

## 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

1225.25

Part 1: Tax Deed	Application Inform	nation	lle (L.				
Applicant Name Applicant Address	INT Name KEYS FUNDING LLC - 6023		Application date		Apr 21, 2025		
Property EBB TIDE MNGMT LLC 2220 MCCLEOD ST		Certificate #		2023 / 4695			
	PENSACOLA, FL 9145 GULF BEACH 09-4931-000 LTS 9 12 BLK C GU 8802 P 445 ALSO E SEC 33/4 (Full lega	HWY LF BEACH 1/2 OF V/ Il attached.	ACATED 14	4TH AVE R/W		ertificate issued	06/01/2023
Part 2: Certificat	es Owned by App	icant and			Applic		
Column 1 Certificate Numbe	Column r Date of Certific			olumn 3 unt of Certificate	Column 4		Column 5: Total (Column 3 + Column 4)
# 2023/4695	06/01/20			2,348.39			2,465.81
→Part 2: Total*			2,465.81				
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		10 10 10 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18
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)
# 2024/4804	06/01/2024		2,325.64		6.25	159.89	2,491.78
	<u> </u>	I —				Part 3: Total*	2,491.78
Part 4: Tax Coll	ector Certified Am	ounts (L	in <b>es</b> 1-7)				t Turk in the second
1. Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates rec (*	deemed Total of	by applicant Parts 2 + 3 above	·
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes paid by the applicant				2,180.27			
Property information report fee				200.00			
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.5	542, F.S. (s	ee Tax Collect	or Instru	ctions, page 2)	0.00
7.					Tota	al Paid (Lines 1-6)	7,512.86
I certify the above i	nformation is true and	the tax co	ertificates, i	nterest, properts attached.	ty inform	ation report fee, a	nd tax collector's fees
Tiero boon paid, an	D ~					Escambia, Flori	da
Sign here:	nature, Tal Collector or Des	·			Da	ate <u>April 24th,</u>	

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

m vj. saj 30		
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.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale12/03/2 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.

LTS 9 12 BLK C GULF BEACH MANOR PB 1 P 16 OR 8802 P 445 ALSO E 1/2 OF VACATED 14TH AVE R/W SEC 33/4 T2/3S R31

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500285

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 1 hold the listed tax certi	9176-1540,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-4931-000	2023/4695	06-01-2023	LTS 9 12 BLK C GULF BEACH MANOR PB 1 P 16 OR 8802 P 445 ALSO E 1/2 OF VACATED 14TH AVE R/W SEC 33/4 T2/3S R31
<ul> <li>redeem all o</li> <li>pay all deline</li> <li>pay all Tax C</li> <li>Sheriff's cost</li> </ul>	s, if applicable. le certificate on which this appl	interest covering the nation report costs, (	
Electronic signature KEYS FUNDING LLO PO BOX 71540 PHILADELPHIA, PA	C - 6023		<u>04-21-2025</u> Application Date

Applicant's signature

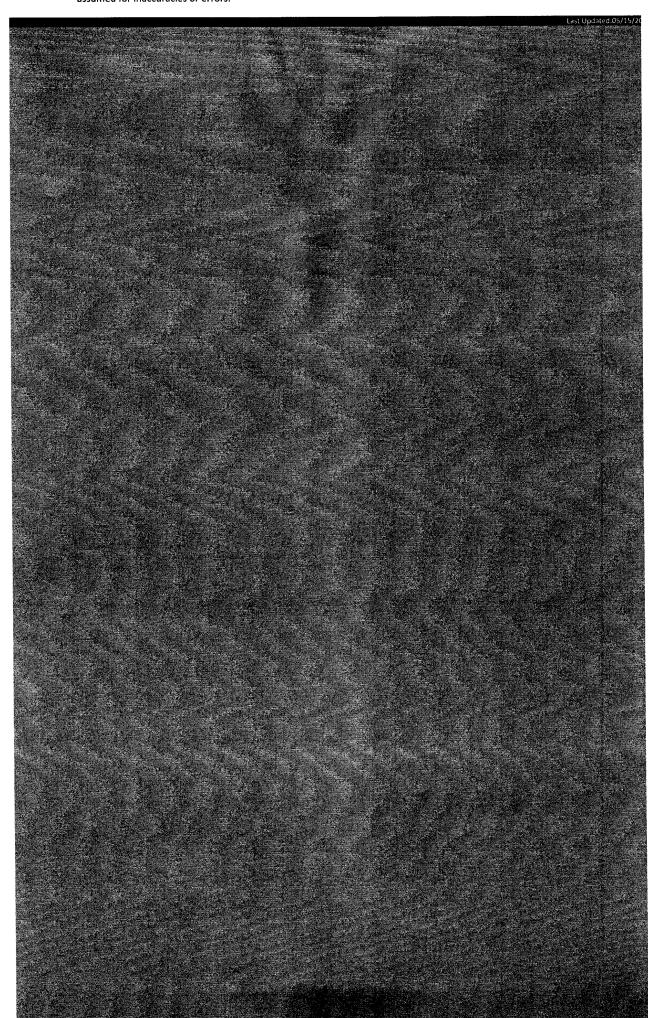


## Gary "Bubba" Peters

## Escambia County Property Appraiser

Sale List **Tangible Property Search Real Estate Search Back** Printer Friendly Version Nav. Mode Account OParcel ID **General Information** Assessments Total Cap Val 3325312000090003 Land Imprv Year Parcel ID: \$162,500 \$0 \$162,500 094931000 2024 \$162,500 Account: 2023 \$156,250 \$0 \$156,250 \$156,250 **EBB TIDE MNGMT LLC** Owners: \$0 \$156,250 \$156,250 2022 \$156,250 Mail: 2220 MCCLEOD ST PENSACOLA, FL 32502 9145 GULF BEACH HWY 32507 Situs: Disclaimer VACANT RESIDENTIAL A Use Code: **Tax Estimator Taxing COUNTY MSTU Authority: Change of Address** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: Multi Records Sale Date Book Page Parcel Ν 07/21/2022 8827 875 \$100 QC Legal Description 07/21/2022 8827 873 \$100 WD مْا LTS 9 12 BLK C GULF BEACH MANOR PB 1 P 16 OR 8827 P 875 ALSO E 1/2 OF VACATED 14TH AVE R/W SEC 33/4 T2/3S 05/26/2022 8802 445 \$210,000 WD Ca 06/13/2019 8118 303 \$165,000 WD Ν 04/2005 5622 96 \$265,000 WD 03/1984 1887 669 \$91,200 WD Extra Features Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map **Parcel Information** Section Map id: 33-2S-31-5 Approx. Acreage: 1.5746 Zoned: 🔑 CONSULT ZONING AUTHORITY HC/LI MDR Evacuation & Flood Information 39.14 Open View Florida Department of Environmental Protection(DEP) Data Report Buildings





Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038223 5/23/2025 9:48 AM
OFF REC BK: 9322 PG: 456 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04695, 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:

LTS 9 12 BLK C GULF BEACH MANOR PB 1 P 16 OR 8827 P 875 ALSO E 1/2 OF VACATED 14TH AVE R/W SEC 33/4 T2/3S R31

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 094931000 (1225-25)

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

#### **EBB TIDE MNGMT LLC**

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.

COUNTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk **Redeemed From Sale** 



# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 094931000 Certificate Number: 004695 of 2023

Date Of Redemption	8/8/2025	
Clerk's Check	1 Clerk's Total \$806.40	
Postage	\$0.00 Tax Deed Court Registry \$772.40	
Payor Name	EMERALD COAST TITLE INC GULF BREEZE TRUST ACCT 83 BAYBRIDGE DRIVE GULF BREEZE FL 32561	<b>^</b>
Notes	850-972-1100	^
	Submit   Reset   Print Preview   Print Receipt   Commit Redemption ✓	

## **PERDIDO TITLE SOLUTIONS**

## Precise · Professional · Proven

#### PROPERTY INFORMATION REPORT

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

THE ATTACHE	D REPORT IS ISSUED TO	):	
SCOTT LUNSFO	ORD, ESCAMBIA COUNT	Y TAX COLLECTOR	
TAX ACCOUNT	7#: <b>09-4931-000</b>	CERTIFICATE #:	2023-4695
REPORT IS LIM	ITED TO THE PERSON(S	E. THE LIABILITY FOR ERRO ) EXPRESSLY IDENTIFIED BY IENT(S) OF THE PROPERTY IN	Y NAME IN THE PROPERTY
listing of the own tax information a encumbrances rec	er(s) of record of the land d nd a listing and copies of all	with the instructions given by the escribed herein together with curl open or unsatisfied leases, mortgd Books of Escambia County, Flo	ent and delinquent ad valorem gages, judgments and
and mineral or an		s; taxes and assessments due now ind or nature; easements, restricti utes.	
		validity or sufficiency of any doc n of title, a guarantee of title, or a	
Use of the term "	Report" herein refers to the	Property Information Report and	the documents attached hereto.
Period Searched: _	September 5, 2005 to and	including September 5, 2025	Abstractor: Andrew Hunt
BY			
Mo	Cphel		

Michael A. Campbell, As President

Dated: September 8, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

September 8, 2025

Tax Account #: 09-4931-000

1. The Grantee(s) of the last deed(s) of record is/are: THOMAS G. LEATHERBURY AND MELISSA F. LEATHERBURY

By Virtue of Warranty Deed recorded 8/11/2025 in OR 9361/51

- 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 Escambia County recorded 808/2025 OR 9360/1303
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-4931-000 Assessed Value: \$162,500.00

**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
			TILL VILL	I VIL IDIL

CERTIFICATION, I ROLERT I INFORMATION	REI ORI FOR IDA		
TAX DEED SALE DATE:	<b>DEC 3, 2025</b>		
TAX ACCOUNT #:	09-4931-000		
CERTIFICATE #:	2023-4695		
In compliance with Section 197.522, Florida Statutes those persons, firms, and/or agencies having legal in property. The above-referenced tax sale certificate is sale.	terest in or claim against the above-described		
YES NO  ☐ ☐ Notify City of Pensacola, P.O. Box 129 ☐ Notify Escambia County, 190 Govern ☐ Homestead for 2024 tax year.			
ANTHONY DICENSO AND EBB TIDE MNGMT LLC 2220 MCCLEOD ST APT/LOT 1 PENSACOLA, FL 32502	EBB TIDE MNGMT LLC 9145 GULF BEACH HWY PENSACOLA, FL 32507		
ANTHONY DICENSO REGISTERED AGENT OF EBB TIDE MNGMT LLC 831 EBB TIDE DR	THOMAS G. LEATHERBURY AND MELISSA F. LEATHERBURY 3762 RHONDA DR. N		

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

MOBILE, AL 36608

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

BY: Michael A. Campbell, As Its President

PENSACOLA, FL 32507

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

September 8, 2025 Tax Account #:09-4931-000

## LEGAL DESCRIPTION EXHIBIT "A"

LTS 9 12 BLK C GULF BEACH MANOR PB 1 P 16 OR 8827 P 875 ALSO E 1/2 OF VACATED 14TH AVE R/W SEC 33/4 T2/3S R31

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 09-4931-000(1225-25)

Prepared by and return to: Emerald Coast Title, Inc. - Gulf Breeze Branch 83 Baybridge Gulf Breeze, FL 32561 850-972-1100 File Number: 2025-8243

[Space Above This Line For Recording Data]

#### **Warranty Deed**

This Warranty Deed made this 7th day of August, 2025 between Anthony Dicenso, a single man whose post office address is 2220 W. Mcleod Street, Pensacola, FL 32502, grantor, and Thomas G. Leatherbury and Melissa F. Leatherbury, husband and wife whose post office address is 3762 Rhonda Drive N, Mobile, AL 36608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 9 and 12, Block C, Gulf Beach Manor, according to the Plat thereof recorded in Plat Book 1, Page 15 of the Public records of Escambia County, Florida, together with the East one-half (1/2) of vacated 14th Avenue pursuant to vacation recorded in Official Records Book 2347, Page 206 of the Public records of Escambia County, Florida.

Parcel Identification Number: 332S312000090003

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness Signature
Witness Name: Deedra L. Lamy
Witness Address: 83 Baybridge Drive
Gulf Breeze, FL 32561

Witness Name: LINDA MURPHY
Witness Address: SYO TAUFLEWSO D

State of Florida County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [\_] online notarization, this 7th day of August, 2025 by Anthony Dicenso, who [\_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public - State of Florida Commission # HH 509677 My Comm. Expires Apr 2, 2028 Bonded through National Notary Assn. Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires:

April 2, 2028

## **Abutting Roadway Maintenance**

STATE OF FLORIDA COUNTY OF ESCAMBIA

**ATTENTION:** Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V. requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 9145 Gulf Beach Highway, Pensacola, FL 32507	
THE COUNTY (x ) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWA	AY FOR MAINTENANCE.
If not, it will be the responsibility ofroad.	
This form completed by:  Michael D. Tidwell, Attorney 811 North Spring Street Pensacola, Florida 32501	
Anthony Dicenso	
STATE OF FLORIDA COUNTY OF SANTA ROSA  The foregoing instrument was acknowledged before me by M physical production production of August, 2025 by Anthony Dicenso who is/are personally known to as identification.  DEEDRA LAMY Notary Public - State of Florida Commission # HH 509677 My Comm. Expires Apr 2, 2028 Bonded through National Notary Assn.	esence or [] online notarization this 7th me or have produced a driver's license
Thomas G. Leatherbury  Thomas G. Leatherbury  Melissa F. Leath	J. Leathy erbury

STATE OF FLORIDA COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before by 1/2 physical presence or [] online notarization this 7th day of August, 2025 by Thomas G. Leatherbury and Melissa F. Leatherbury, who is/are personally known to me or have produced a driver's license as identification.

DEEDRA LAMY
Notary Public - State of Florida
Commission # HH 509677
Notary Fxpires Apr 2, 2028

Notary Public

Bonded through National Notary Assn.



#### **Electronically Certified Court Record**

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

**DOCUMENT INFORMATION** 

Agency Name: Escambia County Clerk of the Court and Comptroller

Clerk of the Circuit Court: The Honorable Pam Childers

**Date Issued:** 8/8/2025 1:26:00 PM

Unique Reference CAA-CACABGBCBIFDBI-BCADD-BEABIFHHF-

Number: BCFCCJH-J

Case Number: 172025MM000915XXXAXA

Case Docket: CIVIL LIEN FOR UNPAID FINES & COSTS

Requesting Party Code: 20201612185318

Requesting Party

Reference: alicia.pelezo@escambiaclerk.com

#### **CERTIFICATION**

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Pam Childers, Escambia County Clerk of the Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Escambia Clerk of the Court. The document may have redactions as required by law.

#### **HOW TO VERIFY THIS DOCUMENT**

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <a href="https://Verify.Clerkecertify.com/VerifyImage">https://Verify.Clerkecertify.com/VerifyImage</a>.



<sup>\*\*</sup>The web address shown above contains an embedded link to the verification page for this particular document.

#### Filing # 229027743 E-Filed 08/08/2025 12:48:10 PM

#### IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS CASE NO: 2025 MM 000915 A

ANTHONY JOSEPH DICENSO 2220 W MCLEOD ST APT/LOT 1 PENSACOLA, FL 32502

DIVISION: II DATE OF BIRTH: 08/02/1989

#### FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On APRIL 7, 2025, an order assessing fines, costs, and additional charges was entered against the Defendant, ANTHONY JOSEPH DICENSO. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$483.00, which shall bear interest at the rate prescribed by law, 8.90%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

#### FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

signed by COUNTY COURT JUDGE KERRA A SMITH 08/08/2025 11:09:06 3VJH08PA

**COUNTY JUDGE** 

(CFCTMMFNLCHRGS2 #24984)

