

## **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.ldo

Part 1: Tax Deed	Application In	ormation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	177 ENTERPRISES LLC 40 W NINE MILE RD # 2 PMB #210 PENSACOLA, FL 32534 579 MAN O WAR CIR 11-4497-247 LT 36 BLK A PINE FOREST ESTATES 2ND ADDN PB 9 P 41 OR 8610 P 835			Certificate #		2023 / 6196	
				Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by A	pplicant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number		ımn 2 rtificate Sale		olumn 3 unt of Certificate	Column 4		Column 5: Total (Column 3 + Column 4)
# 2023/6196	06/0	1/2023		4,134.33	<del></del>		4,341.05
	→Part 2: Total		→Part 2: Total*	4,341.05			
Part 3: Other Ce	rtificates Rede	med by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/6343	06/01/2024		4,508.16		6.25	330.60	4,845.01
						Part 3: Total*	4,845.01
Part 4: Tax Coll	ector Certified	Amounts (L	ines 1-7)				
Cost of all cert	ificates in applica	it's possession	on and other			l by applicant f Parts 2 + 3 above)	9,186.06
2. Delinquent tax	es paid by the ap	licant					0.00
Current taxes paid by the applicant				4,324.56			
4. Property inform	nation report fee			M18 - W			200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector	under s.197.	542, F.S. (s	ee Tax Collecto	or instru	ictions, page 2)	0.00
7.					Tot	al Paid (Lines 1-6)	13,885.62
I certify the above in					y inform	nation report fee, ar	nd tax collector's fees
		N-1-1-1				Escambia, Florid	la
Sign here:		<b>D</b> 1			Da	ate April 24th, 2	2025
Sign	ature. Tax Collector or	Designee				- Instructions on Do	

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	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: 2500427

To: Tax	x Collector of ES	CAMBIA COUNTY, F	lorida	
PO BOX PHILAD	UNDING LLC - 2023 ( 71540 ELPHIA, PA 19176- e listed tax certificate	· ·	me to the Tax	Collector and make tax deed application thereon
F	ount Number	Certificate No.	Date	Legal Description
	1497-247	2023/6196	06-01-2023	LT 36 BLK A PINE FOREST ESTATES 2ND ADDN PB 9 P 41 OR 8610 P 835
	pay any current ta redeem all outstar pay all delinquent pay all Tax Collect Sheriff's costs, if a	nding tax certificates plus inter and omitted taxes, plus inter tor's fees, property information pplicable. tificate on which this application	est covering th	•
KEYS PO B	ronic signature on file S FUNDING LLC - 20 OX 71540 ADELPHIA, PA 19	023	_	<u>04-21-2025</u> Application Date
	Applic	ant's signature		



## Gary "Bubba" Peters Escambia County Property Appraiser

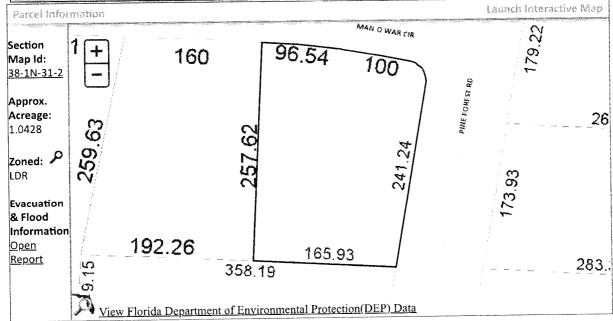
**Real Estate Search** 

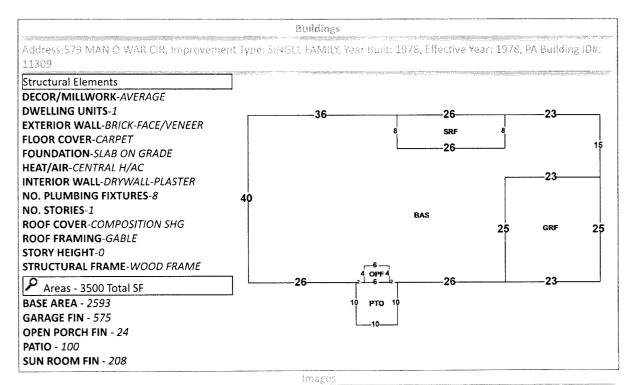
**Tangible Property Search** 

Sale List

<u>Back</u>

Printer Friendly Version General Information Assessments Total Cap Val 371N313000360001 Land Imprv Year Parcel ID: \$314,937 \$314,937 \$276,937 \$38,000 114497247 2024 Account: 2023 \$38,000 \$262,149 \$300,149 \$296,463 177 ENTERPRISES LLC Owners: \$269,512 \$237,212 \$269,512 2022 \$32,300 Mail: 40 W NINE MILE RD # 2 PMB #210 PENSACOLA, FL 32534 Disclaimer Situs: 579 MAN O WAR CIR 32533 **Tax Estimator** SINGLE FAMILY RESID A Use Code: **Taxing COUNTY MSTU Change of Address** Authority: Open Tax Inquiry Window Tax Inquiry: File for Exemption(s) Online Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Report Storm Damage** Sales Data Type List: 🔑 2024 Certified Roll Exemptions None Multi Sale Date Book Page Value Type Records Parcel 08/26/2021 8610 835 \$255,000 CJ Ν Legal Description LT 36 BLK A PINE FOREST ESTATES 2ND ADDN PB 9 P 41 OR N 01/1978 1180 183 \$11,500 WD 8610 P 835 \$100 WD Ν 12/1977 1166 11 01/1974 784 263 \$150,000 WD Extra Features Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller Parcel Information MAN O WAR CIR







3/8/2021 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.05/22/2025 (tc.4755)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038004 5/22/2025 2:48 PM
OFF REC BK: 9321 PG: 1741 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06196**, 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 36 BLK A PINE FOREST ESTATES 2ND ADDN PB 9 P 41 OR 8610 P 835

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114497247 (1225-66)

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

#### 177 ENTERPRISES LLC

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.

COMPTA OLITA

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, ES	SCAMBIA COUNTY TAX	COLLECTOR		
TAX A	CCOUNT #:	11-4497-247	CERTIFICATE #:	2023-619	6
REPOR	T IS LIMITED T	TITLE INSURANCE. THE O THE PERSON(S) EXPE RT AS THE RECIPIENT(S	RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing o tax infor	f the owner(s) of mation and a list	pared in accordance with the record of the land describeding and copies of all open on the Official Record Book e 2 herein.	d herein together with or unsatisfied leases, mo	current and delinquen ortgages, judgments a	t ad valorem ind
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.					
	ed a title insuran	are or guarantee the validity ce policy, an opinion of title			
Use of the	ne term "Report"	herein refers to the Propert	y Information Report a	nd the documents att	ached hereto.
Period Sea	rched: Septem	ber 12, 2005 to and includ	ing September 12, 202	25 Abstractor:	Andrew Hunt
BY					
M	(alphel				

As President Dated: September 15, 2025

Michael A. Campbell,

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

September 15, 2025

Tax Account #: 11-4497-247

1. The Grantee(s) of the last deed(s) of record is/are: 177 ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY

By Virtue of Personal Representative's Deed recorded 9/2/2021 in OR 8610/835

- 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 #: 11-4497-247 Assessed Value: \$313,686.00

**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

TAX DEED SALE DATE:	<b>DEC 3, 2025</b>		
TAX ACCOUNT #:	11-4497-247 2023-6196		
CERTIFICATE #:			
those persons, firms, and/or agencies	Florida Statutes, the following is a list of names and addresses of having legal interest in or claim against the above-described ale certificate is being submitted as proper notification of tax deed		
	a, P.O. Box 12910, 32521 y, 190 Governmental Center, 32502 tax year.		
□ Notify City of Pensacols   □ Notify Escambia Count   □ Homestead for 2024	y, 190 Governmental Center, 32502 tax year.  GLENN ALBERSON REGISTERED AGENT OF		
<ul><li>☐ Notify City of Pensacola</li><li>☐ Notify Escambia Count</li></ul>	y, 190 Governmental Center, 32502 tax year.		

BY: Michael A. Campbell, As Its President

PERDIDO TITLE & ABSTRACT, INC.

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 15, 2025 Tax Account #:11-4497-247

## LEGAL DESCRIPTION EXHIBIT "A"

# LT 36 BLK A PINE FOREST ESTATES 2ND ADDN PB 9 P 41 OR 8610 P 835 SECTION 37, TOWNSHIP 1 N, RANGE 31 W TAX ACCOUNT NUMBER 11-4497-247(1225-66)

Recorded in Public Records 9/2/2021 12:59 PM OR Book 8610 Page 835, Instrument #2021097350, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$1,785.00

> This document prepared by and return to: Pensacola Title Company, LLC. 182 North Palafox Street Pensacola, Florida 32502

Our File #21-203

#### PERSONAL REPRESENTATIVE'S DEED

This Indenture, is made this August 27, 2021, by and between Ronnie E. Wilson, as Personal Representative of the Estate of Thekla W. Morris, deceased, grantor, whose Post Office Address is: 5000 FM 3389, Brashear, Texas 75420 and 177 Enterprises, LLC,a Florida limited liability company, whose address is 40 W. Nine Mile Rd #2, Pensacola, Florida 32534of the County of Escambia, State of Florida, Grantees.

Witnesseth: Grantor(s), pursuant to the terms of decedents Will and in consideration of the sum of One Dollar (\$1.00) paid to Grantor(s) by Grantee(s) receipt of which is acknowledged, grants, bargains and sells to Grantee(s) and Grantee's heirs and assigns forever, the real property in Escambia, County, Florida, described as:

Lot 36, Block A, SECOND ADDITION TO PINE FOREST ESTATES, according to the map or plat thereof as recorded in Plat Book 9, Page 41, Public Records of Escambia County, Florida.

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

To Have And To Hold the same to Grantee(s), and Grantee(s), heirs and assigns, in fee simple forever.

And Grantor(s) do covenant to and with the Grantee(s) and Grantee's heirs and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedents Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Mendy amp

Witness Undy Camp

Witness Name Printed

See attached notary acknowledgment

Deed Personal Representative's Deed with Will

Order: 2025-DEC-3 Page 1 of 4 Requested By: AndrewHunt, Printed: 8/27/2025 3:31 PM Doc: FLESCA:8610-00835

BK: 8610 PG: 836

This document prepared by and return to: Pensacola Title Company, LLC. 182 North Palafox Street Pensacola, Florida 32502

Our File #21-203

Notary acknowledge for P.R. Deed from Wilson to 177 Enterprises, LLC

STATE OF: Texas, COUNTY OF: HODVINS

Cheduc & Stort

Printed Name: Chesice Roberts

My commission expires: 4-25-2024

Deed Personal Representative's Deed with Will

Order: 2025-DEC-3 Page 2 of 4 Requested By: AndrewHunt, Printed: 8/27/2025 3:31 PM

Doc: FLESCA:8610-00835

BK: 8610 PG: 837

## 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 acknoledgment by the County of the veracity of any disclosure statement.

			y the County of the veracity of any disclosure statement.
Name: Man-O	-War Circle		
Legal Address	of Property:	579 Man-O-W	'ar Circle, Cantonment, Florida 32533
The County	(X) has acc	cepted	( ) has not accepted
the abutting ro	adway for ma	intenance.	
This form com Pensacola Title 182 N. Palafox Pensacola, FL	e Company, L	LC	
r ciisawia, r L	32302		AS TO SELLER(S):
			Estate of Thekla W. Morris
			Ronnie E. Wilson, Personal Representative
			AS TO BUYER(S):
			177 Enterprises, LLC
			Shari Alberson, Manager  Glenn Alberson, Manager
			71-1411 7100130H, 114HH0501

Order: 2025-DEC-3 Doc: FLESCA:8610-00835 Requested By: AndrewHunt, Printed: 8/27/2025 3:31 PM

BK: 8610 PG: 838 Last Page

## 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 acknoledgment by the County of the veracity of any disclosure statement.

no way be construed as an acknoledgm	nent by the County of the veracity of any disclosure statement.
Name: Man-O-War Circle	
Legal Address of Property: 579 Man	n-O-War Circle, Cantonment, Florida 32533
The County (X) has accepted	( ) has not accepted
the abutting roadway for maintenance.	
This form completed by: Pensacola Title Company, LLC 182 N. Palafox Street Pensacola, FL 32502	AS TO SELLER(S):  Estate of Thekla W. Morris  Wilson, Personal Representative
	AS TO BUYER(S):
	177 Enterprises, LLC
	Shari Alberson, Manager
	Glenn Alberson, Manager

Order: 2025-DEC-3 Doc: FLESCA:8610-00835 Requested By: AndrewHunt, Printed: 8/27/2025 3:31 PM