

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



| Applicant Name Applicant Address PO BO PHILAE Property description PICKET 1906 N PENSA 1906 N 13-205 LTS 3 4 P 165 0 Part 2: Certificates Own Column 1 Certificate Number # 2023/6994 Part 3: Other Certificate Column 1 Certificate Number # 2024/7101 Part 4: Tax Collector Certificates in Cost of all certificates in Courrent taxes paid by the | FUNDING LLC - 8 DX 71540 DELPHIA, PA 1 ETT SELLERS L N BAYLEN ST ACOLA, FL 3250 N BAYLEN ST 53-000 4 BEL NO BLK 11 CA 80 The column 2 Date of Certificate S 06/01/2023 The column 2 Date of Certificate S 06/01/2023 | 8023 19176-1540 501 12 BELMONT TR Int and Filed with Sale Face Amount Face Am | olumn 3 unt of Certificate 782.51 | Colum Intere | te issued | Apr 21, 2025 2023 / 6994 06/01/2023 Column 5: Total (Column 3 + Column 4) 868.75 |
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| Column 1 Certificate Number # 2024/7101 Cost of all certificates in 2. Delinquent taxes paid by the certificates paid by the certificates in the | olumn 2 | | | | | |
| Column 1 Certificate Number # 2024/7101 Part 4: Tax Collector Co | olumn 2 | | | | t 2: Total* | 868.75 |
| Column 1 Certificate Number # 2024/7101 Cost of all certificates in 2. Delinquent taxes paid by the certificates paid by the certificates in the | olumn 2 | | merman Co | untv) | | |
| Part 4: Tax Collector Co. 1. Cost of all certificates in 2. Delinquent taxes paid by the | | The light of lither Face Amount of | | Total (Column 3 + Column 4 + Column 5) | | |
| Cost of all certificates in Delinquent taxes paid to Current taxes paid by to | | | | | 886.78 | |
| Cost of all certificates in Delinquent taxes paid to Current taxes paid by to | | | | Par | t 3: Total* | 886.78 |
| Delinquent taxes paid by the content taxes paid by taxes paid by the content taxes paid by the content taxes | ertified Amoun | nts (Lines 1-7) | | | | |
| 3. Current taxes paid by the | in applicant's poss | session and othe | | teemed by app Total of Parts 2 | | 1,755.53 |
| | by the applicant | | | | | 0.00 |
| 4 D | 3. Current taxes paid by the applicant | | | | | 787.20 |
| 4. Property information report fee | | | | | 200.00 | |
| 5. Tax deed application fee | | | | 175.00 | | |
| 6. Interest accrued by tax | collector under s | s.197.542, F.S. (s | ee Tax Collecto | r Instructions, | page 2) | 0.00 |
| 7. | | | | Total Paid | (Lines 1-6) | 2,917.73 |
| I certify the above information have been paid, and that the | | | | y information re | port fee, an | nd tax collector's fees |
| Sign here: Signature. Tax | 7 | | | | <u>mbia,</u> Florid April 24th, 2 | |

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

| | | etti kalla 1984 kalla 1988 kalla 1984 kalla 1 |
|------|---|---|
| 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. | 41,966.00 |
| 16. | Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| | | |
| Sign | here: Date of sale Date of sale01/07/2 | 2026 |
| | | |

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.

512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500406

| To: Tax Collector of ES | SCAMBIA COUNTY | _, Florida | |
|--|---|----------------------|---|
| I, KEYS FUNDING LLC - 8023 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 |
| 13-2053-000 | 2023/6994 | 06-01-2023 | LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA 80 |
| | axes, if due and nding tax certificates plus i t and omitted taxes, plus ir | | |
| pay all Tax Collect Sheriff's costs, if a | | tion report costs, (| Clerk of the Court costs, charges and fees, and |
| Attached is the tax sale cer which are in my possession | • | cation is based and | d all other certificates of the same legal description |
| Electronic signature on file KEYS FUNDING LLC - 86 PO BOX 71540 PHILADELPHIA, PA 19 | 023 | | • |
| | | | 04-21-2025 Application Date |

Applicant's signature



Gary "Bubba" Peters Escambia County Property Appraiser

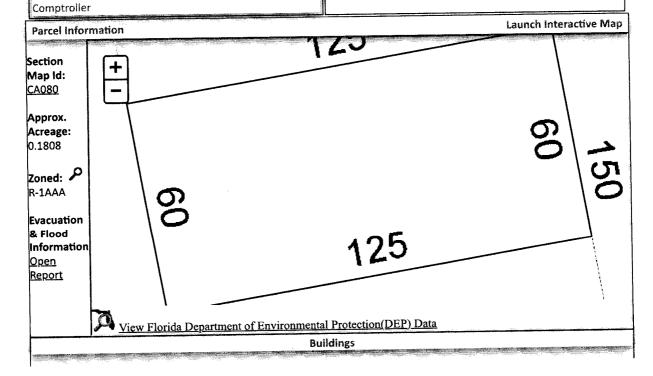
Real Estate Search

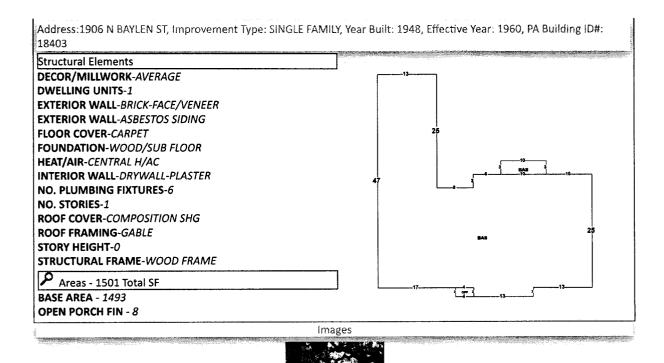
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account OParcel ID **Assessments** General Information Total Cap Val Year Land Imprv 0005009010030112 Parcel ID: \$83,932 \$129,454 \$106,954 \$22,500 132053000 2024 Account: \$123,769 \$81,488 2023 \$22,500 \$101,269 PICKETT SELLERS L Owners: \$79,115 \$90,415 \$112,915 2022 \$22,500 1906 N BAYLEN ST Mail: PENSACOLA, FL 32501 1906 N BAYLEN ST 32501 Disclaimer Situs: SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator Taxing** PENSACOLA CITY LIMITS **Authority: Change of Address** Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online **Escambia County Tax Collector Report Storm Damage** Sales Data Type List: 🔑 2024 Certified Roll Exemptions **HOMESTEAD EXEMPTION** Sale Date Book Page Value Type Multi Parcel Records 12/1990 2941 165 \$29,900 WD LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA Ν 12/1990 2789 159 \$100 CT 09/1988 2607 562 \$100 SC N 01/1988 2504 174 \$1,000 CT Extra Features Official Records Inquiry courtesy of Pam Childers METAL BUILDING Escambia County Clerk of the Circuit Court and **PATIO**





7/26/2016 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:05/19/2025 (tc.168861)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037232 5/20/2025 3:48 PM
OFF REC BK: 9320 PG: 851 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 06994, 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:

LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132053000 (0126-36)

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

SELLERS L PICKETT

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 January, which is the 7th day of January 2026.

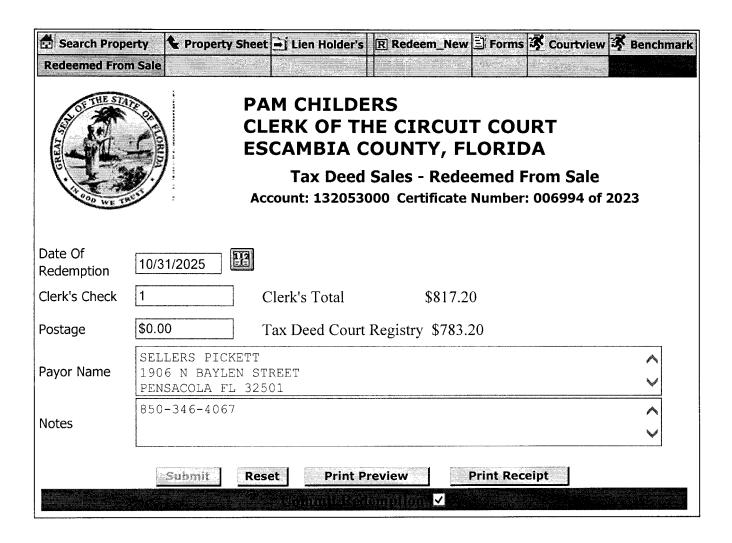
Dated this 20th day of May 2025.

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

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 LUNSFO | RD, ESCAME | BIA COUNTY T | AX COLLECTOR | | | |
| | TAX ACCOUNT | #:1 | 3-2053-000 | CERTIFICATE #: | 2023-69 | 994 | |
| | REPORT IS LIMI | TED TO THE | PERSON(S) EX | THE LIABILITY FOR ERRO PRESSLY IDENTIFIED B F(S) OF THE PROPERTY I | Y NAME IN TH | E PROPERTY | |
| | listing of the owner tax information an | er(s) of record and a listing and orded in the O | of the land descri copies of all ope fficial Record Bo | the instructions given by the ibed herein together with curn or unsatisfied leases, moreoks of Escambia County, Floria | rrent and delinque gages, judgments | ent ad valorem s and | |
| | | y subsurface rig | ghts of any kind | xes and assessments due nov or nature; easements, restric | | | |
| | | | | lity or sufficiency of any do title, a guarantee of title, or | | | |
| | Use of the term "F | Report" herein | refers to the Prop | perty Information Report and | d the documents a | attached hereto. | |
| Pe | riod Searched: | October 16, | 2025 to and inc | luding October 16, 2025 | Abstractor: | Andrew Hunt | |
| | BY | | | | | | |
| | Mol | ph! | | | | | |

Michael A. Campbell, As President

Dated: October 19, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2025

Tax Account #: 13-2053-000

1. The Grantee(s) of the last deed(s) of record is/are: SELLERS LEE PICKETT

By Virtue of Warranty Deed recorded 12/4/1990 in OR 2941/165

- 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 #: 13-2053-000 Assessed Value: \$86,366.00

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

| CERT | lTFICA | TION: | PROPERTY | Y INFORM | MATION R | REPORT FO |)R TDA |
|------|--------|-------|----------|----------|----------|-----------|--------|
| | | | | | | | |

| TILT 000 TITL | |
|---|--|
| TAX ACCOUNT #: 13-2053-000 | |
| CERTIFICATE #: 2023-6994 | |
| In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses 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 sale. | |
| YES NO ☐ ☐ ☐ Notify City of Pensacola, P.O. Box 12910, 32521 ☐ ☐ Notify Escambia County, 190 Governmental Center, 32502 ☐ Homestead for 2025 tax year. | |

SELLERS LEE PICKETT 1906 N BAYLEN ST PENSACOLA, FL 32501

Malphel

Certified and delivered to Escambia County Tax Collector, this 20th day of October 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

October 19, 2025 Tax Account #:13-2053-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 3 4 BEL NO BLK 112 BELMONT TRACT OR 2941 P 165 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2053-000(0126-36)

CASH SALE PML# 17-4-734766 ≈>2941% 165 VA Form 16-6:01+--jin 11:22 Section 1820, Yill: 18, U.S.C. FLORIDA THIS INDENTURE, made this 23rd day of November BETWEEN the Socretary of Veterns Affairs, an Officer of the United States of Smerica, whose address is Department of Veterent Affairs, Washington, D. C. 20420, hereinafter cailed Grantor, and SELLERS LEE PICKETT, A SINGLE MAN with permanent post-office address at 1906 N. Baylen St. Pepsacola 32501 in the County of Florida hereinalter called Grantee(s). WITNESSETFI, That said Grantor for and in consideration of the sum of ten dollars (\$10) in hand paid by Granter(s) and other valuable consideration the receipt whereof is acknowledged, hereby grants, bargains, and sells to Grantee(s) and Grantee's heirs or successors and assigns, forever, the following-described land in the County of Florida, to wit: Lots 3 and 4, 9lock 112, Erst King Tract, Belmont Numbering, according to Map of the City of Pensacola, copyrighted by Thomas L. Watson in 1906. This instrument was prepared by:
ROBERT E. GIBSON Chief
Property Management Section (264)
Department of Veterans Affairs
P.O. Box 1437 St. Petersburg, Flurida 33731 TO HAVE AND TO HOLD the above described property, with appurtenances, unto said or affice of or successors and assigns, fore: Grantor hereby warrent; the title to said lands against the lawful claims of any person claiming the same by through, or

Order: 2025-DEC-3 Doc: FLESCA:2941-00165

IN WITNESS WHERE Grantor on the day and year first above written has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed; qualified, and

| the course of | |
|--|--|
| 3302941N 156 | |
| acting pursuant to title 38, United States Code, sections 212 and 1820, and title 48, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument. | |
| the married to the same of the | apa ji ji |
| SIGNED SEALED AND DELIVERED IN THE The Secretary of Veterans Affairs | |
| · CANALICUCA SILBITE | |
| · Chuned W. Lacker | |
| Tide Acting Loan Gueranty Officer | |
| VA Regional Office St. Production Telephone: JU-282-5821 | |
| STATE OF FLORIDA (Pursuant to a delejation of authority contained in 38 C.F.R. 36.4342 and 36.4520.) | |
| I HEREBY CERTIFY. That on this day before me, the undersigned authority, passonally appeared | |
| THOMAS B. JOP TON | range jergan |
| to me well known to be the person described in and will executed the foregoing instrument, who, using by me first duly sworn, stated that he/she is an employment the Department of Veterans Affairs, a department of the Federal Executive Branch, duly subborized to execute this deed in behalf of the Secretary of Veterans Affairs, and he/she acknowledged to me that he/she executed the same as said caployed in behalf of said Secretary and that esid instrument is the free act and deed of said Secretary, and of such officer in his/her behalf, for the uses and purposes therein expressed. | And the state of t |
| of said Sectionsy and that said instrument is the free act and deed of said Secretary, and of such officer in his/her behalf, for the uses and purposes therein expressed. | |
| IN WITNESS WHEREOF, I have by reconto set may hand and affixed my official scal at | ************************************** |
| in the County and State aforesaid, this 23rd day of November , 19 90 | 6 ^ |
| My commission expires: Keun to Muply | ************************************** |
| NOTARY PUBLIC, STATE OF FLORIDA NOTARY Public (Or at large) NOTARY PUBLIC, STATE OF FLORIDA (Or at large) State of Florida | |
| NOTE Print, typewrise, or stands over set the employee execuring this instrument; also names of winnesses and morary public immediately of white and control public immediately of the c | |
| dignature. | * |
| | 74505 |
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| TO T | and the second second |
| SECRETARY OF VETERAN APPAIRS Dated TO ABSTRACT OF DESCRIPTION STATE OF FLORIDA, County of Do this day of Book and pages recorded, the same on pages recorded, the same on pages recorded, the same on pages TO Book in the public records of said Book in the public records of said Book in the public records of said SCOURT of the Circuit Court of the Licuit Court of the Licuit County When recorded, mail to: Do County When recorded, mail to: Do County Do C | % |
| Dated Dated ABSTRA | |
| ABS ABS ABS STATE OF 1 County of On this instrumbeing duly a treorded the Book county. AV WITH A Count of the County | |
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Order: 2025-DEC-3 Doc: FLESCA:2941-00165