

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

1225.14

| Part 1: Lax Deed | Application Infor | | | | | | | |
|--|---|----------------|---|-------------------------------|--------------------|---------------------------------|--|--|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | | | Application date | | Apr 21, 2025 | | |
| Property description | JOHNSTON MARVIN W JR 10 SELBORNE PL PENSACOLA, FL 32506 | | | Certificate # | | 2023 / 4500 | | |
| | 10 SELBORNE PL 09-4071-260 LT 50 AMENDED P 1ST ADDITION PB | LAT OF CA | 7295 P 354 | | | tificate issued | 06/01/2023 | |
| Part 2: Certificat | es Owned by App | licant and | d Filed wi | th Tax Deed | Applicat | ion - | | |
| Column 1 Certificate Number | Column To Date of Certific | | | olumn 3 unt of Certificate | ° | Column 4 Interest | (Column 5: Total (Column 3 + Column 4) | |
| # 2023/4500 | 06/01/2 | | 1 40074110 | 1,292.60 | | 64.63 | 1,357.23 | |
| | | | L | | →Part 2: Total* | | 1,357.23 | |
| Part 3: Other Ce | rtificates Redeem | aA vd be | olicant (C | ther than Co | untv) | 1 2 7 | | |
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Colu Face A | umn 3 mount of Certificate | Column 4 Tax Collector's | | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) | |
| # 2024/4597 | 06/01/2024 | | 1,199.25 | | 6.25 | 82.45 | 1,287.95 | |
| | | I | | | | Part 3: Total* | 1,287.95 | |
| Part 4: Tax Colle | ector Certified Am | ounts (L | ines 1-7) | -005 | Janes II. | | The second secon | |
| | ificates in applicant's | | 200 Carlot 185 Carlot | r certificates red (* | deemed b | y applicant arts 2 + 3 above | 2,645.18) | |
| 2. Delinquent tax | es paid by the applic | ant | | | | | 0.00 | |
| 3. Current taxes | paid by the applicant | | | | | | 1,111.83 | |
| | nation report fee | | | | | | 200.00 | |
| Property inforr | | | | | | | 175.00 | |
| Property inform Tax deed apple | ication fee | | | | | 0\ | 0.00 | |
| 5. Tax deed appl | | der s.197.5 | 542, F.S. (s | ee Tax Collecto | or instruct | ions, page 2) | 0.00 | |
| 5. Tax deed appl6. Interest accrue | ication fee ed by tax collector un | der s.197.5 | 542, F.S. (s | ee Tax Collecto | | Paid (Lines 1-6) | | |
| 5. Tax deed appl6. Interest accrue7.I certify the above i | ed by tax collector un | the tax ce | ertificates, i | nterest, propert | Total | Paid (Lines 1-6) | | |
| 5. Tax deed appl6. Interest accrue7.I certify the above i | ed by tax collector un | the tax ce | ertificates, i | nterest, propert | Total y informa | Paid (Lines 1-6) | 4,132.01 | |

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

| Par | t 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. | 60,795.50 |
| 16. | Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| | | |
| Sign | here: Date of sale 12/03/ Signature, Clerk of Court or Designee | /2025 |

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500346

| To: Tax Collector of ES | CAMBIA COUNTY | _, Florida | |
|--|---|---------------------|--|
| I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate | • | e same to the Tax | Collector and make tax deed application thereon |
| Account Number | Certificate No. | Date | Legal Description |
| 09-4071-260 | 2023/4500 | 06-01-2023 | LT 50 AMENDED PLAT OF CANTERBURY WOODS 1ST ADDITION PB 9 P 4 OR 7295 P 354 |
| pay all delinquent | nding tax certificates plus and omitted taxes, plus it tor's fees, property informa | nterest covering th | |
| Attached is the tax sale cer which are in my possession | • • | cation is based and | d all other certificates of the same legal description |
| Electronic signature on file KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 19 | 023 | | <u>04-21-2025</u> Application Date |
| Applia | cant'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 | | | | Filliter The | siluly version |
|--|---------------------------------------|------------------------|------------------------------|--------------|--|--|
| General Inform | ation | Assessi | ments | 7.6 | | |
| Parcel ID: | 1925314210000050 | Year | Land | Imprv | Total | <u>Cap Val</u> |
| Account: | 094071260 | 2024 | \$30,000 | \$183,838 | \$213,838 | \$121,591 |
| Owners: | JOHNSTON MARVIN W JR | 2023 | \$30,000 | \$176,507 | \$206,507 | \$118,050 |
| Mail: | 10 SELBORNE PL PENSACOLA, FL 32506 | 2022 | \$17,000 | \$157,499 | \$174,499 | \$114,612 |
| Situs: | 10 SELBORNE PL 32506 | | | Disclaime | er | |
| Use Code: | SINGLE FAMILY RESID 🔑 | | | Tou Cations | | |
| Taxing Authority: | COUNTY MSTU | grands (M), (h) j, kip | | Tax Estima | The second secon | with product the state of the s |
| Tax Inquiry: | Open Tax Inquiry Window | i | | hange of Ad | iaress | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | File for Exemption(s) Online | | | |
| | | | Rei | port Storm (| Damage | |
| Calan Data Tu | no List. | 2024 C | ertified Roll E | xemptions | | |

| Sales Data | <u>Type</u> | List: | • | | | |
|------------|-------------|-------|-----------|------|-----------------|----------------|
| Sale Date | Book | Page | Value | Type | Multi Parcel | Records |
| 01/17/2015 | 7295 | 354 | \$100 | CI | N | |
| 01/17/2015 | 7295 | 350 | \$100 | CJ | N | رثا |
| 03/2006 | 5869 | 26 | \$40,000 | QC | N | ٦ |
| 01/2006 | 5831 | 138 | \$100 | CJ | N | ٦ |
| 01/1975 | 951 | 70 | \$7,000 | WD | Υ | C _o |
| 12/1973 | 758 | 654 | \$275,000 | WD | Y | <u>C</u> a |

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

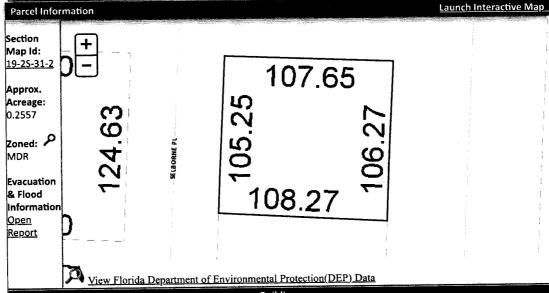
HOMESTEAD EXEMPTION, TOTAL & PERMANENT, WIDOWER

Legal Description

LT 50 AMENDED PLAT OF CANTERBURY WOODS 1ST ADDITION PB 9 P 4 OR 7295 P 354

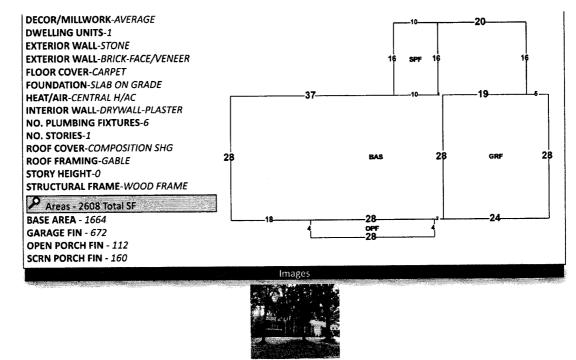
Extra Features

None



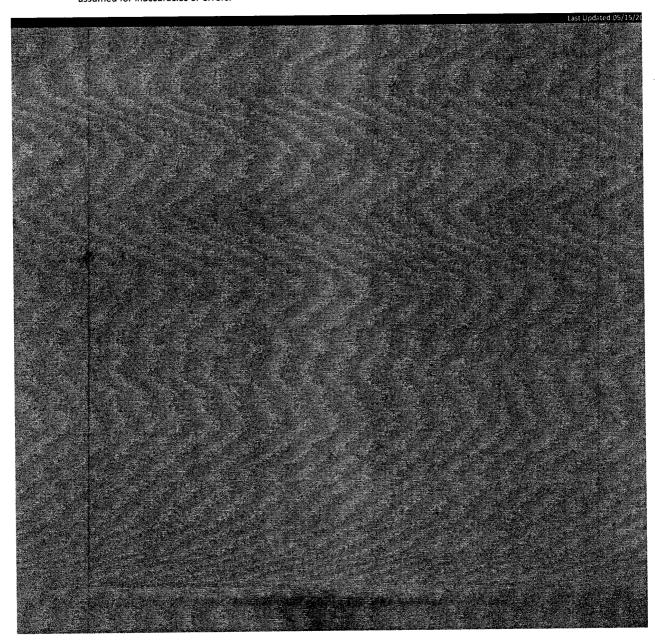
Buildings

Address:10 SELBORNE PL, Improvement Type: SINGLE FAMILY, Year Built: 1977, Effective Year: 1977, PA Building ID#: 105371



4/1/2025 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038185 5/23/2025 9:19 AM
OFF REC BK: 9322 PG: 349 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04500**, 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 50 AMENDED PLAT OF CANTERBURY WOODS 1ST ADDITION PB 9 P 4 OR 7295 P 354

SECTION 19, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094071260 (1225-14)

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

MARVIN W JOHNSTON JR

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 December, which is the 3rd day of December 2025.

Dated this 22nd 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.

S COMPTAGE BY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 094071260 Certificate Number: 004500 of 2023

| Date Of Redemption | 7/16/2025 | |
|-----------------------|--|---------------|
| Clerk's Check | 1 Clerk's Total | \$806.40 |
| Postage | \$0.00 Tax Deed Court Registry | \$772.40 |
| Payor Name | OMEGA NATIONAL TITLE AGENCY INC 1806 N FLAMINGO RD STE 240 PEMBROKE PINES FL 33028 | • |
| Notes | | \$ |
| | Submit Reset Print Preview Commit Redemption | Print Receipt |

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

| THE ATTACHE | ED REPORT IS ISSUED TO: | | | | | |
|--|---|--|-------------------------------------|-------------------------|--|--|
| SCOTT LUNSF | SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR | | | | | |
| TAX ACCOUN | T#: 09-4071-260 | CERTIFICATE #: | 2023-4 | 500 | | |
| REPORT IS LIM | IS NOT TITLE INSURANCE. TH MITED TO THE PERSON(S) EXP N REPORT AS THE RECIPIENT(| RESSLY IDENTIFIED B | Y NAME IN TH | IE PROPERTY | | |
| listing of the own tax information a encumbrances re | port prepared in accordance with the ner(s) of record of the land describe and a listing and copies of all open ecorded in the Official Record Bood on page 2 herein. | ed herein together with cur or unsatisfied leases, mort | rent and delinqu gages, judgment | ent ad valorem s and | | |
| and mineral or a | subject to: Current year taxes; taxe my subsurface rights of any kind or overlaps, boundary line disputes. | | | | | |
| | s not insure or guarantee the validite insurance policy, an opinion of tie | | | | | |
| Use of the term ' | "Report" herein refers to the Prope | rty Information Report and | the documents | attached hereto. | | |
| Period Searched: | September 5, 2005 to and inclu | ding September 5, 2025 | Abstractor: | Andrew Hunt | | |
| BY | | | | | | |
| Malal | akl/ | | | | | |

Michael A. Campbell, As President

Dated: September 8, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 8, 2025

Tax Account #: 09-4071-260

1. The Grantee(s) of the last deed(s) of record is/are: ARAL ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

By Virtue of Warranty Deed recorded 8/6/2025 in OR 9359/799

- 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. Judgment in favor of Ford Motor Credit Company LLC recorded 2/10/2017 OR 7665/1012
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-4071-260 Assessed Value: \$121,591.00

Exemptions: HOMESTEAD EXEMPTION, TOTAL & PERMANENT, WIDOWER

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): CANTERBURY WOODS HOMEOWNERS ASSOCIATION, INC

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 |
|----------------|----------|-----------------|----------------|
| | INVILITI | THE CHANGE TO S | |

| TAX DEED SALE DATE: | DEC 3, 2025 | | | |
|--|---|--|--|--|
| TAX ACCOUNT #: | 09-4071-260 | | | |
| CERTIFICATE #: | 2023-4500 | | | |
| those persons, firms, and/or agencies having lega | tutes, the following is a list of names and addresses of all interest in or claim against the above-described ate is being submitted as proper notification of tax deed | | | |
| YES NO ☐ ☑ Notify City of Pensacola, P.O. Box ☐ ☑ Notify Escambia County, 190 Gove ☐ Homestead for 2024 tax year. | | | | |
| MARVIN W JOHNSON JR | MARIA F WHITE AS REGISTERED AGENT | | | |
| ARAL ESTATES LLC | ARAL ESTATES LLC | | | |
| 10 SELBORNE PL | 11802 CHANTICLEER DR | | | |
| PENSACOLA, FL 32506 | PENSACOLA, FL 32507 | | | |
| PENNY L HARRIS AS REGISTERED AGENT CANTERBURY WOODS HOMEOWNERS ASSOCIATION INC 341 CAMBORNE PL | FORD MOTOR CREDIT COMPANY LLC PO BOX 6508 MESA, AZ 85216 | | | |

Certified and delivered to Escambia County Tax Collector, this 8th day of September 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

PENSACOLA, FL 32506

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

PROPERTY INFORMATION REPORT

September 8, 2025 Tax Account #:09-4071-260

LEGAL DESCRIPTION EXHIBIT "A"

LT 50 AMENDED PLAT OF CANTERBURY WOODS 1ST ADDITION PB 9 P 4 OR 9351 P 1799 SECTION 19, TOWNSHIP 2 S, RANGE 31 W TAX ACCOUNT NUMBER 09-4071-260(1225-14)

Recorded in Public Records 8/6/2025 2:29 PM OR Book 9359 Page 799, Instrument #2025059666, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$917.00

Prepared by and Return to: Katherine Rodriguez Omega National Title Agency, LLC 1806 N. Flamingo Road, Suite 240 Pembroke Pines, Florida 33028 Our File Number: 25-0461KR Consideration:\$131,000,00

General Warranty Deed

Made this July 30, 2025 A.D. By **True Haven LLC, a Florida limited liability company**, whose post office address is: 3946 Island Lakes Dr, Winter Haven, Florida 33881, hereinafter called the grantor, to **Aral Estates LLC**, a **Florida limited liability company**, whose post office address is: 11802 Chanticleer Dr, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Lot 50, of CANTERBURY WOODS 1ST ADDITION as recorded in Plat Book 9, Page 4, et seq. of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 192S314210000050

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 grantee 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; that the grantor hereby fully 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, 2024.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 9359 PG: 800 Last Page

State of Florida County of Broward

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

| Signed, sealed and deliftered in our presence: | (Seal) |
|---|---|
| Witness Signature Witness Printed Name MIKE STIBER | Ben Bukovec, Authorized Representative of True Haven LLC, a Florida limited liability company Address: 3946 Island Lakes Dr., Winter Haven, Florida 33881 |
| Witness Address 1806 N FLAMINGO RD STE 240 PEMBROKE PINES, FL 33028 | |
| | |
| Witness Signature Witness Printed Name HUU Throcasi | |
| Witness Address 1806 M. Flamingo Rd Ste 240 Pembrolu Piner F 32028 | |

The foregoing instrument was acknowledged before me by means of M physical presence or [] online notarization, this 30th day of July, 2025, by Ben Bukovec, Authorized Representative of True Haven LLC, a Florida limited liability company, who is/are personally known to me or who has produced DRIVERS IJCENSE identification.



Notary Public
Print Name:

My Commission Expires:

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Recorded in Public Records 2/10/2017 9:48 AM OR Book 7665 Page 1012, Instrument #2017010100, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 11/21/2016 3:37 PM OR Book 7625 Page 711, Instrument #2016089428, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 49031235 E-Filed 11/17/2016 02:16:06 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2016CC000163

FORD MOTOR CREDIT COMPANY LLC Plaintiff

SUMMARY FINAL JUDGMENT

VS.

MARVIN W. JOHNSTON, JR. Defendant.

THIS CAUSE coming on to be heard upon Plaintiff's Motion for Summary Judgment, and it appearing unto the Court that said Motion should be granted and after consideration of the record and files herein, including Affidavit in Support of Final Judgment, the Court is of the opinion and does hereby find that the Defendant is indebted to the Plaintiff in the sum of \$11,179.56, plus costs of \$353.00, prejudgment interest of \$685.25 and a reasonable attorney's fee incurred in the bringing of this action.

ORDERED AND ADJUDGED that the Plaintiff, FORD MOTOR CREDIT COMPANY LLC hereby recovers from the Defendant, MARVIN W. JOHNSTON, JR., in the sum of \$11,179.56, plus costs in the sum of \$353.00, attorney's fees in the amount of \$1,100.00, and pre-judgment interest in the sum of \$685.25; that total shall bear interest (at the rate of 4.91% per annum and at the prevailing quarterly rate thereafter); for which sum let execution issue. Therefore, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

IT IS FURTHER ORDERED AND ADJUDGED, that the judgment debtors shall complete under oath Florida Rule of Civil Procedure Form 1.99 or 7.343 (Fact Information Sheet) including all required attachments, and serve it on the judgment creditor's attorney within 45 days from the date of Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. Jurisdiction of the case is retained to enter further orders that are proper to compel the judgment debtors to complete form 1.977 or 7.343, including all required attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida on

November 17, 2016.

PAT KINSEY-County Judge

COPIES FURNISHED: WILLIAM A. INGRAHAM, JR., P.A. Attorneys for Plaintiff P.O. BOX 370098 MIAMI, FLORIDA 33137-0098

MARVIN W. JOHNSTON, JR. 10 SELBORNE PLACE PENSACOLA FL 32506-4942 PLAINTIFF'S ADDRESS (FS 55.10) FORD MOTOR CREDIT COMPANY LLC P.O. BOX 6508 MESA, AZ 85216

DMZ*November 17, 2016*10037237.001*4806300000050402383*FJSUMMARY