

# 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



Part 1: Tax Deed	<b>Application Infor</b>	mation						
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540					on date	Apr 21, 2025	
Property description	KILLAM ELIZABETH L 371 W AVERY ST					te#	2023 / 7035	
	PENSACOLA, FL 32501 371 W AVERY ST 13-2536-000 LTS 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT X DALLAS TRACT PDB 62 P 75 BELMONT NO OR 49 (Full legal attached.)				Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applicat	ion		
Column 1 Certificate Numbe	Colum er Date of Certifi			Column 3 Face Amount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/7035	06/01/2			833.48		41.67	875.15	
					·!	Part 2: Total*	875.15	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 2 Col Date of Other Face A		ount of Tay Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/7145	06/01/2024	Other Certificate 870.71			6.25	63.85	940.81	
						Part 3: Total*	940.81	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)			w.		
1. Cost of all cert	ificates in applicant's	possessio	n and other			y applicant arts 2 + 3 above)	1,815.96	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						836.60	
4. Property information report fee						200.00		
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instructi	ons, page 2)	0.00	
7.	,				Total	Paid (Lines 1-6)	3,027.56	
	nformation is true and				y informat	ion report fee, ar	nd tax collector's fees	
B	2	<del> </del>			•	Escambia, Floric	la	
Sign here:	ture Tax Collector or Des				Date	April 24th,	<u> 2025                                   </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)	
	Processing tax deed fee	
9.		
	i f and a leader in province force	
11.		
12.		
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.	00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale 01/07/2026 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.

LTS 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT X DALLAS TRACT PDB 62 P 75 BELMONT NO OR 4999 P 769 OR 6383 P 1180 OR 6665 P 276

### 512 R. 12/16

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500338

io. Tax Collector of	SCAMBIA COUNTY	_, Florida	
1			
KEYS FUNDING LLC - 2023			
PO BOX 71540 PHILADELPHIA, PA 19176	S-15 <b>4</b> 0.		
·	·	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
13-2536-000	2023/7035	06-01-2023	LTS 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT X DALLAS TRACT PDB 62 P 75 BELMONT NO OR 4999 P 769 OR 6383 P 1180 OR 6665 P 276
I agree to:			
<ul> <li>pay any current to</li> </ul>	axes, if due and		
<ul> <li>redeem all outsta</li> </ul>	nding tax certificates plus	interest not in my	possession, and
<ul> <li>pay all delinquen</li> </ul>	t and omitted taxes, plus i	nterest covering th	e property.
<ul> <li>pay all Tax Collection</li> <li>Sheriff's costs, if an arrangement</li> </ul>		ation report costs, (	Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possessio		cation is based and	all other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 2			
PO BOX 71540 PHILADELPHIA, PA 19	176-1540		
			04-21-2025 Application Date

Applicant's signature



## Gary "Bubba" Peters Escambia County Property Appraiser

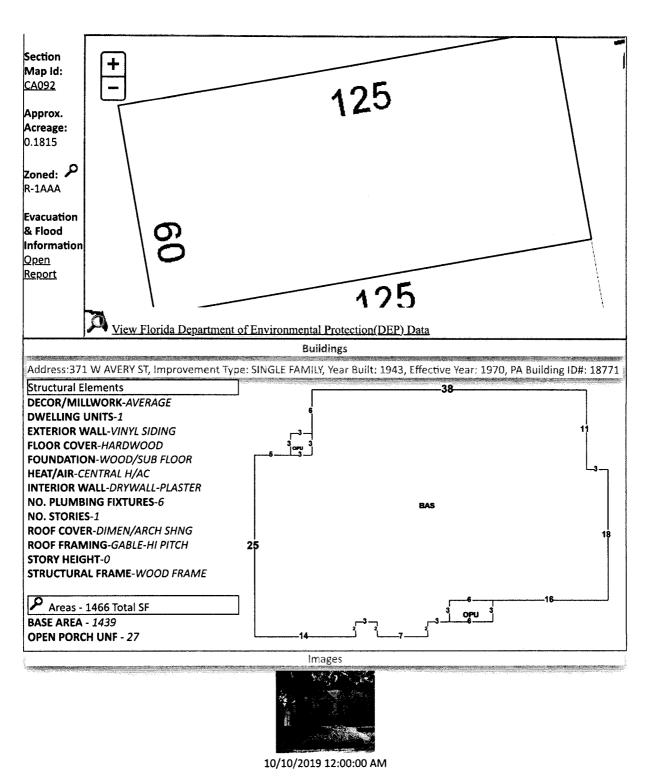
**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Back</u>

Nav. Mode	● Account ○ Parce	el ID 🔸					Printer Frie	endly Version
General Inform	ation			Assessn	nents			
Parcel ID:	00050090100091	76	en de la en	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	132536000			2024	\$60,000	\$118,341	\$178,341	\$86,832
Owners:	KILLAM ELIZABET	ΗL		2023	\$60,000	\$112,023	\$172,023	\$84,303
Mail:	371 W AVERY ST PENSACOLA, FL 32501			2022	\$60,000	\$101,450	\$161,450	\$81,84
Situs:	371 W AVERY ST	32501		Disclaimer				
Use Code: SINGLE FAMILY RESID 🔑			,	· · · · · · · · · · · · · · · · · · ·	<b>T</b> F-time			
Taxing Authority:	PENSACOLA CITY LIMITS			Tax Estimator  Change of Address				
Tax Inquiry:	Open Tax Inquiry	Window				nange of Ac		
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					File fo	r Exemptio	n(s) Online	W.C
			inin des		<u>Re</u>	port Storm I	<u>Damage</u>	
Sales Data Typ	e List: P	-10.1			ertified Roll E			
Sale Date Bo	ok Page Value Typ	e Multi Parcel	Records	HOMES	STEAD EXEMP	TION	o - Himmidanas Omanin	Com-1-10000000000000000000000000000000000
11/23/2010 66	65 276 \$100 Q	C N	D <sub>o</sub>					
04/27/2010 65	85 1356 \$100 C	i N	C <sub>o</sub>	Legal D	escription			
10/01/2008 63		C N	Ē,	LTS 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT				
	99 769 \$89,900 W		C <sub>b</sub>	II .		0B 62 P 75 BELMONT NO OR 4999 P 769		
				OR				
-	28 494 \$55,400 W		Ľ,					
11/1992 32	78 826 \$35,000 W	D N	۵					
07/1992 32	28 158 \$27,500 W	D N	[]	Extra F	eatures		ANCHAR OF THE STREET	ofer and a second
Official Records Escambia Coun Comptroller	Inquiry courtesy of ty Clerk of the Circui	Pam Childers t Court and			BUILDING		de en	
Parcel Informa							Launch Int	eractive Ma



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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037233 5/20/2025 3:49 PM
OFF REC BK: 9320 PG: 852 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07035, 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 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT X DALLAS TRACT PDB 62 P 75 BELMONT NO OR 4999 P 769 OR 6383 P 1180 OR 6665 P 276

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132536000 (0126-39)

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

### ELIZABETH L KILLAM

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.

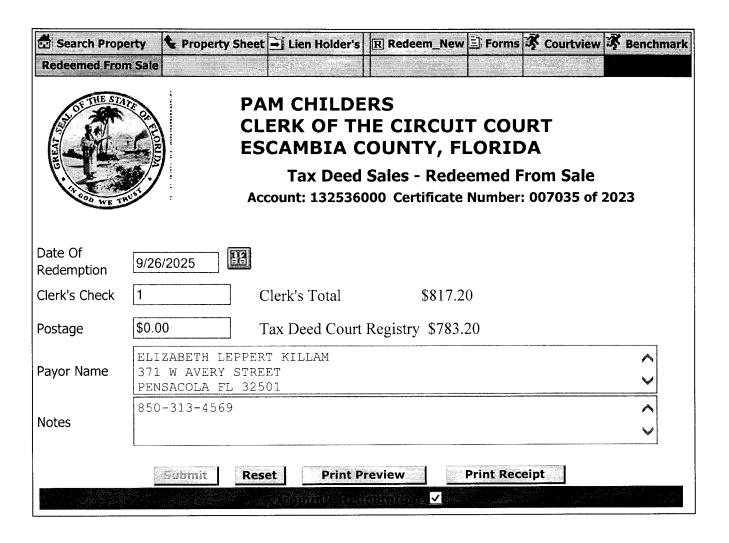
Dated this 20th day of May 2025.

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.

COMPT 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	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFOR	D, ESCAMBIA COUNTY TAX	COLLECTOR				
TAX ACCOUNT #	:13-2536-000	CERTIFICATE #:	2023-70	35		
REPORT IS LIMIT	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPRI EPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THE	E PROPERTY		
listing of the owner tax information and	t prepared in accordance with the (s) of record of the land described a listing and copies of all open or rded in the Official Record Books n page 2 herein.	herein together with cur unsatisfied leases, mort	rent and delinque gages, judgments	nt ad valorem and		
and mineral or any	ject to: Current year taxes; taxes a subsurface rights of any kind or na rlaps, boundary line disputes.					
	ot insure or guarantee the validity surance policy, an opinion of title					
Use of the term "Re	eport" herein refers to the Property	Information Report and	I the documents at	tached hereto.		
Period Searched:	October 16, 2025 to and includi	ng October 16, 2025	Abstractor:	Andrew Hunt		
BY						
Malph	<b>/</b>					

Michael A. Campbell, As President

Dated: October 19, 2025

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 19, 2025

Tax Account #: 13-2536-000

1. The Grantee(s) of the last deed(s) of record is/are: ELIZABETH L KILLAM

By Virtue of Warranty Deed recorded 10/25/2002 in OR 4999/769 together with Death Certificate recorded 6/23/2010 in OR 6606/83, Quitclaim Deed recorded 10/3/2008 in OR 6383/1180 and Corrective Quit-claim Deed recorded 12/6/2010 in OR 6665/276

- 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 #: 13-2536-000 Assessed Value: \$86,832.00

**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

CERTIFICA	TION.	PROPERT	VINE	DRMATION	REPORT FOR	$\Gamma D \Lambda$
CENTIFICE	MIN.	INVIENT	1 11/11/		MELONI FOR	$\mathbf{L}\mathbf{D}\mathbf{A}$

TAX DEED SALE DATE:	JAN 7, 2026				
TAX ACCOUNT #:	13-2536-000				
CERTIFICATE #:	2023-7035				
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed				
YES NO  ☐ ☐ Notify City of Pensacola, P.O ☐ Notify Escambia County, 190 ☐ Homestead for 2025 tax ye	Governmental Center, 32502				
ELIZABETH L KILLAM	ELIZABETH L KILLAM				
371 W AVERY ST	814 FAIRWAY DR				
PENSACOLA, FL 32501	PENSACOLA, FL 32507				

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

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

October 19, 2025 Tax Account #:13-2536-000

## LEGAL DESCRIPTION EXHIBIT "A"

LTS 9 10 BLK 176 SALTER TRACT PDB 59 P 364 RE S/D OF LOT X DALLAS TRACT PDB 62 P 75 BELMONT NO OR 4999 P 769 OR 6383 P 1180 OR 6665 P 276

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2536-000(0126-39)



Return to and Prepared By: Linda C. Stewart

CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC. / 4300 BAYOU BOULEVARD, STE 17-E

PENSACOLA, FL 32503

incidental to the issurance of a title insurance policy.

File Number: 02-3679-ls

Parcel ID #: 00-0S-00-9010-009-176

Grantee(s) SS #:

 $\omega_{i,j}$ 6,930

WARRANTY DEED (INDIVIDUAL)

OR BK 4999 PGO769 Escambia County, Florida INSTRUMENT 2002-021641

DEED DOC STRIPPS PD 6 ESC CD 10/25/02 ERRIE LEE MAGAHA CLERK

RCD Det 25, 2002 Escambia County, 2002 02:45 p

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2002-021641

This WARRANTY DEED, dated October \_\_\_\_\_\_\_\_, 2002

by DANIEL B. McKENDRY, JR. and SUSAN L. McKENDRY, husband and wife,

whose post office address is:

784 W. STATE ROAD 231, HEBRON, IN 46341

hereinafter called the GRANTOR, to

WILLIAM H. NEAL, III and DOROTHY C. NEAL, husband and wife, and ELIZABETH L. KILLAM,

unmarried woman, with rights of survivorship and not as tenants in common

whose post office address is:

814 FAIRWAY DR. PENSACOLA FL 32507

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz:

LOTS 9 AND 10, SALTER TRACT PLAT, DEED BOOK 59, AT PAGE 364, BLOCK 176, BELMONT TRACT RECORDED IN OFFICIAL RECORDS BOOK 1575, PAGE 173, CITY ATLAS SHEET 92, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following witnesses:

Signature

Print Name:

Witness Signature 2

Print Name:

State of INDIANA County of Lake

I am a notary public of the state of INDIANA and my commission expires: INSTRUMENT was acknowledged before me on \_October \_\_\_\_\_\_\_ 2002, by:

/-/6-20/0 THE FOREGOING

DANIEL B. McKENDRY, JR. and SUSAN L. McKENDRY, husband and wife

who is personally known to me or who has produced Driver's License as identification and who Did take an oath.

Notary Seal

DONNA J. KIRBY Porter County January 16, 2010

Signature: Print Name: Recorded in Public Records 10/03/2008 at 04:10 PM OR Book 6383 Page 1180, Instrument #2008075006, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70



### QUITCLAIM DEED

This Quitclaim Deed made by DOROTHY C. NEAL, a unremarried widower, herein called Grantor, to ELIZABETH L. KILLAM, as, Grantee, whose post office address is: 371 West Avery Street, Pensacola, Florida 32501. (The term "Grantor" and "Grantees" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successor and assigns.)

WITNESSETH that Grantor, in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantees all the right, title, interest, claim and demand which the Grantor has in and to the following described real property in Escambia County, Florida, to-wit:

Lots 9 and 10, Salter Tract Plat, Deed Book 59, at Page 364, Block 176, Belmont Tract, recorded in Official Record Book 1575, Page 173, City Atlas Sheet 92, in the city of Pensacola, Escambia County, Florida. PARCEL ID: 00-0S-00-9010-009-176

Said property is not the homestead of the grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the Grantees and Grantees's assigns forever.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on the day of October, 2008.

Signed and delivered in the presence of:

Witness - James

Witness-Glenndau B. Harrold

STATE OF FLORIDA COUNTY OF ESCAMBIA

OTARY PUBLIC - State of Florida

This instrument prepared by: James W. Magaha, Esquire Florida Bar No. 394327 812 N. Spring Street Pensacola, FL 32501 (850) 438-6224



Recorded in Public Records 12/06/2010 at 03:32 PM OR Book 6665 Page 276, Instrument #2010079144, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY: Hayward & Grant, P. A. John A. Grant, Attorney 2121-G Killarney Way Tallahassee, FL 32309 Property ID# 00-08-00-9020-009-276

This deed is being executed and recorded to correct the legal description in that certain Quit-Claim Deed recorded October 3, 2008 in Official Records Book 6383, Page 1180of the Public Records of Escambia County, Florida.

### CORRECTIVE QUIT-CLAIM DEED

THIS INDENTURE, made this 32 day of , 2010, between Susan Leppert , 2010, between Susan Leppert Coopermith, as persector representative of the Estate of Dorothy Cook Neal, whose postal address is 18060E. Blount Street, Pensacola, FL 32503, Grantor, Elizabeth L. Killam, whose postal address is 371 W. Avery Street, Pensacola, FL 32501, Grantee,

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs and assigns forever, the following described land, to-wit:

LOTS 9 AND 10, BLOCK "176" OF SALTER TRACT, AS RECORDED IN PLAT DEED BOOK 59, AT PAGE 364, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT to reservations, restrictions and easements of record, if any.

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.

RECORDED AS RECEIVED

Susan Leppert Coopesmith, as personal &.

representative of the Estate of Dorothy Cook

AND the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land 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, 2008.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

-Miser Brown Inc.
Neal

printed witness name

witness signature

witness signature Stephone Sutherland

printed witness name

STATE OF FLORIDA COUNTY OF <u>ESCAMBIA</u>

ROBERT B. SUTHERLAND
Comm# DD0866292
Expires 3/3/2013
Florida Notary Assn., Inc

Notary Public