

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

1225.60

Part 1: Tax Deed	Application Inform	nation					3.00
Applicant Name Applicant Address	KEYS FUNDING LLI PO BOX 71540 PHILADELPHIA, PA	C - 6023	1540		Applic	ation date	Apr 21, 2025
Property ENFINGER MARY F LIFE ESTATE description ENFINGER RANDALL PHILIP 1571 GLENNA LN			Certificate #		2023 / 5808		
	CANTONMENT, FL 1571 GLENNA LN 11-2387-215 BEG AT NE COR O OF SEC 32 FT FOR 90 DEG 03 MI (Full I	F NW 1/4 POB COllegal attac	NT W 327 F ched.)	T DEFLECT		certificate issued	06/01/2023
Part 2: Certificate	es Owned by Appl	icant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Column r Date of Certific	_		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5808	06/01/20)23		2,779.50		138.98	2,918.48
						→Part 2: Total*	2,918.48
Part 3: Other Cer	tificates Redeeme	d by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/5922	06/01/2024		2,991.26		6.25	219.36	3,216.87
						Part 3: Total*	3,216.87
Part 4: Tax Colle	ctor Certified Am	ounts (L	ines 1-7)				
Cost of all certi	ficates in applicant's	possessio	n and other			l by applicant Parts 2 + 3 above)	6,135.35
2. Delinquent taxe	es paid by the applica	int		_			0.00
3. Current taxes p	paid by the applicant						2,999.72
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	ler s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7 .					Tot	al Paid (Lines 1-6)	9,510.07
•	nformation is true and that the property info				/ inform	nation report fee, ar	nd tax collector's fees
Sign here: Signa	ature, Tax collector or Desig	gnee			Da	Escambia, Florid ate <u>April 24th, 2</u>	

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.	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.

BEG AT NE COR OF NW 1/4 OF NW 1/4 W ALG N LI OF SEC 32 FT FOR POB CONT W 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT DEFLECT 89 DEG 57 MIN LEFT 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT TO POB OR 1845 P 833 OR 1853 P 897 OR 7768 P 347

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500246

To: Tax Collector of ESCAN	IBIA COUNTY	_, Florida	
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 thereon
Account Number	Certificate No.	Date	Legal Description
11-2387-215	2023/5808	06-01-2023	BEG AT NE COR OF NW 1/4 OF NW 1/4 W ALG N LI OF SEC 32 FT FOR POB CONT W 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT DEFLECT 89 DEG 57 MIN LEFT 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT TO POB OR 1845 P 833 OR 1853 P 897 OR 7768 P 347
I agree to: • pay any current taxes, • redeem all outstanding		interest not in my p	possession, and
 pay all delinquent and 	omitted taxes, plus in	nterest covering the	e property.
 pay all Tax Collector's Sheriff's costs, if applic 		ation report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the tax sale certifica which are in my possession.	te on which this appli	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		04-21-202 <u>5</u>
Annlicant's	signatura		Application Date



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

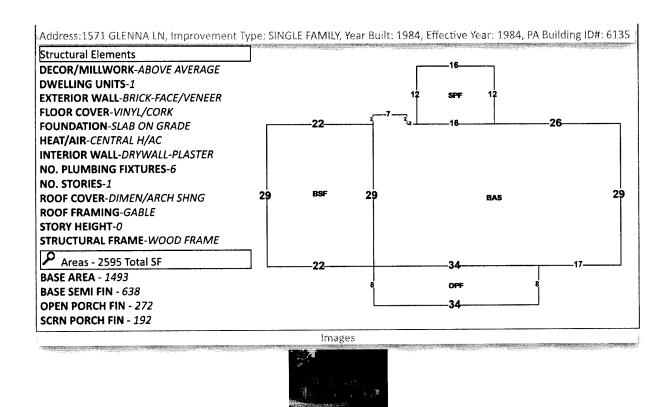
Tangible Property Search

Sale List

<u>Back</u>

Nav. Mod	e ●Account ○Parcel	ID 🕈				Printer Frie	endly Version
General Inforn	nation		Assessi	ments			
Parcel ID:	011N312206000002		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	112387215		2024	\$37,968	\$181,604	\$219,572	\$213,03
Owners:	ENFINGER MARY F LIF	E ESTATE	2023	\$21,696	\$171,975	\$193,671	\$193,67
	ENFINGER RANDALL F	HILIP	2022	\$21,696	\$155,650	\$177,346	\$177,34
Mail:	1571 GLENNA LN				***************************************		
	CANTONMENT, FL 32				Disclaime	er	
Situs:	1571 GLENNA LN 325		Tax Estimator				
Use Code:	SINGLE FAMILY RESID	P					
Taxing Authority:	COUNTY MSTU			C	hange of Ac	idress	
Tax Inquiry:	Open Tax Inquiry Win	<u>dow</u>		Eile fa	r Exemption	n/s) Online	
	k courtesy of Scott Lunsf	ord		riie iu	- Exciliption	.,5, 5,,,,,,	
Escambia Cou	nty Tax Collector	No. of the Control of		<u>Re</u>	port Storm [<u>Damage</u>	
	p		2024 C	ertified Roll E	xemptions		
Sales Data Ty	/pe List: 🖊	Model Dansel Dansel	None			in purchase	
	Book Page Value Type	_		No manada ad i i i i			
08/14/2017 7		N D	Legal Description BEG AT NE COR OF NW 1/4 OF NW 1/4 W ALG N LI OF SEC 32 FT FOR POB CONT W 327 FT DEFLECT 90 DEG 03 MIN				
12/1983 1	.845 833 \$3,600 WD	N 🖺					
Official Records Inquiry courtesy of Pam Childers			LEFT 302 FT P				
1	nty Clerk of the Circuit C	ourt and	<u> </u>	4			
Comptroller			11	eatures			
			CARPO	RT BUILDING			
			FRAIVIE	BUILDING			
Parcel Informa	ation					Launch Int	eractive Ma
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Buildings



7/18/2022 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.6761)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038349 5/23/2025 11:57 AM
OFF REC BK: 9322 PG: 836 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05808, 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:

BEG AT NE COR OF NW 1/4 OF NW 1/4 W ALG N LI OF SEC 32 FT FOR POB CONT W 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT DEFLECT 89 DEG 57 MIN LEFT 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT TO POB OR 1845 P 833 OR 1853 P 897 OR 7768 P 347

SECTION 01, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112387215 (1225-60)

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

MARY F ENFINGER LIFE ESTATE and RANDALL PHILIP ENFINGER

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 **Redeemed From Sale**



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 112387215 Certificate Number: 005808 of 2023

Date Of Redemption	6/10/2025	
Clerk's Check	1 Clerk's Total \$806.40	
Postage	\$0.00 Tax Deed Court Registry \$772.40	
Payor Name	RANDALL P ENFINGER 6675 CHESTNUT RD MOLINO FL 32577	Ŷ
Notes	850-712-2171	^
	Submit Reset Print Preview Print Receipt	

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE A	THE ATTACHED REPORT IS ISSUED TO:					
SCOT	T LUNSFORD, ESCA	MBIA COUNTY TAX	COLLECTOR			
TAX A	ACCOUNT #:	11-2387-215	CERTIFICATE #:	2023-580	08	
REPO	RT IS LIMITED TO T	HE PERSON(S) EXP	E LIABILITY FOR ERRO RESSLY IDENTIFIED BY S) OF THE PROPERTY IN	NAME IN THE	PROPERTY	
listing tax inf encum	of the owner(s) of reco formation and a listing a	rd of the land describe and copies of all open Official Record Bool	e instructions given by the ed herein together with curror unsatisfied leases, mortges of Escambia County, Flo	rent and delinquer gages, judgments	nt ad valorem and	
and m	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.					
consid	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	f the term "Report" here	ein refers to the Proper	ty Information Report and	the documents at	tached hereto.	
Period S	earched: September 1	11, 2005 to and inclu	ding September 11, 2025	Abstractor:	Vicki Campbell	
BY						
,	Malphel					

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 11-2387-215

1. The Grantee(s) of the last deed(s) of record is/are: RANDALL PHILIP ENFINGER

By Virtue of Ladybird Quit Claim Deed recorded 8/29/2017 in OR 7768/347 and Death Certificate OR 9328/1392

ABSTRACTORS NOTE: WE FOUND NO DEATH CERTIFICATE FILED FOR FILLMORE L. ENFINGER WHO TOOK TITLE WITH MARY F ENFINGER IN OR 1845/833. WE ARE ALSO UNABLE TO DETERMINE IF ROAD IS A COUNTY MAINTAINED ROAD.

- 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 #: 11-2387-215 Assessed Value: \$213,038.00

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX 1	DEED S	SALE DATE:	DEC 3, 2025			
TAX	ACCO	UNT #:	11-2387-215			
CERTIFICATE #:		TE #:	2023-5808			
those	person	s, firms, and/or a	97.522, Florida Statutes, the following is a list of names and addresses of agencies having legal interest in or claim against the above-described ced tax sale certificate is being submitted as proper notification of tax deed			
YES	NO 	Notify Escamb	Pensacola, P.O. Box 12910, 32521 ia County, 190 Governmental Center, 32502 2024 tax year.			

MARY F ENFINGER LIFE ESTATE AND RANDALL PHILIP ENFINGER 1571 GLENNA LN CANTONMENT, FL 32533

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 #:11-2387-215

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF NW 1/4 OF NW 1/4 W ALG N LI OF SEC 32 FT FOR POB CONT W 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT DEFLECT 89 DEG 57 MIN LEFT 327 FT DEFLECT 90 DEG 03 MIN LEFT 302 FT TO POB OR 7768 P 347

SECTION 01, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2387-215 (1225-60)

State of Florida

Escambla County WARRANTY DEED This instrument was prepared by:

E. T. Gainey
758 Mil. Oth. Rt.

Emoin All files by Theor Prepareds That S. T. Gainey and Juantes V. Gainey, Canton Cantonment, Husband and wife

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for and in reproduction of Four Thousand /no	The second secon
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The rescipe absence is bereby acknowledged, do bargain, sell co- and Mary F. Enfinger, Bushand and Wife,	470 Neal Road Cantonount, Fl 3253
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Recorded in Public Records 8/29/2017 10:42 AM OR Book 7768 Page 347, Instrument #2017066703, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

> This instrument prepared by: CHARLES H. OVERMAN, III ESQUIRE Northwest Florida Legal Services 701 South "J" St., Pensacola, FL 32501

Parcel I.D. No.: 011N312206000002 Escambia County Property Appraiser

STATE OF FLORIDA COUNTY OF ESCAMBIA

This LADYBIRD QUIT CLAIM DEED

140 Made this day of Hucust, 2017 by MARY F. ENFINGER, the surviving spouse of FILLMORE L. ENFINGER, deceased, hereinafter called the Grantor, to MARY F. ENFINGER, and RANDALL PHILIP ENFINGER, as joint tenants with full rights of survivorship, whose post office address is 1571 Glenna Lane, Cantonment, Florida 32533, hereinafter called the Grantee.

(Whenever used heroin the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the content so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto the Grantee all that certain land, situated in Escambia County, State of Florida, to-wit:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 1 North, Range 31 West, Escambia County, Florida; thence go West along the North line of said Section for a distance of 32 feet to the Point of Beginning; thence continue West for a distance of 327 feet; thence deflect 90 degrees 03 minutes to the left and go for a distance of 302 feet; thence deflect 89 degrees 57 minutes to the left and go for a distance of 327 feet, thence deflect 90 degrees 03 minutes to the left and go for a distance of 302 feet to the point of beginning.

The above described parcel of land contains 2.26 acres.

The preparer of this deed has not performed a title search.

PROVIDED HOWEVER, Grantor MARY F. ENFINGER reserves unto herself a life estate in the described property, without any liability for waste, with full power and authority in Grantor to sell, convey, mortgage, encumber, lease or otherwise dispose of the property in fee simple, or any interest therein, with or without consideration, without the joinder of the remaindermen, and to keep absolutely any and all proceeds derived therefrom.

Together with all appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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

Signed, sealed and delivered

in the presence of:

Hyul Dalyne

Printed Name: | REDE macy Printed Nam MARY F. ENFINGER

Address: 1571 Glenna Lane, Cantonment, Fl. 32533

STATE OF FLORIDA COUNTY OF ESCAMBIA

14h The foregoing instrument was acknowledged before me this Aucust , 2017 by MARY F. ENFINGER who has produced Flow day of JX-18.04 as identification.



1 Vece NOTARY PUBLIC