

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

12253

Part 1: Tax Deed	Application intor	mation	1.5.4.		2 2 36			
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date		Apr 21, 2025			
Property description DORRIS JOSHUA A DORRIS MELLISA L 10330 N LOOP RD PENSACOLA, FL 32507 10330 NORTH LOOP RD 10-1789-000 N 220 FT OF THE FOLLOWING: BEG AT NE COR OF S1/2 OF LT 5 SLY ALG E LI OF LT 33 FT WLY PARL TO N LI 2 (Full legal attached.)			Certificate # Date certificate issued		2023 / 5028 06/01/2023			
								es Owned by App
Column 1 Certificate Numbe	Columi r Date of Certifi			olumn 3 unt of Certificate	Column 4 Interest		(Column 5: Total (Column 3 + Column 4)	
# 2023/5028	06/01/2	023		1,246.05		62.30	1,308.35	
			J		. L	→Part 2: Total*	1,308.35	
Part 3: Other Ce	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	Lump 2		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
# 2024/5127	06/01/2024		1,317.49			96.62	1,420.36	
	I				_, _ I	Part 3: Total*	1,420.36	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)					
1. Cost of all cert	ificates in applicant's	possessio	n and other	certificates red	deemed Total of	by applicant Parts 2 + 3 above)	2,728.71	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,216.46	
4. Property information report fee				200.00				
5. Tax deed application fee				175.00				
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00				
7. Total Paid (Lines 1-6)				4,320.17				
-	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees	
						Escambia, Florid	a	

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

Pai	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 12/03/2025 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 220 FT OF THE FOLLOWING: BEG AT NE COR OF S1/2 OF LT 5 SLY ALG E LI OF LT 33 FT WLY PARL TO N LI 25 FT FOR POB CONT WLY 341 69/100 FT SLY PARL TO E LI 408 FT ELY PARL TO N LI 341 7/10 FT NLY 408 FT TO POB OR 584/1253 P 9/330 OR 8641 P 1352

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500253

I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 hold the listed tax certificate and	•	e same to the Tax	Collector and make tax deed application thereor
Account Number	Certificate No.	Date	Legal Description
10-1789-000	2023/5028	06-01-2023	N 220 FT OF THE FOLLOWING: BEG AT NE COR OF S1/2 OF LT 5 SLY ALG E LI OF LT 33 FT WLY PARL TO N LI 25 FT FOR POB CONT WLY 341 69/100 FT SLY PARL TO E LI 408 FT ELY PARL TO N LI 341 7/10 FT NLY 408 FT TO POB OR 584/1253 P 9/330 OR 8641 P 1352
I agree to:pay any current taxes,redeem all outstanding		interest not in my	nossession and
 pay all delinquent and 	•	•	,
 pay all Tax Collector's Sheriff's costs, if applic 		ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale certifica which are in my possession.	te on which this applic	cation is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-	1540		04-21-2025
Applicant's	eignatura		Application Date



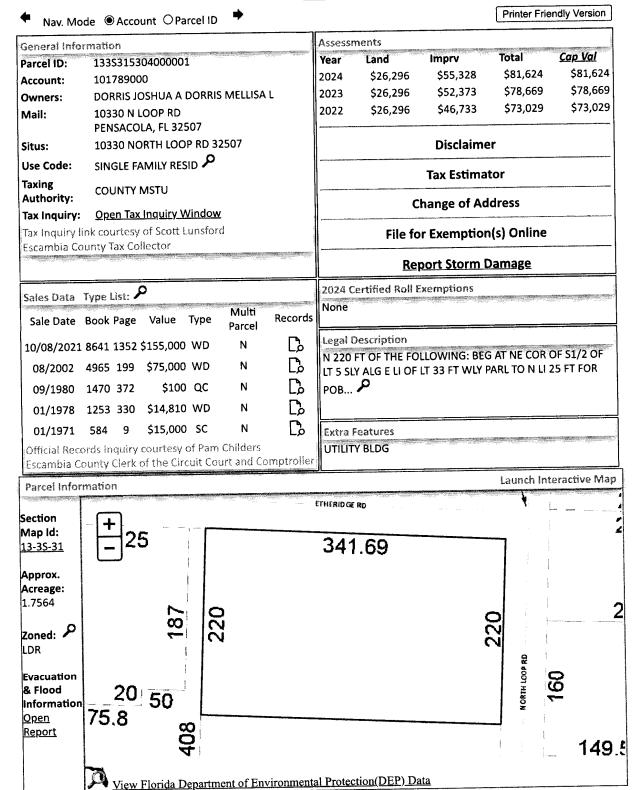
Gary "Bubba" Peters Escambia County Property Appraiser

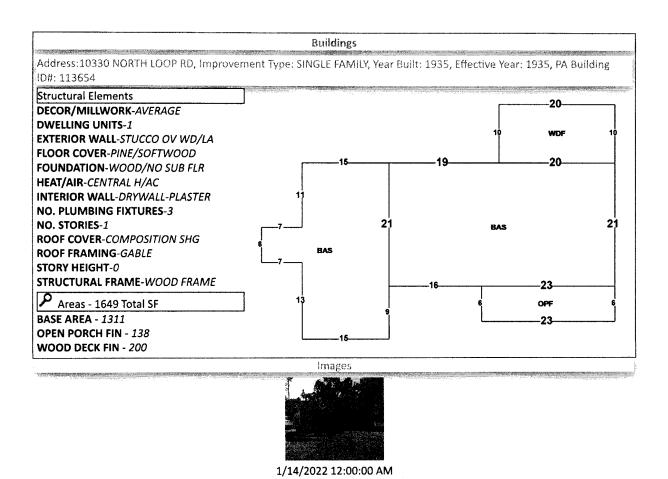
Real Estate Search

Tangible Property Search

Sale List

Back





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:05/21/2025 (tc.3739)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038263 5/23/2025 10:31 AM
OFF REC BK: 9322 PG: 583 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05028**, 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 220 FT OF THE FOLLOWING: BEG AT NE COR OF S1/2 OF LT 5 SLY ALG E LI OF LT 33 FT WLY PARL TO N LI 25 FT FOR POB CONT WLY 341 69/100 FT SLY PARL TO E LI 408 FT ELY PARL TO N LI 341 7/10 FT NLY 408 FT TO POB OR 584/1253 P 9/330 OR 8641 P 1352

SECTION 13, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101789000 (1225-37)

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

JOSHUA A DORRIS and MELLISA L DORRIS

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.

COMPT ROLL TO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR							
TAX ACCOUNT #:	10-1789-000	CERTIFICATE #:	2023-5028	-			
REPORT IS LIMITED TO	O THE PERSON(S) EXI		S OR OMISSIONS IN THIS NAME IN THE PROPERTY FORMATION REPORT.				
listing of the owner(s) of r tax information and a listing	ecord of the land describing and copies of all open the Official Record Boo	he instructions given by the used herein together with current or unsatisfied leases, mortgaths of Escambia County, Flor	nt and delinquent ad valorem ges, judgments and				
	face rights of any kind or	es and assessments due now or r nature; easements, restrictio	or in subsequent years; oil, gas ns, and covenants of record;	5,			
		ty or sufficiency of any documents, a guarantee of title, or any					
Use of the term "Report" l	nerein refers to the Prope	erty Information Report and tl	ne documents attached hereto.	,			
Period Searched: Septemb	er 11, 2005 to and inclu	uding September 11, 2025	Abstractor: Pam Alvar	ez			
BY							
Malphel							

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-1789-000

1. The Grantee(s) of the last deed(s) of record is/are: JOSHUA A DORRIS AND MELISSA L DORRIS

By Virtue of General Warranty Deed recorded 10/18/2021 in OR 8641/1352

- 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 Bank of America NA recorded 5/16/2025 OR 9318/1403
- **4.** Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-1789-000 Assessed Value: \$81,624.00

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	I: PROPERTY I	NFORMATION	REPORT FOR TDA
CLICITICATION	· · · · · · · · · · · · · · · · · · ·		ILLI OILLI OILLIDI

TAX DEED SALE DATE:		DEC 3, 2025				
TAX ACCOUNT	`#:	10-1789-000				
CERTIFICATE	# :	2023-5028				
those persons, fir	ms, and/or agencies having legal inte	the following is a list of names and addresses of crest in or claim against the above-described being submitted as proper notification of tax deed				
	tify City of Pensacola, P.O. Box 1291 tify Escambia County, 190 Governm mestead for <u>2024</u> tax year.	· ·				
JOSHUA A DOF 10330 NORTH L PENSACOLA, F		MELISSA L DORRIS 275 EDEN LN CANTONMENT, FL 32533				
DANIZ OF AME	DICA NA					

BANK OF AMERICA NA 100 NORTH TRYON STREET CHARLOTTE, NC 28202

Certified and delivered to Escambia County Tax Collector, this 12th day of September 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

September 12, 2025 Tax Account #:10-1789-000

LEGAL DESCRIPTION EXHIBIT "A"

N 220 FT OF THE FOLLOWING: BEG AT NE COR OF S1/2 OF LT 5 SLY ALG E LI OF LT 33 FT WLY PARL TO N LI 25 FT FOR POB CONT WLY 341 69/100 FT SLY PARL TO E LI 408 FT ELY PARL TO N LI 341 7/10 FT NLY 408 FT TO POB OR 584/1253 P 9/330 OR 8641 P 1352

SECTION 13, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1789-000(1225-37)

Recorded in Public Records 10/18/2021 10:23 AM OR Book 8641 Page 1352, Instrument #2021114167, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$1,085.00

Prepared by: Kay LaMontagne Absolute Title of Florida 6706 N. 9th Avenue, Suite B1 Pensacola, Florida 32504 File Number: ATF0518

General Warranty Deed

Made this October 8, 2021 A.D. By Jimmy W. Lee and Ruth S. Lee, husband and wife, whose post office address is: 10070 N Loop RD, Pensacola, Florida 32507, hereinafter called the grantor, to Joshua A. Dorris and Melissa L. Dorris, husband and wife, whose post office address is: 10330 N Loop Rd, 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:

Begin at the Northeast corner of the South one-half of Lot 5, Section 13, Township 3 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Lot 5 a distance of 33.0 feet; thence Westerly parallel to the North line of said Lot 5 a distance of 25 feet to an iron rod to the Point of Beginning; thence continue Westerly along said course a distance of 335 feet; thence Southerly parallel to the East line of said Lot 5 a distance of 408 feet; thence Easterly parallel to the North line of said Lot 5 a distance of 408 feet to the Point of Beginning.

And

Beginning at the Northeast corner of South one-half (s 1/2) of Lot five (5) Section 13, Township 3 South, Range 31 West; W 360 ft. for POB, continue W 6 69/100 ft. S 441 Ft. E 6 7/10 ft. N 441 ft. to POB, Less N 33 ft. for County Road R/W.

Less and except parcel conveyed in Official Records Book 5547, Page 227, 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: 133S315304000001

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, 2020.

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

Signed, sealed and delivered in our presence:

Witness Printed Name ACCION STOWN Story No. Lee
Address: 10070 N Loop RD, Pensacola, Florida 32507

Ruth S. Lee
Address: 10070 N Loop RD, Pensacola, Florida 32507

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 8th day of October, 2021, by Jimmy W. Lee and Ruth S. Lee, who is/are personally known to me or who has produced _______ as identification.

Notary Public State of Florids
Alexandria Brown
My Commission GG 911098
Expires 09/09/2023
My Commission Expires:

My Commission Expires:

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

Recorded in Public Records 5/16/2025 10:12 AM OR Book 9318 Page 1403, Instrument #2025036035, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 222836736 E-Filed 05/09/2025 05:29:45 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2024 CC 007399

BANK OF AMERICA, N.A.			
Plaintiff, vs.			
MELISSA L DORRIS,			
Defendant(s).	/		

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the Court as a result of the Clerk having entered a Default for Defendant's failure to file a response to Plaintiff's Complaint and, the Court having been advised accordingly, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, BANK OF AMERICA, N.A., located at 100 North Tryon Street, CHARLOTTE NC 28202, does hereby have, receive and recover damages against the Defendant, MELISSA L DORRIS, in the principal sum of \$12,463.95 together with costs in the amount of \$420.70, which SHALL NOT bear interest of any kind as the Plaintiff disclaims any entitlement to post-judgment statutory or contractual interest, for all of the above, let execution issue.

DONE AND ORDERED in Chambers, at Escambia County, Florida.

Pursuant to Rule 2.516(h)(1), the Court hereby orders counsel to furnish copies of this Order/Judgment upon any pro se party who does not have access to nor is a registered user of the Florida Courts e-filing Portal.

County Court Judge

Copies furnished to: Andreu, Palma, Lavin & Solis, PLLC 815 NW 57th Avenue, Suite 401 Miami, FL 33126 2474014694

MELISSA L DORRIS 275 EDEN LN Cantonment FL 32533