

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

1275.39

Part 1: Tax Deed	App	lication Inform	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Applica	ation date	Apr 21, 2025		
Property description	perty RICHBURG NICHOLAS RICHBURG BRITTANY			Certificate # Date certificate issued		2023 / 5046		
						06/01/2023		
Part 2: Certificat	es O	wned by Appl	icant and	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number		Column Date of Certific	2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5046		06/01/20	23		2,402.59	120.13		2,522.72
			-			.L	→Part 2: Total*	2,522.72
Part 3: Other Ce	rtifics	ates Redeems	d by An	nlicant (O	ther than Co	untvi		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/5146		06/01/2024				6.25	166.27	2,590.99
						L	Part 3: Total*	2,590.99
Part 4: Tax Coll	ector	Certified Am	ounts (L	ines 1-7)				
Cost of all cert		T. C. C. C. C. Market Market & 177.7	A second		r certificates re	deemed Total of	by applicant Parts 2 + 3 above	5,113.71
2. Delinquent tax	es pa	id by the applica	ent:					0.00
3. Current taxes								2,277.88
4. Property infor	-							200.00
5. Tax deed app								175.00
		tax collector und	ler e 197 i	542 F.S. (s	ee Tax Collect	or Instru	ections, page 2)	0.00
•	eu by	tax collector und	201 5.157.	J42, 1 .O. (3	GC TAX CONCOR		al Paid (Lines 1-6)	7,766.59
7. I certify the above i	inform	ation is true and	the tax co	ertificates, i	nterest, propers			nd tax collector's fees
1	2			· · · · · · · · · · · · · · · · · · ·			Escambia, Florid	da
Sign here: Sign	nature,	Collector or Des	gnee			D	ate <u>April 24th,</u>	2025
	Se	and this certification to	the Clerk of	Court by 10 o	lavs after the date s	ianed S	ee Instructions on Pa	ge 2

t 5: Clerk of Court Certified Amounts (Lines 8-14)	
Processing tax deed fee	
Certified or registered mail charge	
Clerk of Court advertising, notice for newspaper, and electronic auction fees	
Recording fee for certificate of notice	
Sheriff's fees	
Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines 8-13)	
Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
here: Date of sale 12/03/2 Signature, Clerk of Court or Designee	2025
	Clerk of Court advertising, notice for newspaper, and electronic auction fees Recording fee for certificate of notice Sheriff's fees Interest (see Clerk of Court Instructions, page 2) Total Paid (Lines 8-13) Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) Date of sale

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: 2500332

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - : PO BOX 71540	2023		
PHILADELPHIA, PA 1		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
10-2000-000	2023/5046	06-01-2023	LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468
 redeem all c pay all delin pay all Tax (Sheriff's cos 	ts, if applicable.	interest covering the nation report costs, (e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sa which are in my poss		ication is based and	d all other certificates of the same legal description
Electronic signature KEYS FUNDING LL PO BOX 71540			
PHILADELPHIA, PA	A 19176-15 4 0		04-21-2025 Application Date

Applicant's signature



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

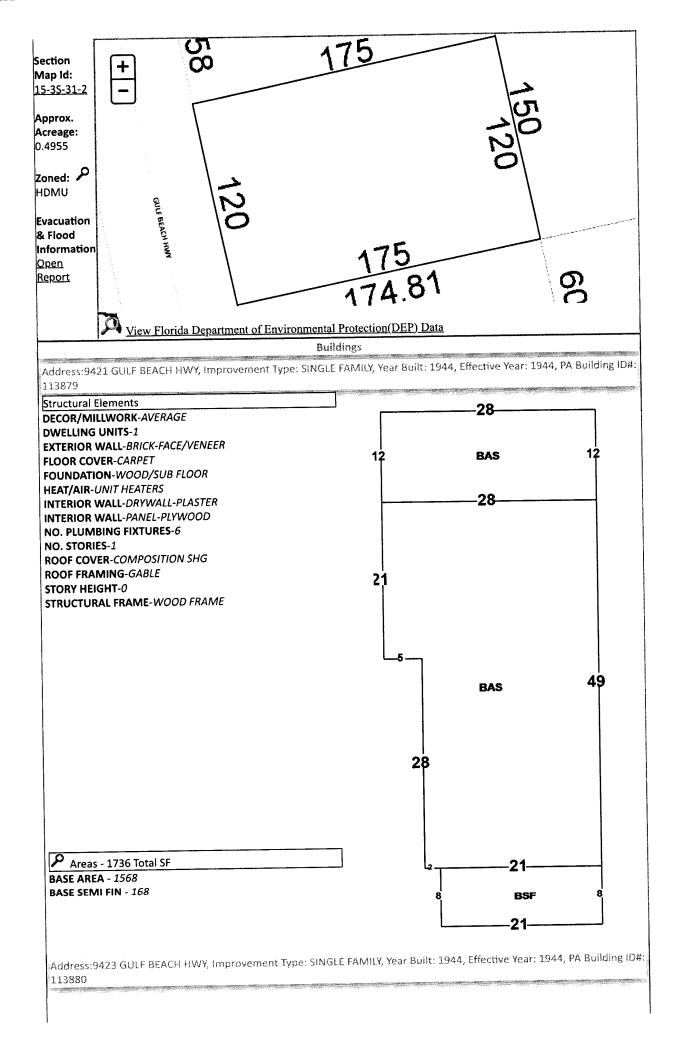
Printer Friendly Version Nav. Mode

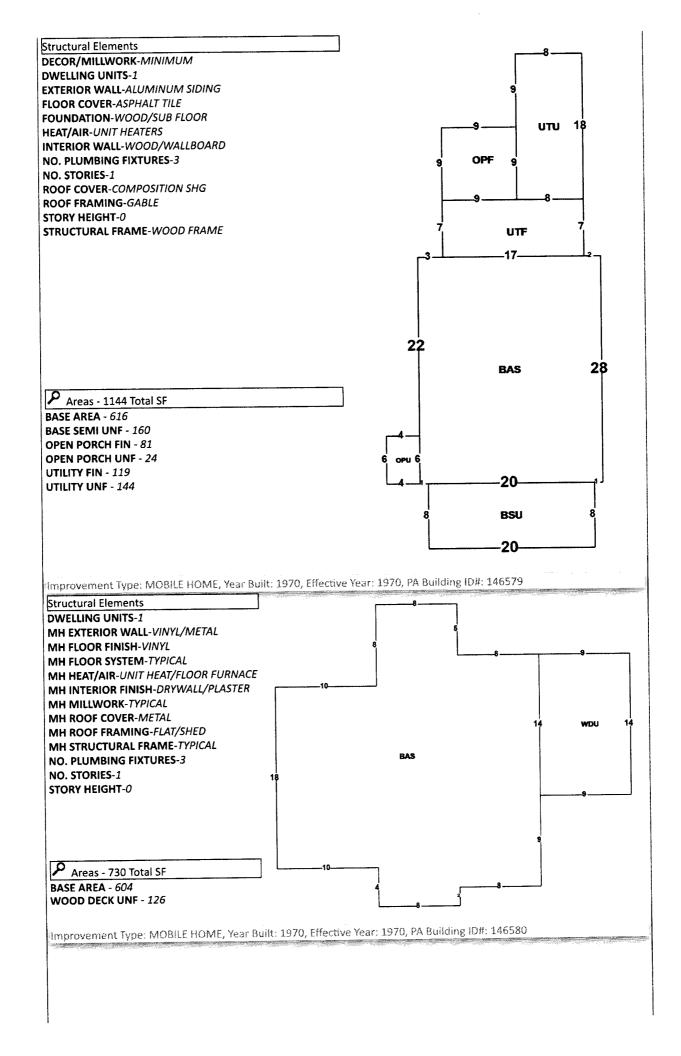
Account

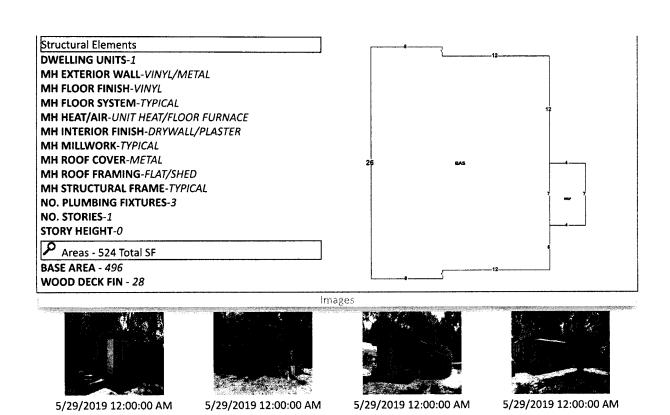
Parcel ID **Assessments** General Information Cap Val Total Imprv Year Land 1535312000000120 Parcel ID: \$132,230 \$132,230 2024 \$14,700 \$117,530 102000000 Account: \$125,969 \$125,969 \$111,269 RICHBURG NICHOLAS RICHBURG BRITTANY 2023 \$14,700 Owners: \$117,569 \$132,993 \$14,700 \$118,293 2022 9421 GULF BEACH HWY Mail: PENSACOLA, FL 32507 9421 GULF BEACH HWY 32507 Disclaimer Situs: MULTI-FAMILY <=9 P Use Code: **Tax Estimator** Units: **Change of Address** Taxing **COUNTY MSTU** Authority: Tax Inquiry: Open Tax Inquiry Window File for Exemption(s) Online Tax Inquiry link courtesy of Scott Lunsford **Report Storm Damage** Escambia County Tax Collector 2024 Certified Roll Exemptions Sales Data Type List: 🔑 None Multi Records Sale Date Book Page Value Type Parcel 08/29/2022 8850 468 \$125,000 WD Ν 04/07/2022 8764 1327 \$67,500 WD Ν Legal Description 05/22/2019 8099 512 \$100 QC LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P Υ 01/25/2016 7468 930 \$100 CJ 26 OR 8850 P 468 01/13/2016 7463 441 \$100 OT 06/03/2013 7026 938 \$100 QC 08/2006 5978 411 \$25,000 WD \$100 QC 03/2004 5365 1275 Extra Features \$100 QC 03/2004 5365 1271 None 03/2004 5365 1236 \$35,000 WD Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

Parcel Information

Launch Interactive Map







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.3827)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038265 5/23/2025 10:31 AM
OFF REC BK: 9322 PG: 585 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05046, 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 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468

SECTION 15, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102000000 (1225-39)

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

NICHOLAS RICHBURG and BRITTANY RICHBURG

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.

COMPTRO

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: 102000000 Certificate Number: 005046 of 2023

Date Of Redemption	8/27/2025	
Clerk's Check	1 Clerk's Total \$806.40	
Postage	\$0.00 Tax Deed Court Registry \$772.40	
Payor Name	NICHOLAS RICHBURG 9421 GULF BEACH HWY PENSACOLA, FL 32507	\$
Notes		<u></u>
	Submit Reset Print Preview Print Recel	pt de

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 #: 10-2000-000 CERTIFICATE #: 2023-5046					
	THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.					
	The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.					
	This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.					
	This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.					
	Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.					
P	Period Searched: September 11, 2005 to and including September 11, 2025 Abstractor: Pam Alvarez					
	BY					
	Malphel					

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-2000-000

1. The Grantee(s) of the last deed(s) of record is/are: NICHOLAS RICHBURG AND BRITTANY RICHBURG

By Virtue of Warranty Deed recorded 8/30/2022 in OR 8850/468

- 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. Civil Lien in favor of Department of Community Corrections recorded 11/29/2018 OR 8005/1098
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-2000-000 Assessed Value: \$132,230.00

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
	INVILITI	THE CHANGE TO S	

TAX DEED	SALE DATE:	DEC 3, 2025		
TAX ACCO	UNT #:	10-2000-000		
CERTIFICA	ATE #:	2023-5046		
those person	s, firms, and/or agencies havin	a Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed		
YES NO	Notify City of Pensacola, P.C Notify Escambia County, 190 Homestead for <u>2024</u> tax ye	O Governmental Center, 32502		
BRITTANY 9421 GULF	RICHBURG AND RICHBURG BEACH HWY A, FL 32507	ESCAMBIA COUNTY DEPARTMENT OF COMMUNITY CORRECTIONS 2251 N PALAFOX ST PENSACOLA, FL 32501		

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 #:10-2000-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 12 & LT 15 OF E 440 FT OF LT 9 BURNS PLACE S/D PB 1 P 26 OR 8850 P 468

SECTION 15, TOWNSHIP 3 S, RANGE 31 W
TAX ACCOUNT NUMBER 10-2000-000(1225-39)

Recorded in Public Records 8/30/2022 3:43 PM OR Book 8850 Page 468, Instrument #2022088201, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$875.00

> Prepared by: Louis E. Harper III Harper Title Company, LLC 2107 Airport Boulevard Pensacola, FL 32504 File No: 2022-1633 Consideration: \$125,000.00

WARRANTY DEED

THIS WARRANTY DEED made effective August 29, 2022, by Robyn Whiteaker, a single woman, whose mailing address is 2235 Stacey Road, Cantonment, FL 32533, (herein "Grantor") (whether singular or plural), to Nicholas Richburg and Brittany Richburg, Husband and Wife, whose mailing address is 9421 Gulf Beach Highway, Pensacola, FL 32507, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lots 12 and 15, The Burns Place, being a subdivision of the East 440 Feet of Lot 9, Section 15, Township 3 South, Range 31 West, according to the Plat thereof, recorded in Plat Book 1, Page(s) 26, of the Public Records of Escambia County, Florida.

Less and except any portion lying with Gulf Beach Highway Right-of way.

Parcel Identification Number: 153s312000000120

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

BK: 8850 PG: 469

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

State of Florida County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of August, 2022 by Robyn Whiteaker who [_] is/are personally known or [X] has/have produced driver licenses as identification.

[Seal]



Notary Public
Print Name:
My Commission Expires:

BK: 8850 PG: 470 Last Page

DocuSign Envelope ID: DE465A33-3905-44D2-A81B-3D782786CAA4

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of 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. 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 the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement,

Name of Roadway: Gulf Beach Highway					
Legal Address of Property: 9421 Gulf Beach Highway, Pensacola, FL 32507					
The County (X)	has accepted () has not accepte	d the abutting roadway for maintenance.		
This form compl	eted by: Harr		pany, LLC		
		Name 2107 Airpor	t Blvd		
		Address	FL 32504		
		City, State, Zip	Code		
AS TO SELLER(S): Scher's Name: Robyn W	Vh.t.		Witness' Name: Sacre Dry A		
Seller's Name:		•	Witness' Name:		
AS TO BUYER(S): Miliolas Ridibura Buyer's Name: Nicholas Thickory	Richburg	•	Witness' Name:		
Buyer's Name: Brittany F	Richburg	•	Witness' Name:		
THIS FORM APPROVED ESCAMBIA COUNTY BO	DARD		•		

of County Commissioners Effective: 4/15/95

Recorded in Public Records 11/29/2018 8:59 AM OR Book 8005 Page 1098, Instrument #2018095154, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 81032150 E-Filed 11/20/2018 09:29:32 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO:

2017 MM 006378 A

vs.

DIVISION:

IV

Brandon Scott Bays 9421 Gulf Beach Hwy Apt A Pensacola, FL 32507

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for assessment of Work Release Fees. Upon the evidence presented, the Court assessed a \$320.00 Work Release Fee. Total of **\$320.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the **Department of Community Corrections**, in the amount of \$320.00 which shall accrue interest at the rate of **6.09%** per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

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

ounting

DATE:

by COUNTY CAURT JUDGE JENNIFER J FRYDRYCHOWIC /2018 08:11:27/73F.5e5

cc: Community Corrections Accounting Defendant

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

PAM CHILDERS COUNTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

7___D.C.