

### **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

1225.52

Part 1: Tax Deed	Application Infor	mation	1 (1) 1 (1)	544 441			
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	MCDC INVESTMENTS 7798 E WELSH MOUNTAIN DR PRESCOTT VALLEY, AZ 86315				Certificate #		2023 / 5555
	10588 WILDERNESS LN 11-0568-430 LT 28 BLK E MAPLE OAKS WEST PHASE ONE PB 17 P 45/45A&B OR 8829 P 1635			Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Applic	ation	
Column 1 Column 2 Certificate Number Date of Certificate Sale			Column 3 Face Amount of Certificate			Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5555	06/01/2		1 2307	2,166.70		108.34	2,275.04
			1	→Part 2: Total		→Part 2: Total*	2,275.04
Part 3: Other Ce	rtificates Redeem	ed by Ap	olicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	umn 3 Amount of Certificate  Certificate  Column 4  Tax Collector's F			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /							
						Part 3: Total*	0.00
Part 4: Tax Colle	ector Certified Am	ounts (L	ine <b>s</b> 1-7)			And the second s	Per la companya di Amerika di Ame
Cost of all cert	ificates in applicant's	possessio	n and othe	er certificates rec (*	ieemed Total of	by applicant Parts 2 + 3 above)	2,275.04
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes paid by the applicant				2,551.69			
4. Property information report fee				200.00			
5. Tax deed appli	ication fee						175.00
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	see Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	I Paid (Lines 1-6)	5,201.73
	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees
11						Escambia, Florid	a
Sign here:					Da	te <u>April 24th, 2</u>	
Signa	ature, hax Collector or Des	gnee					

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.				
16.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)				
Sign I	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.

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500194

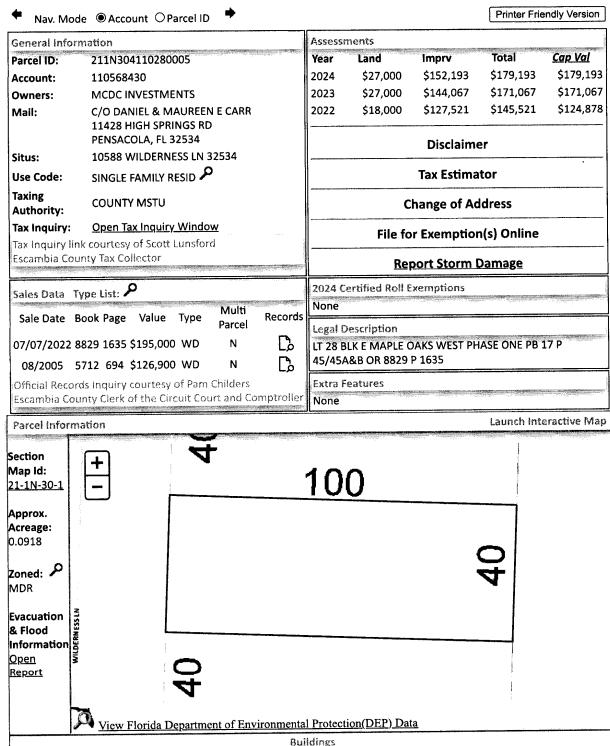
To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 602 PO BOX 71540 PHILADELPHIA, PA 191 hold the listed tax certifica	76-1540,	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificaté No.	Date	Legal Description
11-0568-430	2023/5555	06-01-2023	LT 28 BLK E MAPLE OAKS WEST PHASE ONE PB 17 P 45/45A&B OR 8829 P 1635
<ul> <li>redeem all outs</li> <li>pay all delinque</li> <li>pay all Tax Coll Sheriff's costs,</li> </ul>	if applicable.	nterest covering thation report costs, (	e property.  Clerk of the Court costs, charges and fees, and
Attached is the tax sale of which are in my possess	• •	cation is based and	d all other certificates of the same legal description
Electronic signature on KEYS FUNDING LLC - PO BOX 71540 PHILADELPHIA, PA	6023		<u>04-21-2025</u> Application Date
Ap	plicant's signature	<del></del>	

**Real Estate Search** 

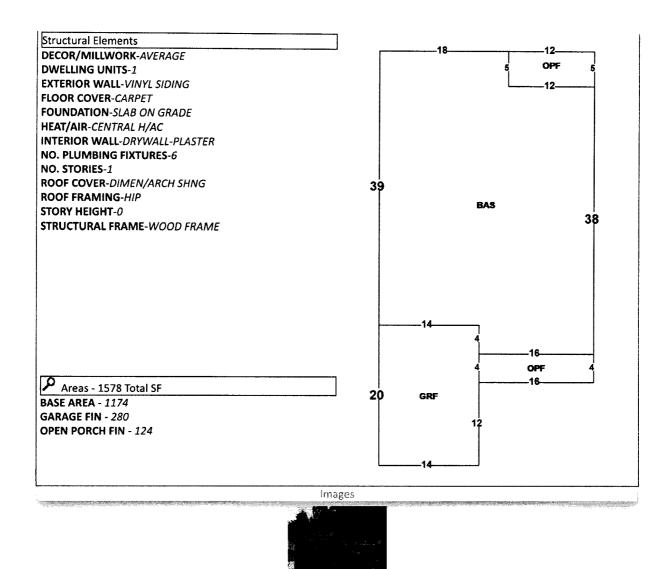
**Tangible Property Search** 

Sale List

**Back** 



Address: 10588 WILDERNESS LN, Improvement Type: SINGLE FAMILY, Year Built: 2005, Effective Year: 2005, PA Building ID#:



8/31/2022 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.

Last Updated:05/21/2025 (tc.5186)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038283 5/23/2025 10:49 AM
OFF REC BK: 9322 PG: 620 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05555, 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 28 BLK E MAPLE OAKS WEST PHASE ONE PB 17 P 45/45A&B OR 8829 P 1635

**SECTION 21, TOWNSHIP 1 N, RANGE 30 W** 

TAX ACCOUNT NUMBER 110568430 (1225-52)

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

#### MCDC INVESTMENTS

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.

Ser COMP 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, I	ESCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT #:	11-0568-430	_ CERTIFICATE #:	2023-555	5
REPORT IS LIMITED	T TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(	RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
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.				
<b>This Report is subject to:</b> 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: Septer	mber 11, 2005 to and inclu	ding September 11, 202	25 Abstractor:	Pam Alvarez
BY				
Malphel	•			

Michael A. Campbell, As President

Dated: September 12, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

September 12, 2025

Tax Account #: 11-0568-430

1. The Grantee(s) of the last deed(s) of record is/are: MCDC INVESTMENTS A FAMILY LIMITED PARTNERSHIP

By Virtue of Warranty Deed recorded 7/27/2022 in OR 8829/1635

- 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) NONE are delinquent.

Tax Account #: 11-0568-430 Assessed Value: \$179,193.00

**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): MAPLE OAKS WEST OWNER'S 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	I: PROPERTY I	NFORMATION	REPORT FOR TDA
CLICITICATION	· · · · · · · · · · · · · · · · · · ·		ILLI OILLI OILLIDI

TAX DEED SALE DATE:	<b>DEC 3, 2025</b>			
TAX ACCOUNT #:	11-0568-430			
CERTIFICATE #:	2023-5555			
In compliance with Section 197.522, Florida Statutes those persons, firms, and/or agencies having legal interpretey. 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 Governs ☐ Homestead for 2024 tax year.				
MCDC INVESTMENTS	MCDC INVESTMENTS			
10588 WILDERNESS LN	C/O DANIEL & MAUREEN E CARR			
PENSACOLA, FL 32534	11428 HIGH SPRINGS RD			
I El (Si Collin, I il outo)	PENSACOLA, FL 32534			
MAUREEN E CARR AS REGISTERED AGENT	I El Sile Cert, I E 32354			
OF ROCKIN DC LLC REGESTERED AGENT OF				
MCDC INVESTMENT FLP AND				
7798 EAST WELSH MOUNTAIN DRIVE	MAPLE OAKS WEST OWNER'S			
PRESCOTT VALLEY, ARIZONA 86315	ASSOCIATION INC			
A THE STATE OF THE	7139 N 9TH AVENUE			
	, <u></u>			

Certified and delivered to Escambia County Tax Collector, this 12th day of September 2025.

PENSACOLA, FL 32504

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 #:11-0568-430

### LEGAL DESCRIPTION EXHIBIT "A"

### LT 28 BLK E MAPLE OAKS WEST PHASE ONE PB 17 P 45/45A&B OR 8829 P 1635

SECTION 21, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0568-430(1225-52)

Recorded in Public Records 7/27/2022 10:55 AM OR Book 8829 Page 1635, Instrument #2022076133, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1,365.00

18.50

THIS INSTRUMENT PREPARED BY AND RETURN TO-

Surety Land Title of Florida, LLC 358 W Nine Mile Road Ste D Pensacola, Florida 32534

Property Appreisers Parcel Identification (Folio) Number: 211N364110286605

File No.: 2202571J

THIS WARRANTY DEED, made the \_\_\_\_\_\_ day of July, 2022 by Roger E. Russell and Kathryn L. Russell, husband and wife, whose post office address is 23959 S. E. Filbert Road, Eagle Creek, OR 97022 herein called the grantors, to MCDC Investments, a Family Limited Partnership whose post office address is 7798 E. Welsh Mountain. Drive, Prescott Valley, AZ 86315, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, hargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Subject to essements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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 grantors hereby coverant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

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

Signed, sealed and delivered in the presence of: "Kussell" STATE OF The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization, this \_\_\_\_ day of July, 2022 by Roger E. Russell and Kathryn L. Russell, who are personally known to me or have produced Oragon Oriers Lience as identification. Notary Public
Ethan Aleka Kiley-Reigle
My Commission Expires: 01/01/2-15 SEAL

OFFICIAL STAMP HAN ALEKA RILEY-REIGLE NOTARY PUBLIC-OREGON COMMISSION NO. 1008049 MY COMMISSION EXPIRES FEBRUARY 2, 2025

BK: 8829 PG: 1636 Last Page



## EXHIBIT "A" LEGAL DESCRIPTON

Lot 28, Block E, Maple Oaks West - Phase One, a subdivision of a portion of Sections 21 and 22, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Plat Book 17, Page(s) 45 (A and B), of the Public Records of Escambia County, Florida.

File No.: 2202571J