



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

1225.55

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	DUNLAP CYNTHIA BRYANT 870 VALLEY RIDGE CIR PENSACOLA, FL 32514 870 VALLEY RIDGE CIR 11-0998-250 LT 8 BLK C VALLEY RIDGE UNIT NO 2 PB 12 P 76 OR 3322 P 196 OR 3688 P 805	Certificate #	2023 / 5588
		Date certificate issued	06/01/2023

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5588	06/01/2023	1,072.85	53.64	1,126.49
→Part 2: Total*				1,126.49

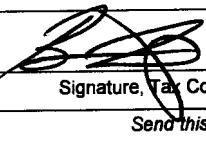
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/5693	06/01/2024	1,106.09	6.25	81.11	1,193.45
Part 3: Total*					1,193.45

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,319.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,020.97
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)	3,715.91

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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

Part 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.	53,790.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here:	Date of sale <u>12/03/2025</u>
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

512
R. 12/16

Application Number: 2500451

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-0998-250	2023/5588	06-01-2023	LT 8 BLK C VALLEY RIDGE UNIT NO 2 PB 12 P 76 OR 3322 P 196 OR 3688 P 805

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



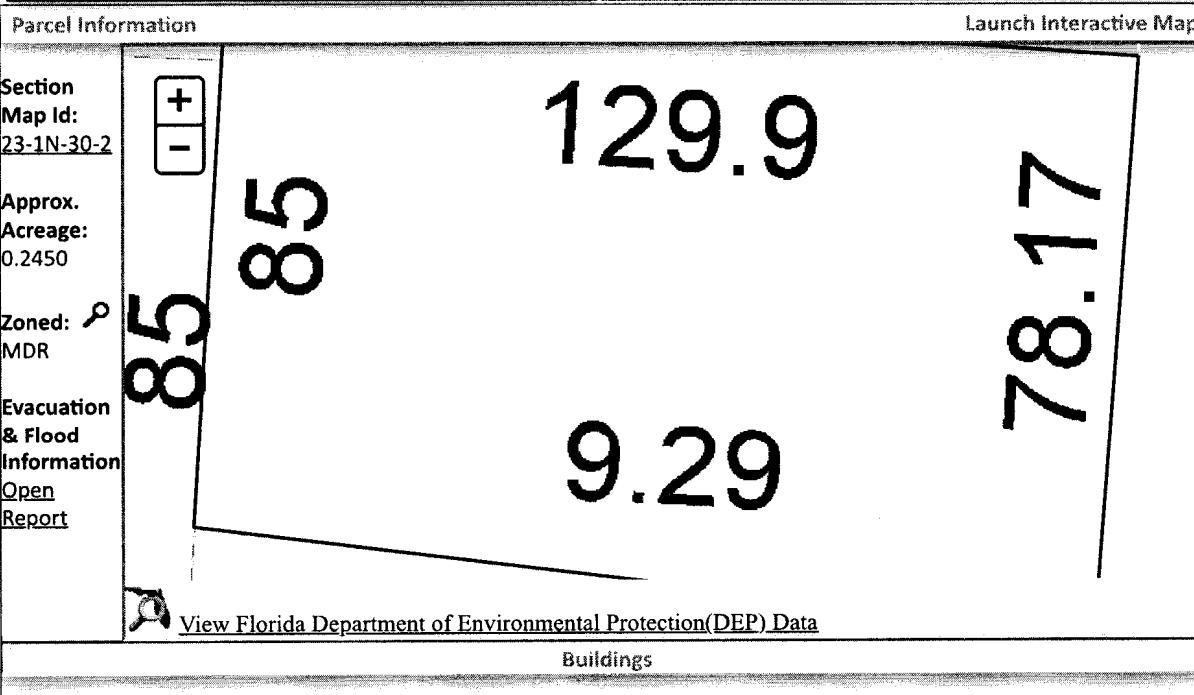
Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:		\$231N303101008003				
Account:		110998250				
Owners:		DUNLAP CYNTHIA BRYANT				
Mail:		870 VALLEY RIDGE CIR PENSACOLA, FL 32514				
Situs:		870 VALLEY RIDGE CIR 32514				
Use Code:		SINGLE FAMILY RESID				
Taxing Authority:		COUNTY MSTU				
Tax Inquiry:		Open Tax Inquiry Window				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:	2024 Certified Roll Exemptions
Sale Date Book Page Value Type Multi Parcel Records	HOMESTEAD EXEMPTION
11/1994 3688 805 \$100 OJ N	Legal Description
02/1993 3322 196 \$71,000 WD N	LT 8 BLK C VALLEY RIDGE UNIT NO 2 PB 12 P 76 OR 3322 P 196 OR 3688 P 805
11/1987 2481 854 \$74,000 WD N	Extra Features
02/1987 2359 423 \$12,000 WD N	WOOD DECK
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	



Address: 870 VALLEY RIDGE CIR, Improvement Type: SINGLE FAMILY, Year Built: 1987, Effective Year: 1987, PA Building ID#: 4533

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-HARDWOOD

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

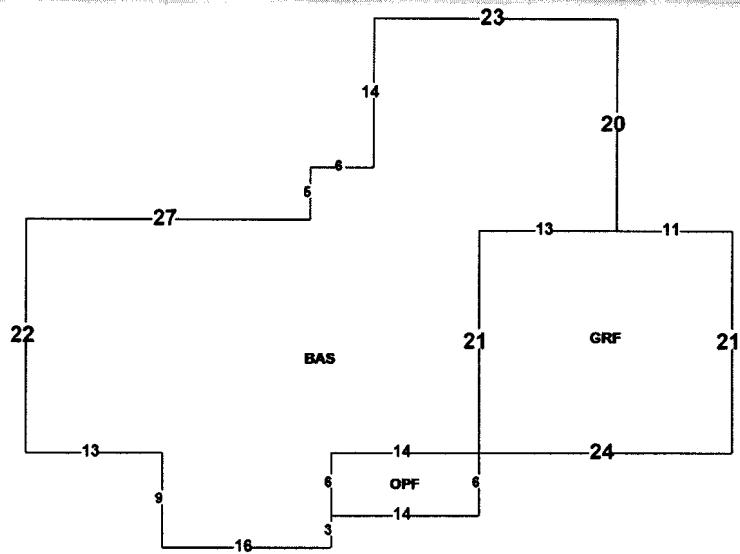
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2158 Total SF

BASE AREA - 1570

GARAGE FIN - 504

OPEN PORCH FIN - 84



Images



10/16/2024 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.

Last Updated: 05/21/2025 (tc.6168)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05588**, 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 8 BLK C VALLEY RIDGE UNIT NO 2 PB 12 P 76 OR 3322 P 196 OR 3688 P 805

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110998250 (1225-55)

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

CYNTHIA BRYANT DUNLAP

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.

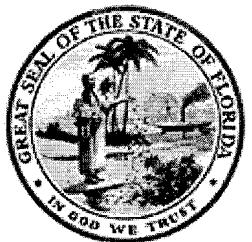
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**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: 110998250 Certificate Number: 005588 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

Commit Redemption

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 #: 11-0998-250 CERTIFICATE #: 2023-5588

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.

Period Searched: September 11, 2005 to and including September 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: September 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 12, 2025
Tax Account #: **11-0998-250**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES B DUNLAP AND CYNTHIA BRYANT DUNLAP**

By Virtue of Warranty Deed recorded 2/24/1993 in OR 3322/196

ABSTRACTOR'S NOTE: PROPERTY SETTLEMENT AGREEMENT BETWEEN CHARLES B DUNLAP AND CYNTHIA BRYANT DUNLAP RECORDED 12/6/1994 IN OR 3688/805 STATES THAT CHARLES B DUNLAP SHALL CONVEY HIS INTEREST IN THE PROPERTY TO CYNTHIA BRYANT DUNLAP WITHIN 30 DAY OF EXECUTION OF THE AGREEMENT. WE FIND NO SUCH DEED RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

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. **MSBU Fire Tax Assessment in favor of Escambia County recorded 09/10/1999 – OR 4466/426**
 - b. **MSBU Fire Tax Assessment in favor of Escambia County recorded 10/07/1998 – OR 4320/1367**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 11-0998-250
Assessed Value: \$110,700.00
Exemptions: HOMESTEAD EXEMPTION

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

TAX DEED SALE DATE: DEC 3, 2025

TAX ACCOUNT #: 11-0998-250

CERTIFICATE #: 2023-5588

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2024 tax year.

**CYNTHIA BRYANT DUNLAP AND
CHARLES B DUNLAP
870 VALLEY RIDGE CIR
PENSACOLA, FL 32514**

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

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 #:11-0998-250

LEGAL DESCRIPTION
EXHIBIT "A"

LT 8 BLK C VALLEY RIDGE UNIT NO 2 PB 12 P 76 OR 3322 P 196 OR 3688 P 805

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0998-250(1225-55)

73-0132
 This Instrument Prepared by: JOSEPHINE REYNOLDS,
 An Officer of Associated Land Title Group, Inc.,
 4900 Bayou Blvd., Suite 201, Pensacola, FL 32503,
 For Purposes of Title Ins.

3322N 196

File # 190-93-0132
 Parcel ID # 23-1N-30-3101-008-003

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

54.00
 497.00 Doc
 503.00

Made this 20th day of February 1993 BETWEEN

Richard C. Thompson and Lucy M. Thompson, husband and wife

whose post office address is: 6460 Crescent Way, Apt. 201
 Norfolk, VA. 23513

of the County of N/A State of VIRGINIA Charles B. Dunlap and Cynthia Bryant Dunlap, husband and wife, grantor, and

whose post office address is: 870 Valley Ridge Circle
 Pensacola, Florida 32514, grantee.

of the County of Escambia State of Florida WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 8, Block "C", VALLEY RIDGE, UNIT NO. 2, being a portion of Section 23, Township 1 North, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 12, at Page 76 of the Public Records of said County.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1993 taxes and assessments.

D.S. PD. #497.00
 DATE 2-24-93
 JOE A. FLOWERS, COMPTROLLER
 BY: Margaret C. Loper D.C.
2-24-93

FILE
 0258226
 2/25/93
 43115
 43115
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and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, Sealed and Delivered in Our Presence:

Margaret C. Loper
 X MARGARET C. LOPER
 PLEASE PRINT OR TYPE NAME AS IT APPEARS
Richard C. Thompson
 X Richard C. Thompson
 PLEASE PRINT OR TYPE NAME AS IT APPEARS
 X David Sanchez Jr.
 PLEASE PRINT OR TYPE NAME AS IT APPEARS

Richard C. Thompson (Seal)
Lucy M. Thompson (Seal)
Lucy M. Thompson (Seal)
Lucy M. Thompson (Seal)



STATE OF VIRGINIA
 COUNTY OF N/A

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
 Richard C. Thompson and Lucy M. Thompson

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of February 1993

My Commission Expires My Commission Expires February 27, 1995.

W. A. Pena

Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS

OR BK 4466 PG0426
Escambia County, Florida
INSTRUMENT 99-658889

RCD Sep 10, 1999 08:01 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-658889

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: DUNLAP CHARLES B &
CYNTHIA BRYANT
870 VALLEY RIDGE CIR
PENSACOLA FL 32514

ACCT.NO. 11 0998 250 000
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

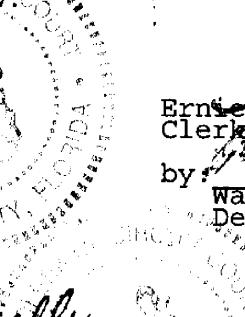
LT 8 BLK C
VALLEY RIDGE UNIT NO 2
PB 12 P 76
OR 3322 P 196

PROP.NO. 23 1N 30 3101 008 003

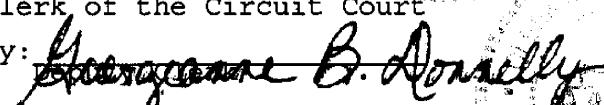
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by: 
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: 

OR BK 4320 PG1367
Escambia County, Florida
INSTRUMENT 98-538776

RCD Oct 07, 1998 09:54 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-538776

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: DUNLAP CHARLES B & CYNTHIA
870 VALLEY RIDGE CIR
PENSACOLA FL 32514

ACCT.NO. 11 0998 250 000
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 8 BLK C
VALLEY RIDGE UNIT 2
PB 12 P 76 OR 1869 P 352

OR 3322 P 196
PROP.NO. 23 1N 30 3101 008 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: Barbara A. Donnelly
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: William W. McBrearty
Deputy ~~Finances~~ Director

