



# 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

07640

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	LEWIS RANDALL A 120/420 INT CUTTS WILLIAM 60/420 INT & C/O RANDALL LEWIS 1604 E MAXWELL ST PENSACOLA, FL 32503 610 N DAVIS HWY 13-2702-000 S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P (Full legal attached.)	Certificate #	2023 / 7050
		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)
# 2023/7050	06/01/2023	3,386.33	169.32	3,555.65
→Part 2: Total*				3,555.65

## 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)
# /					
Part 3: Total*					0.00

## 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)	3,555.65
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	3,930.65

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:	Escambia, Florida
Signature Tax Collector or Designee	Date April 24th, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 <u>01/07/2026</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.

S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P 447 OR 8517 P 449 CA 67

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500234

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 6023  
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
13-2702-000	2023/7050	06-01-2023	S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P 447 OR 8517 P 449 CA 67

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 - 6023  
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](#)


<b>General Information</b> <b>Parcel ID:</b> 0005009020005010 <b>Account:</b> 132702000 <b>Owners:</b> LEWIS RANDALL A 120/420 INT CUTTS WILLIAM 60/420 INT & BROXSON BARBRA 60/420 INT & LUCAS MARY JEANETTE 60/420 INT &... <b>Mail:</b> C/O RANDALL LEWIS 1604 E MAXWELL ST PENSACOLA, FL 32503 <b>Situs:</b> 610 N DAVIS HWY 32501 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$68,400</td> <td>\$132,041</td> <td>\$200,441</td> <td>\$200,441</td> </tr> <tr> <td>2023</td> <td>\$64,600</td> <td>\$124,991</td> <td>\$189,591</td> <td>\$189,591</td> </tr> <tr> <td>2022</td> <td>\$64,600</td> <td>\$112,978</td> <td>\$177,578</td> <td>\$177,578</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2024	\$68,400	\$132,041	\$200,441	\$200,441	2023	\$64,600	\$124,991	\$189,591	\$189,591	2022	\$64,600	\$112,978	\$177,578	\$177,578																																																																				
Year	Land	Imprv	Total	Cap Val																																																																																							
2024	\$68,400	\$132,041	\$200,441	\$200,441																																																																																							
2023	\$64,600	\$124,991	\$189,591	\$189,591																																																																																							
2022	\$64,600	\$112,978	\$177,578	\$177,578																																																																																							
<b>Sales Data Type List:</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>10/30/2024</td> <td>9225</td> <td>332</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td></td> <td></td> </tr> <tr> <td>04/23/2021</td> <td>8517</td> <td>449</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>04/23/2021</td> <td>8517</td> <td>447</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>03/06/2021</td> <td>8479</td> <td>690</td> <td>\$2,000</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>03/05/2021</td> <td>8479</td> <td>693</td> <td>\$2,000</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>06/27/2011</td> <td>6735</td> <td>859</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>12/1994</td> <td>3687</td> <td>723</td> <td>\$17,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>11/1988</td> <td>2628</td> <td>718</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>11/1986</td> <td>2315</td> <td>833</td> <td>\$8,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>01/1966</td> <td>311</td> <td>786</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	10/30/2024	9225	332	\$100	OT	Y			04/23/2021	8517	449	\$100	QC	N			04/23/2021	8517	447	\$100	QC	N			03/06/2021	8479	690	\$2,000	QC	N			03/05/2021	8479	693	\$2,000	QC	N			06/27/2011	6735	859	\$100	CJ	N			12/1994	3687	723	\$17,000	WD	N			11/1988	2628	718	\$100	WD	N			11/1986	2315	833	\$8,000	WD	N			01/1966	311	786	\$100	WD	N			<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P...  <b>Extra Features</b> FRAME BUILDING	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records																																																																																				
10/30/2024	9225	332	\$100	OT	Y																																																																																						
04/23/2021	8517	449	\$100	QC	N																																																																																						
04/23/2021	8517	447	\$100	QC	N																																																																																						
03/06/2021	8479	690	\$2,000	QC	N																																																																																						
03/05/2021	8479	693	\$2,000	QC	N																																																																																						
06/27/2011	6735	859	\$100	CJ	N																																																																																						
12/1994	3687	723	\$17,000	WD	N																																																																																						
11/1988	2628	718	\$100	WD	N																																																																																						
11/1986	2315	833	\$8,000	WD	N																																																																																						
01/1966	311	786	\$100	WD	N																																																																																						

Parcel Information

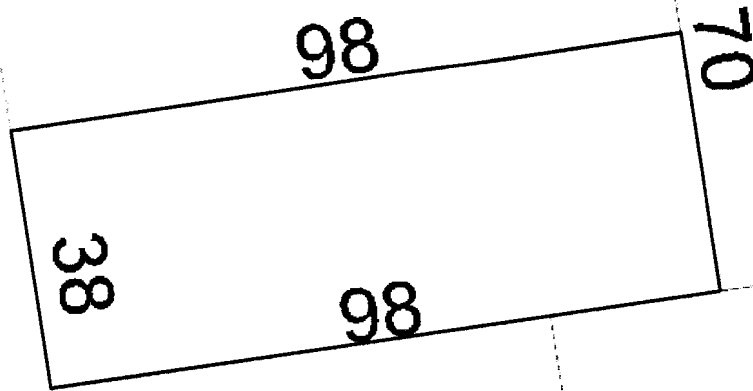
[Launch Interactive Map](#)

Section  
Map Id:  
CA067

Approx.  
Acreage:  
0.0855

Zoned:   
OEHC-2

Evacuation  
& Flood  
Information  
[Open  
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 610 N DAVIS HWY, Improvement Type: SINGLE FAMILY, Year Built: 1918, Effective Year: 1990, PA Building ID#: 18996

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-10

STRUCTURAL FRAME-WOOD FRAME

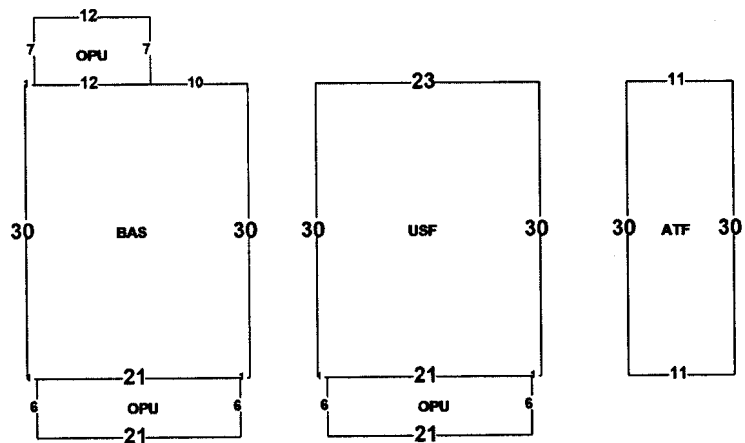
 Areas - 2046 Total SF

ATTIC FIN - 330

BASE AREA - 690

OPEN PORCH UNF - 336

UPPER STORY FIN - 690



#### Images



1/6/2022 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: 05/19/2025 (tc.169142)

Escambia County Property Appraiser - Owner Listing  
Parcel ID: 000S009020005010/ Account: 132702000

✓ LEWIS RANDALL A 120/420 INT ✓  
✓ CUTTS WILLIAM 60/420 INT & ✓  
✓ BROXSON BARBRA 60/420 INT & ✓  
✓ LUCAS MARY JEANETTE 60/420 INT & ✓  
✓ FRENCH PATRICIA 12/420 INT & ✓  
✓ CUTTS MERRILL 12/420 INT & ✓  
✓ THOMPSON JANIS EST OF 12/420 INT & ✓  
✓ CUTTS PATRICK S JR 12/420 INT & ✓  
✓ CUTTS MICHAEL 12/420 INT & ✓  
✓ TOLBERT DORIS 15/420 INT & ✓  
✓ ANDERSON LONNIE 15/420 INT ✓  
✓ ANDERSON DALE 15/420 INT & ✓  
✓ ANDREWS MERRY BETH 15/420 INT & ✓  
✓ SEWELL JEAN 6/420 INT & ✓  
✓ KIMMONS DONALD 6/420 INT & ✓  
✓ KIMMONS GERALD 6/420 INT & ✓  
✓ PENDLETON MARGO 6/420 INT & ✓  
✓ KIMMONS KERRY 6/420 INT & ✓  
✓ KIMMONS DANNY 6/420 INT & ✓  
✓ KIMMONS DENNIS 6/420 INT & ✓  
✓ KIMMONS BARBARA JANE 6/420 INT & ✓  
✓ KIMMONS JOHN 6/420 INT & ✓  
✓ KIMMONS DANIEL 2/420 INT & ✓  
✓ DONOVAN JENNIFER 2/420 INT & ✓  
✓ PERKNER DONNA 2/420 INT ✓

25 serves  
1 post



# 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				
<b>Parcel ID:</b>	000S009020005010	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	132702000	2024	\$68,400	\$132,041	\$200,441	\$200,441
<b>Owners:</b>	LEWIS RANDALL A 120/420 INT CUTTS WILLIAM 60/420 INT & BROXSON BARBRA 60/420 INT & LUCAS MARY JEANETTE 60/420 INT &...	2023	\$64,600	\$124,991	\$189,591	\$189,591
<b>Mail:</b>	C/O RANDALL LEWIS 1604 E MAXWELL ST PENSACOLA, FL 32503	2022	\$64,600	\$112,978	\$177,578	\$177,578
<b>Situs:</b>	610 N DAVIS HWY 32501	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b><a href="#">Report Storm Damage</a></b>				


Sales Data Type List:							2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel Records</b>	None	
10/30/2024	9225	332	\$100	OT	Y		<b>Legal Description</b> S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P...	
04/23/2021	8517	449	\$100	QC	N			
04/23/2021	8517	447	\$100	QC	N			
03/06/2021	8479	690	\$2,000	QC	N			
03/05/2021	8479	693	\$2,000	QC	N			
06/27/2011	6735	859	\$100	CJ	N			
12/1994	3687	723	\$17,000	WD	N			
11/1988	2628	718	\$100	WD	N			
11/1986	2315	833	\$8,000	WD	N			
01/1966	311	786	\$100	WD	N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<b>Extra Features</b> FRAME BUILDING	

Parcel Information

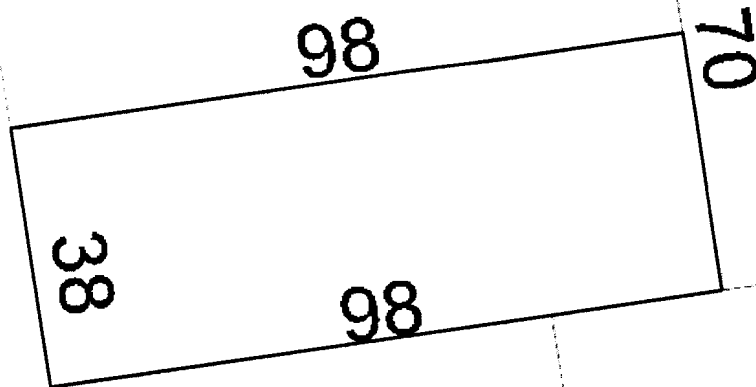
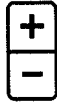
[Launch Interactive Map](#)

Section  
Map Id:  
CA067

Approx.  
Acreage:  
0.0855

Zoned:   
OEHC-2

Evacuation  
& Flood  
Information  
[Open  
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 610 N DAVIS HWY, Improvement Type: SINGLE FAMILY, Year Built: 1918, Effective Year: 1990, PA Building ID#: 18996

##### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-10

STRUCTURAL FRAME-WOOD FRAME

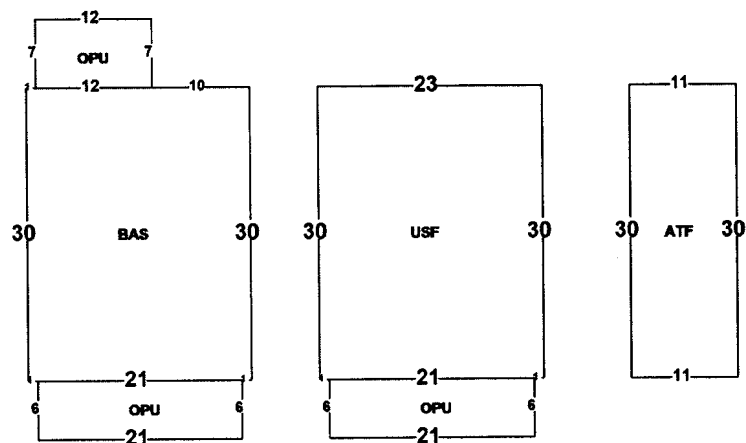
 Areas - 2046 Total SF

ATTIC FIN - 330

BASE AREA - 690

OPEN PORCH UNF - 336

UPPER STORY FIN - 690



#### Images



1/6/2022 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: 05/19/2025 (tc.169142)



Escambia County Property Appraiser - Owner Listing  
Parcel ID: 000S009020005010/ Account: 132702000

✓ LEWIS RANDALL A 120/420 INT ✓  
✓ CUTTS WILLIAM 60/420 INT & ✓  
✓ BROXSON BARBRA 60/420 INT & ✓  
✓ LUCAS MARY JEANETTE 60/420 INT & ✓  
✓ FRENCH PATRICIA 12/420 INT & ✓  
✓ CUTTS MERRILL 12/420 INT & ✓  
✓ THOMPSON JANIS EST OF 12/420 INT & ✓  
✓ CUTTS PATRICK S JR 12/420 INT & ✓  
✓ CUTTS MICHAEL 12/420 INT & ✓  
✓ TOLBERT DORIS 15/420 INT & ✓  
✓ ANDERSON LONNIE 15/420 INT ✓  
✓ ANDERSON DALE 15/420 INT & ✓  
✓ ANDREWS MERRY BETH 15/420 INT & ✓  
✓ SEWELL JEAN 6/420 INT & ✓  
✓ KIMMONS DONALD 6/420 INT & ✓  
✓ KIMMONS GERALD 6/420 INT & ✓  
✓ PENDLETON MARGO 6/420 INT & ✓  
✓ KIMMONS KERRY 6/420 INT & ✓  
✓ KIMMONS DANNY 6/420 INT & ✓  
✓ KIMMONS DENNIS 6/420 INT & ✓  
✓ KIMMONS BARBARA JANE 6/420 INT & ✓  
✓ KIMMONS JOHN 6/420 INT & ✓  
✓ KIMMONS DANIEL 2/420 INT & ✓  
✓ DONOVAN JENNIFER 2/420 INT & ✓  
✓ PERKNER DONNA 2/420 INT ✓

25 serves  
1 post

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07050**, 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:

**S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P 447 OR 8517 P 449 CA 67**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132702000 (0126-40)**

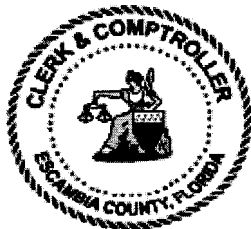
The assessment of the said property under the said certificate issued was in the name of

**RANDALL A LEWIS 120/420 INT and WILLIAM CUTTS 60/420 INT & and BARBRA BROXSON 60/420 INT & and MARY JEANETTE LUCAS 60/420 INT & and PATRICIA FRENCH 12/420 INT & and MERRILL CUTTS 12/420 INT & and JANIS THOMPSON EST OF 12/420 INT & and PATRICK S CUTTS JR 12/420 INT & and MICHAEL CUTTS 12/420 INT & and DORIS TOLBERT 15/420 INT & and LONNIE ANDERSON 15/420 INT and DALE ANDERSON 15/420 INT & and MERRY BETH ANDREWS 15/420 INT & and JEAN SEWELL 6/420 INT & and DONALD KIMMONS 6/420 INT & and GERALD KIMMONS 6/420 INT & and MARGO PENDLETON 6/420 INT & and KERRY KIMMONS 6/420 INT & and DANNY KIMMONS 6/420 INT & and DENNIS KIMMONS 6/420 INT & and BARBARA JANE KIMMONS 6/420 INT & and JOHN KIMMONS 6/420 INT & and DANIEL KIMMONS 2/420 INT & and JENNIFER DONOVAN 2/420 INT & and DONNA PERKNER 2/420 INT**

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.



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: 132702000 Certificate Number: 007050 of 2023**

Date Of Redemption	<input type="text" value="6/4/2025"/>	
Clerk's Check	<input type="text" value="1"/>	Clerk's Total \$1,770.60
Postage	<input type="text" value="\$0.00"/>	Tax Deed Court Registry \$1,736.60
Payor Name	<input type="text" value="RANDY LEWIS"/> <input type="text" value="610 N DAVIS HWY"/> <input type="text" value="PENSACOLA FL 32501"/>	
Notes	<input type="text"/> <input type="text"/>	

Commit Redemption ☐

**Donna Ernwein**

---

**From:** Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Sent:** Monday, May 19, 2025 3:57 PM  
**To:** florida2010  
**Cc:** Emily Hogg (COC)  
**Subject:** Tax Certificate 2023 TD 07050 / Sale date 1/7/2026

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property ~~represented by the numbered certificate listed below~~. There are additional fees needed to process your application.

If you have any questions, please feel free to contact me at (850) 595-4816. Check payable to Escambia Clerk of Court, Attn: Tax Deeds, 221 Palafox Place, Ste 110, Pensacola, FL 32502, or you can wire the funds.

\*Wire: Account holder: Escambia County Clerk of the Circuit Court, 190 Governmental Center, Pensacola FL 32502

Banking Institution: Bank of America, 400 W Garden St., Pensacola FL 32502, Acct # 898033991356 Routing # 026009593

**TAX CERT****ADDITIONAL FEES**

2023 TD 07050

\$840.00 - Sheriff Fee (There are 25 sheriff serves and 1 property posting)

**Tower Capital Management, LLC**

P.O. Box 399  
Morristown, NJ 07963-399

Wells Fargo, N.A.

55-2/212



5/20/2025

41023

PAY TO THE  
ORDER OF

Escambia County Clerk of Court

\$ \*\*840.00

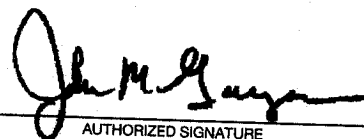
Eight Hundred Forty and 00/100\*\*\*\*\*

Escambia County Clerk of Court

DOLLARS

MEMO

2025-7050

  
AUTHORIZED SIGNATURE

⑈041023⑈ ⑈021200025⑈ 2000046912998⑈

Security features. Details on back.

# 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 #: 13-2702-000 CERTIFICATE #: 2023-7050

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: October 16, 2025 to and including October 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: October 19, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

October 19, 2025

Tax Account #: **13-2702-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM CUTTS, BARBARA BROXSON, PATRICIA FRENCH, MERRIL CUTTS, THE ESTATE OF JANIS THOMPSON, THE ESTATE OF PATRICK S CUTTS JR, MICHAEL CUTTS, DORIS TOLBERT, LONNIE ANDERSON, DALE ANDERSON, MERRY BETH ANDREWS, JEAN SEWELL, DONALD KIMMONS, MARGO PENDLETON, GERALD KIMMONS, KERRY KIMMONS, DANNY KIMMONS, DENNIS KIMMONS, BARBARA JANE KIMMONS, JOHN KIMMONS, DANIEL KIMMONS, JENNIFER DONOVAN, DONNA PERKNER, AND RANDALL A LEWIS**

**By Virtue of Order Determining Homestead recorded 6/28/2011 in OR 6735/859 together with Quit Claim Deed recorded 3/8/2021 in OR 8479/690, Corrective Quit Claim Deed recorded 4/27/2021 in OR 8517/447, Quit Claim Deed recorded 3/8/2021 in OR 8479/693, Corrective Quit Claim Deed recorded 4/27/2021 in OR 8517/449, Death Certificate recorded 10/30/2024 in OR 9225/332, and Death Certificate recorded 1/18/2013**

**ABTRACTOR'S NOTE: WE FIND NO PROBATE FOR JANIS CUTTS THOMPSON OR PATRICK SAMUEL CUTTS JR SO WE HAVE NOTICED THE INFORMANTS LISTED ON THE RESPECTIVE DEATH CERTIFICATES**

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. **Lien in favor of The City of Pensacola recorded 6/17/2021 – OR 8554/1794**
  - b. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 1/24/2020 – OR 8236/1097**
  - c. **Judmgent in favor of Portfolio Recovery Associates, LLC recorded 1/7/2022 – OR 8698/1053**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 13-2702-000**

**Assessed Value: \$200,441.00**

**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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** JAN 7, 2026  
**TAX ACCOUNT #:** 13-2702-000  
**CERTIFICATE #:** 2023-7050

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

**WILLIAM CUTTS, BARBARA BROXSON, PATRICIA FRENCH, MERRIL CUTTS, THE ESTATE OF JANIS THOMPSON, THE ESTATE OF PATRICK S CUTTS JR, MICHAEL CUTTS, DORIS TOLBERT, LONNIE ANDERSON, DALE ANDERSON, MERRY BETH ANDREWS, JEAN SEWELL, DONALD KIMMONS, MARGO PENDLETON, GERALD KIMMONS, KERRY KIMMONS, DANNY KIMMONS, DENNIS KIMMONS, BARBARA JANE KIMMONS, JOHN KIMMONS, DANIEL KIMMONS, JENNIFER DONOVAN, DONNA PERKNER, AND RANDALL A LEWIS**  
**C/O RANDALL LEWIS**  
**1604 E MAXWELL ST**  
**PENSACOLA, FL 32503**

**WILLIAM CUTTS, BARBARA BROXSON, PATRICIA FRENCH, MERRIL CUTTS, THE ESTATE OF JANIS THOMPSON, THE ESTATE OF PATRICK S CUTTS JR, MICHAEL CUTTS, DORIS TOLBERT, LONNIE ANDERSON, DALE ANDERSON, MERRY BETH ANDREWS, JEAN SEWELL, DONALD KIMMONS, MARGO PENDLETON, GERALD KIMMONS, KERRY KIMMONS, DANNY KIMMONS, DENNIS KIMMONS, BARBARA JANE KIMMONS, JOHN KIMMONS, DANIEL KIMMONS, JENNIFER DONOVAN, DONNA PERKNER, AND RANDALL A LEWIS**  
**610 N DAVIS HWY**  
**PENSACOLA, FL 32501**

**CONTINUED ON PAGE 4**



**CONTINUED FROM PAGE 3**

**WILLIAM CUTTS  
2560 GULF BREEZE AVE  
PENSACOLA, FL 32507**

**BARBRA BROXSON  
7550 BROXSON RD  
NAVARRE, FL 32566**

**PATRICIA FRENCH  
114 LAKEWOOD RD  
PENSACOLA, FL 32507**

**MERRILL CUTTS  
8550 GIFT DR  
PENSACOLA, FL 32514**

**EST OF JANIS THOMPSON  
CLINTON THOMPSON  
2725 WEST JACKSON  
PENSACOLA, FL 32505**

**EST OF PATRICK S CUTTS JR  
JUDY LYNNE SANDERS  
420 CRESTFIELD CIR  
CANTONMENT, FL 32533**

**MICHAEL CUTTS  
800 W RIDGECREST DR  
KINGSTON, TN 32583**

**DORIS TOLBERT  
3835 FLOWERWOOD DR  
MILTON, FL 32583**

**LONNIE ANDERSON  
9312 LIBBY LN  
MILTON, FL 32583**

**DALE ANDERSON  
3204 ROBINSON RD  
MILTON, FL 32583**

**MERRY BETH ANDREWS  
PO BOX 654  
BAGDAD, FL 32530**

**JEAN SEEWELL  
5797 W HICKORY GROVE RD  
LETOHATCHEE, AL 36047**

**DONALD KIMMONS  
4066 DAWSON RD LOT C  
MILTON, FL 32583**

**GERALD KIMMONS  
5386 BERRYHILL RD  
MILTON, FL 32570**

**MARGO PENDLETON  
105 MARIETTA AVE  
PENSACOLA, FL 32507**

**KERRY KIMMONS  
890 LIGHTHOUSE CHURCH  
HOLT, FL 32564-9388**

**DANNY KIMMONS  
6642 TRAMMEL DR  
MILTON, FL 32570**

**DENNIS KIMMONS  
1957 PETTY RD  
HONORAVILLE, AL 36042**

**BARBARA JANE KIMMONS  
1400 E JOHNSON AVE APT E  
PENSACOLA, FL 32514**

**JOHN KIMMONS  
PO BOX 11284  
YIGO, GUAM 96929**

**DANIEL KIMMONS  
243 CABOTS CREEK DR  
MYRTLE BEACH, SC 29588**

**JENNIFER DONOCAN  
2824 CHICHESTER AVE #A  
BOOTHWYN, PA 19061**

**DONNA PERKNER  
101 TURTLE HILL RD  
LEOLA, PA 17540**

**BARBARA J BROXSON  
6808 MCNEIL ST  
PENSACOLA, FL 32506**

**PORTFOLIO RECOVERY  
ASSOCIATES LLC  
140 CORPORATE BLVD  
NORFOLK, VA 23502**

**Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> 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 #:13-2702-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT OR 6735 P 859 OR 8479 P 690 OR 8479 P 693 OR 8517 P 447 OR 8517 P 449 OR 9225 P 332 CA 67**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-2702-000(0126-40)**

Recorded in Public Records 3/8/2021 2:25 PM OR Book 8479 Page 690,  
Instrument #2021024612, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$14.00

This Instrument Prepared by:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Space above for Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed the 5 day of MARCH 2021

By MAY JEANETTE LUCAS

Whose post office address is \_\_\_\_\_ **First Party.**

TO RANDALL A. LEWIS

Whose post office address is 1604 E. MAXWELL ST P. CO. FL 32503 **Second party.**

(Wherever used herein the terms Afirst Party and Asecond Party@ include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

**Witnesseth,** That the first party, for and in consideration of the sum of \$2,000.00

In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of ESCAMBIA, State of Florida,  
to wit

REF 0005009020005010  
Legal Description

S 38ft. of L4 AND OF W 25 ft  
OF Lot - 5. BLK 10

EAST KING TRACT. OR

6735 P. 859. CA67

**SUBJECT TO** all Rights, Restrictions, Reservations, Agreements and Easements of Record If Any.

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

BK: 8479 PG: 691

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature (to Grantor)  
Printed Name William Braxson

[Signature]  
Witness Signature (to Grantor)  
Printed Name Rebecca Schenk

Mary J Lucas  
Grantor Signature  
Printed Name Mary J Lucas  
Address 6637 Cedar St

\_\_\_\_\_  
Witness Signature (to Grantor)  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
Grantor Signature  
Printed name \_\_\_\_\_  
Address \_\_\_\_\_

\_\_\_\_\_  
Witness Signature (to Grantor)  
Printed Name \_\_\_\_\_

STATE OF Florida,  
COUNTY OF Santa Rosa

The foregoing Instrument was acknowledged before me this March 6 2012,

by Kristina T. Craft, Who is

Personally known to me or who has produced a Drivess license as

Identification.

Kristina T. Craft  
Notary Signature



(SEAL)

# Agreement to Sell Real Estate

MARY JEANNETTE LUCAS (Seller Name), of \_\_\_\_\_ (Seller Address), as Seller,  
and RANDALL A. LEWIS (Buyer Name), of  
1604 E. MAXWELL ST P-OLA FL 32503 (Buyer Address), as Buyer,  
hereby agree that the Seller shall sell and the Buyer shall buy the following described property  
UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. **Legal Description** of real estate located in Escambia County, State of FLORIDA. (Include the full legal description as found on the deed, not just the address. Attach on a separate page if there is not enough room below.):

REF. 0005009020005010  
LEGAL DESCRIPTION  
S 38 Ft. OF Lt 4 AND OF W 25 Ft OF Lot 5  
BLK 10 EAST KING TRACT OR 6735 7859 CA 67

2. Purchase Price: Two Thousand & no 100- Dollars  
(\$ 2,000 ).

**Method of Payment:**

- (a) Deposit to be held in trust by \_\_\_\_\_ \$ \_\_\_\_\_
- (b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. \$ \_\_\_\_\_  
Mortgage holder: \_\_\_\_\_  
Interest \_\_\_\_\_ % per annum.
- (c) Other Deposit: \_\_\_\_\_ \$ \_\_\_\_\_
- (d) Cash, or certified or local cashier's check, due on closing and delivery of deed (or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and prorations). \$ 2,000.00

Mary J Lucas  
© SmartLegalForms

LF120 Agreement to Sell Real Estate 8-16, Pg. 1 of 6

Recorded in Public Records 4/27/2021 1:16 PM OR Book 8517 Page 447,  
Instrument #2021045727, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

This Instrument Prepared By:

RANDALL LEWIS

CORRECTIVE

Space Above For Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed The 23 Day Of APRIL, 2021

BY MARY JEANNETTE LUCUS

Whose Post Office Address Is 6637 CEDAR ST. MILTON FL 32570 First Party.

TO RANDALL A. LEWIS

Whose Post Office Address Is 1604 E MAXWELL ST. P-COLA, FL 32501 Second Party.

(Wherever Used Herein The Terms, First Party And, Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 2,000.00  
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And  
Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In  
And To The Following Described Lot, Piece Or Parcel Of Land, Situated, Lying And Being In The County Of ESC. FL.  
State Of Florida, To Wit:

REF: 0005009020005010

LEGAL DESCRIPTION

S 38 Ft of L14 AND of W 25 Ft of LOT 5

BLK 10

EAST KING TRACT or 6735 P. 859 CA 67

This corrective Quit Claim Deed Corrects Notary  
Acknowledgement in or Book 8479 Page 690

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise  
Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law  
Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

William Braxson  
Witness Signature (To Grantor)  
Printed Name William Braxson

Mary J. Lucas  
Grantor Signature  
mary J Lucas  
mary Jeannette Lucas

Matthew Wickes  
Witness Signature (To Grantor)  
Printed Name Matthew Wickes

BK: 8517 PG: 448 Last Page

William Braxson  
Witness Signature (To Grantor)  
Printed Name William Braxson

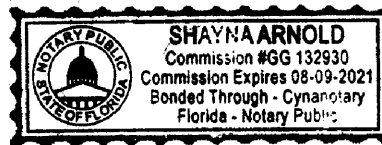
\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Witness Signature (To Grantor)  
Printed Name \_\_\_\_\_

STATE OF Florida,  
COUNTY OF Santa Rosa

The Foregoing Instrument Was Acknowledged Before Me This 23rd of April, 2021  
By Mary Jeanette Lucas, Who Is Personally Known To  
Me Or Who Has Produced A Identification Card as Identification.

Shayna Arnold  
Notary Signature



Recorded in Public Records 3/8/2021 2:25 PM OR Book 8479 Page 693,  
Instrument #2021024613, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$14.00

This Instrument Prepared By:

R. Lewis

Space Above For Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed The 5 Day Of March, 2021

BY James F. Cutts

Whose Post Office Address Is 6237 Willard Norris R Milton AL 32570 First Party.

TO Randall A. Lewis

Whose Post Office Address Is 1604 E. Maxwell st. P. Cola fl. 32503 Second Party.

(Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 2,000.00  
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And  
Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In  
And To The Following Described Lot , Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia  
State Of Florida, To Wit: 610 N. DAVIS HWY P. COLA FL. 32501

REF000S009020005010

Legal Description

S 38ft. of H4 and of W 25ft. of lot 5 Blk 10

East King Tract or 6735 p859 cab7

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

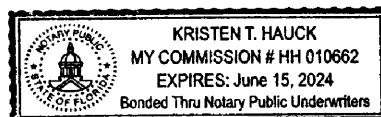
Kristen T. Hauck  
Witness Signature (To Grantor)

Printed Name Kristen T. Hauck

James F. Cutts  
Grantor Signature

STATE OF FLORIDA  
COUNTY SC  
Witness Signature (To Grantor) The foregoing instrument was acknowledged to me by James F. Cutts  
Printed Name James F. Cutts

By James F. Cutts March 2021  
Personally Known Produced I.D. X FL DL  
Kristen T. Hauck  
Notary Public





BK: 8479 PG: 694 Last Page

\_\_\_\_\_  
Witness Signature (To Grantor)

Printed Name \_\_\_\_\_

\_\_\_\_\_  
Grantor Signature\_\_\_\_\_  
Witness Signature (To Grantor)

Printed Name \_\_\_\_\_

STATE OF Florida  
COUNTY OF Santa RosaThe Foregoing Instrument Was Acknowledged Before Me This 5<sup>th</sup> day March, 2021By James F. Cutts, Who Is Personally Known To  
Me Or Who Has Produced A Florida Drivers License as Identification.Kristen T. Hauck  
Notary Signature

Recorded in Public Records 4/27/2021 1:16 PM OR Book 8517 Page 449,  
Instrument #2021045728, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

This Instrument Prepared By:

Randall Lewis

Corrective

Space Above For Recording Data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed The 23 Day Of April, 2021

BY JAMES F CUTTS

Whose Post Office Address Is 6237 Willard Norris Rd. Milton FL, 32579 First Party.

TO RANDALL A. LEWIS

Whose Post Office Address Is 1604 E MAXWELL ST P. COLA FL. 32501 Second Party.

(Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 2,000.00

In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In And To The Following Described Lot, Piece Or Parcel Of Land, Situated, Lying And Being In The County Of ESC State Of Florida, To Wit:

REF: 0005009020005010

LEGAL DESCRIPTION

S 38ft of Lt 4 AND of W 25ft. of Lot 5 BLK 10

EAST KING TRACT OR 6735 7859 CA 67

This corrective Quit Claim Deed ADD 2nd witness  
correct NOTARY Acknowledgement in or Book 847  
Page 693

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

Travis crews

Witness Signature (To Grantor)

Printed Name Travis crews

James F Cutts

Grantor Signature

James F Cutts

Rosalyn K. Cutts

Witness Signature (To Grantor)

Printed Name Rosalyn K. Cutts

BK: 8517 PG: 450 Last Page

\_\_\_\_\_  
Witness Signature (To Grantor)

Printed Name \_\_\_\_\_

\_\_\_\_\_  
Grantor Signature\_\_\_\_\_  
Witness Signature (To Grantor)

Printed Name \_\_\_\_\_

STATE OF Florida }  
COUNTY OF Santa Rosa }The Foregoing Instrument Was Acknowledged Before Me This 23rd of April, 2021By James Francis Cutts, Who Is Personally Known To  
Me Or Who Has Produced A Driver License as Identification.Shayna Arnold  
Notary Signature

Recorded in Public Records 6/17/2021 11:42 AM OR Book 8554 Page 1794,  
Instrument #2021066969, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Amy Lovoy  
Finance Director  
City of Pensacola, Florida

### **LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

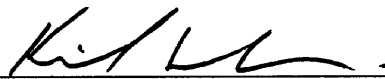
CUTTS, JAMES F ET AL  
610 N Davis Hwy

S 38 FT OF LT 4 AND OF W 25 FT OF LT 5 BLK 10 EAST KING TRACT  
Parcel Identification Number 000S009020005010  
Real Estate Account Number 132702000

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 8th day of March 2021. Said lien shall be equal in dignity to all  
other special assessments for benefits against property within the City.

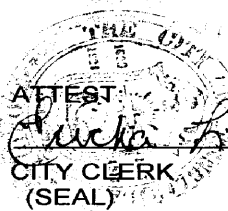
DATED this 2nd day of June, 2021

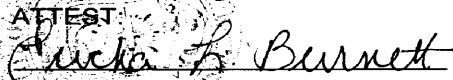
THE CITY OF PENSACOLA  
a municipal corporation



BY:

KEITH WILKINS  
CITY ADMINISTRATOR

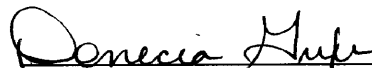


ATTEST:  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of  
June, 2021, by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal  
corporation, on behalf of said municipal corporation who is personally known to me.



NOTARY PUBLIC



DONECIA GRIFFIN  
Notary Public  
State of Florida  
Comm# HH099471  
Expires 3/6/2025

Revised 1/24/2018

Recorded in Public Records 1/24/2020 11:05 AM OR Book 8236 Page 1097,  
Instrument #2020007111, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 102097002 E-Filed 01/23/2020 11:07:35 AM

Portfolio Recovery Associates, LLC,  
140 Corporate Blvd  
Norfolk VA, 23502

Plaintiff,

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

vs.

Barbara J Broxson  
6808 McNeil St  
Pensacola, FL 32506

CASE NO: 2019 SC 005093

Defendant.

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on November 13, 2019, the Plaintiff appeared, but the Defendants did NOT after proper service. Therefore, the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that, plaintiff shall recover from Defendant BARBARA J BROXSON, the sum of \$4064.89 on principal, costs in the sum of \$360.00, for a total due of \$4424.89, for which let execution issue.

FURTHER ORDERED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney

Pollack & Rosen, P.A.  
806 Douglas Road, Suite 200  
Coral Gables, Florida 33134

within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

DONE AND ORDERED in Chambers, Pensacola, ESCAMBIA County, Florida.

**Copies furnished to:**

Joseph F. Rosen, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.  
806 Douglas Road, Suite 200  
Coral Gables, Florida 33134  
Telephone No: 305-448-0008  
LegalPleadings@Pollackrosen.com

BARBARA J BROXSON  
6808 MCNEIL ST  
PENSACOLA, FL 32506

**MATTER NO: 3265274**

  
JUDGE PAT KINSEY  
on 01/23/2020 13:58:12 Lyr:RT/5

Recorded in Public Records 1/7/2022 8:10 AM OR Book 8698 Page 1053,  
Instrument #2022002304, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 12/15/2021 10:02 AM OR Book 8682 Page 1936,  
Instrument #2021136036, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 140231335 E-Filed 12/13/2021 10:58:21 AM

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

**CASE NO: 2020 SC 000332**

PORTFOLIO RECOVERY ASSOCIATES, LLC  
120 CORPORATE BLVD  
NORFOLK, VA 23502

Plaintiff

vs.

BARBARA BROXSON  
6808 MCNEIL ST  
PENSACOLA, FL 32506

barbbroxson@gmail.com

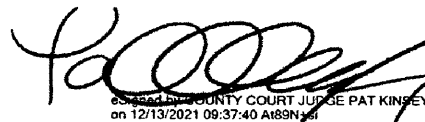
Defendant

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on March 11, 2020, the parties appeared. The defendant admitted the debt but could not make payments at this time. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the plaintiff recover from the defendant, BARBARA BROXSON, \$2,458.75, plus court costs of \$239.50, for all of which let execution issue.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.

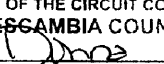
  
CLERK OF THE COUNTY COURT JUDGE PAT KINSEY  
on 12/13/2021 09:37:40 At 89N

Copies furnished to:  
Hayt, Hayt & Landau, P.L.  
Attorney for Plaintiff

Defendant

Our File # 434394  
Last 4 Digits of Account # XXXX



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 1/5/2022