

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

1225.43

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025		
Property description					Certificate #		2023 / 5162	
	12570 LILLIAN HWY 10-2555-000 LT 2 AND W 10 FT OF LT 1 BLK E PERDIDO HEIGHTS PLAT DB 100 P 588 OR 4656 P 1561				Date certificate issued		06/01/2023	
Part 2: Certificat	es Ov	wned by App	icant and	d Filed wi	th Tax Deed	Applica	ation	
Column 1 Certificate Number	er	Column 2 Column 3 Date of Certificate Sale Face Amount of Certificate			Column 4		Column 5: Total (Column 3 + Column 4)	
# 2023/5162		06/01/20)23		1,995.73	99.79		2,095.52
					→Part 2: 1		→Part 2: Total*	2,095.52
Part 3: Other Ce	rtifica	tes Redeeme	ed by Api	plicant (O	ther than Co	unty)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/5241				6.25	145.34	2,133.53		
	1		L	· · · · · · · · · · · · · · · · · · ·			Part 3: Total*	2,133.53
Part 4: Tax Coll	ector	Certified Am	ounts (L	ines 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	4,229.05
2. Delinquent tax	es pa	id by the applica	ant					0.00
Current taxes paid by the applicant					1,848.69			
Property information report fee					200.00			
5. Tax deed app								175.00
			der s.197.5	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
 Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) Total Paid (Lines 1-6) 						6,452.74		
	nforma	ation is true and	I the tax ce	ertificates, i	nterest, propert s attached.	y inform	ation report fee, a	nd tax collector's fees
4	又 了			<u> </u>			Escambia, Florid	da
Sign here:	-X					Da	te <u>April 24th</u>	2025
Sigr	ature, 1	Collector or Des	ıgnee					

		김성의 중대 교내를 하다고 하는 것이다.
Parl	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.	87,357.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
		<u> </u>
Sign I	here: Date of sale 12/03/2 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500377

To: Tax Collector of ES	SCAMBIA COUNTY	_, Florida	
l, 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
10-2555-000	2023/5162	06-01-2023	LT 2 AND W 10 FT OF LT 1 BLK E PERDIDO HEIGHTS PLAT DB 100 P 588 OR 4656 P 1561
 pay all delinquent pay all Tax Collect Sheriff's costs, if a 	nding tax certificates plus t and omitted taxes, plus in tor's fees, property informat applicable.	nterest covering thation report costs, (ne property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possessio		cation is based and	d all other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Appli	cant's signature		

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

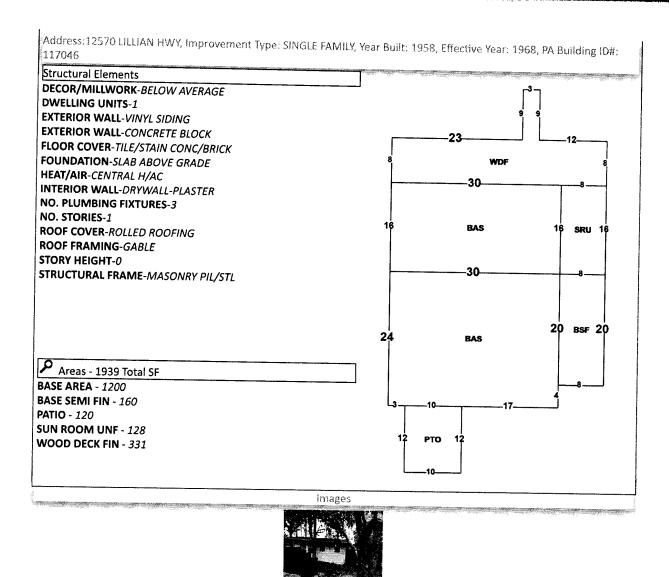
Tangible Property Search

Sale List

<u>Back</u>

	• • Account C	/ arcer ib					Printer Frie	endly version
General Inform	ation			Assessi	nents	***************************************		
Parcel ID:	0225321000	002005		Year	Land	Imprv	Total	Cap Val
Account:	102555000			2024	\$151,200	\$114,806	\$266,006	\$174,71
Owners:	DUMAS MAG	CK L		2023	\$151,200	\$109,049	\$260,249	\$169,62
Mail:	12570 LILLIA PENSACOLA,			2022	\$93,100	\$98,055	\$191,155	\$164,68
Situs:		N HWY 32506				Disclaime	er	
Use Code: Taxing	COLINITY MACTIL			Tax Estimator				
Authority: Tax Inquiry:				,	C	hange of Ad	dress	
Tax Inquiry link	courtesy of Scot	t Lunsford				r Exemption		HILLIAN AND AND AND AND AND AND AND AND AND A
Escambia Count	A tax collector			Photosomer was a second		ort Storm D		
Sales Data Typ	e List: P		**************************************	2024 Ce	ertified Roll E			
Sale Date Book		Type Multi Par	cel Records	HOMES	TEAD EXEMP	TION,TOTAL &	PERMANENT	
02/2001 4656			D _o		escription			
	712 \$50,000			- CONTRACTOR OF THE PROPERTY O	e e e e e e e e e e e e e e e e e e e	LT 1 BLK E PE	RDIDO HEIGH	TS PLAT DR
			D _o	II	88 OR 4656 P		NOIDO MEIGH	13164166
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pprox. creage: .4499 oned: P IDR vacuation Flood oformation pen	20	3 <u>0</u> _ 60	60	70	101	.25	1 <u>37.75</u>	50

Buildings



3/25/2024 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# 2025038275 5/23/2025 10:48 AM OFF REC BK: 9322 PG: 611 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05162**, 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 2 AND W 10 FT OF LT 1 BLK E PERDIDO HEIGHTS PLAT DB 100 P 588 OR 4656 P 1561

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 102555000 (1225-43)

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

MACK L DUMAS

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.

COUNT 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	X COLLECTOR		
TAX ACCOUNT #:	10-2555-000	CERTIFICATE #:	2023-51	62
REPORT IS LIMITED	T TITLE INSURANCE. TH O TO THE PERSON(S) EXP ORT AS THE RECIPIENT(RESSLY IDENTIFIED BY	Y NAME IN THI	E PROPERTY
listing of the owner(s) tax information and a l	repared in accordance with the of record of the land describe isting and copies of all open d in the Official Record Bool age 2 herein.	ed herein together with curr or unsatisfied leases, mortg	rent and delinque gages, judgments	ent ad valorem 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.				
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.				
Period Searched: Septe	ember 11, 2005 to and inclu	ding September 11, 2025	Abstractor:	Andrew Hunt
ВҮ				
Malph	U			

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-2555-000

1. The Grantee(s) of the last deed(s) of record is/are: MACK L DUMAS

By Virtue of Quit Claim Deed recorded 2/2/2001 in OR 4656/1561

- 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. NONE
- 4. Taxes:

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

Tax Account #: 10-2555-000 Assessed Value: \$179,781.00

Exemptions: HOMESTEAD EXEMPTION, TOTAL & PERMANENT

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 10-2555-000			
TAX ACCOUNT #:				
CERTIFICATE #:	2023-5162			
those persons, firms, and/or agencies havin	a Statutes, the following is a list of names and addresses of g legal 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	0 Governmental Center, 32502			
MACK L DUMAS	MACK L DUMAS			
12570 LILLIAN HWY	1041 JUAN RD			
PENSACOLA, FL 32506	PENSACOLA, FL 32506			

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.

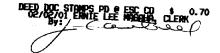
PROPERTY INFORMATION REPORT

September 12, 2025 Tax Account #:10-2555-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 2 AND W 10 FT OF LT 1 BLK E PERDIDO HEIGHTS PLAT DB 100 P 588 OR 4656 P 1561 SECTION 02, TOWNSHIP 2 S, RANGE 32 W TAX ACCOUNT NUMBER 10-2555-000(1225-43)

OR BK 4656 PG1561 Escambia County, Florida INSTRUMENT 2001-810583



This Instrument Prepared By: Robert R. McDaniel 103 N DeVilliers St. Pensacola, FL 32501

QUIT CLAIM DEED

day of February, 2001, between Evelyn Brazwell, an This indenture, made this /s/ unmarried widow, party of the first part, with post office address of 1041 Juan Road, Pensacola, FL 32506 and Mack L. Dumas, a married man, with post office address of 1041 Juan Road, Pensacola, FL 32506, party of the second part.

WITNESSETH: That the party of the first part for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, convey, grant, and quitclaim all her rights title and interest to the party of the second part forever, in the following real property lying and situate in Escambia County, Florida, to wit:

THE WEST TEN (10) FEET OF LOT ONE (1) AND ALL OF LOT TWO (2) IN BLOCK "E", PERDIDO HEIGHTS, A SUBDIVISION OF A PORTION OF FRACTIONAL SECTION TWO (2), TOWNSHIP TWO (2) SOUTH, RANGE THIRTY-TWO (32) WEST, ACCORDING TO PLAT RECORDED IN DEED BOOK 100 AT PAGE 588 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Property Appraiser ID No. 02-2S-32-1000-002-005 Grantees SSN:

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the proper use and benefit of the said second party forever.

IN WITNESS WHEREOF the said first party has signed, sealed and delivered in the presence of:

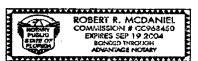
Justan A. McDaniel

Robert R. McDaniel

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this / day of February, 2001, by Evelyn Brazwell who is ____ personally known to me or ____ who has produced ____ as identification.

NOTARY PUBLIC (Name typed, printed or stamped)



Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-810583

