOUNT IF PAID BY	Nov 30, 2025 3,361.42
AMOUNT IF PAID BY	Dec 31, 2025 3,396.44
AMOUNT IF PAID BY	Jan 31, 2026 3,431.45
AMOUNT IF PAID BY	Feb 28, 2026 3,466.47
AMOUNT IF PAID BY	Mar 31, 2026 3,501.48
DO NOT FOLD STAD	I OD MUTTI ATE

DO NOT FOLD, STAPLE, OR MUTILATE

PENSACOLA, FL 32526

3300 DUNAWAY LN

ACCOUNT NUMBER

09-0752-050



STATE OF FLORIDA

County of Escambia

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

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03964

in the CIRCUIT

Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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.

Wille.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C0000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:40:24 -05'00'

PUBLISHER

Sworn to and subscribed before me this <u>23RD</u> day of <u>OCTOBER</u>

A.D., 2025

leather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025 10.23 09:51:35-0500'

HEATHER TUTTLE NOTARY PUBLIC



Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03964, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31 SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (1125-59)

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

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

