



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:  _____
Signature Tax Collector or Designee

Escambia, Florida
Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <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 ▶

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General Information Parcel ID: 0005009020005010 Account: 132702000 Owners: LEWIS RANDALL A 120/420 INT CUTTS WILLIAM 60/420 INT & BROXSON BARBRA 60/420 INT & LUCAS MARY JEANETTE 60/420 INT &... Mail: C/O RANDALL LEWIS 1604 E MAXWELL ST PENSACOLA, FL 32503 Situs: 610 N DAVIS HWY 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <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> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		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																																																																				
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Parcel Information

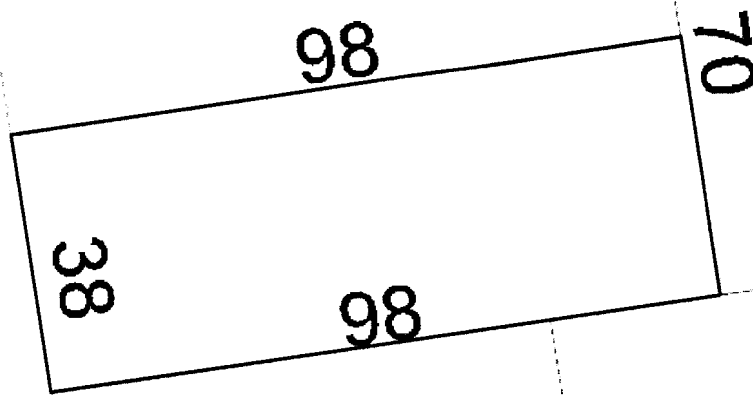
[Launch Interactive Map](#)

Section
Map Id:
CA067

Approx.
Acreage:
0.0855

Zoned: 
OEHC-2

Evacuation
& Flood
Information
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[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

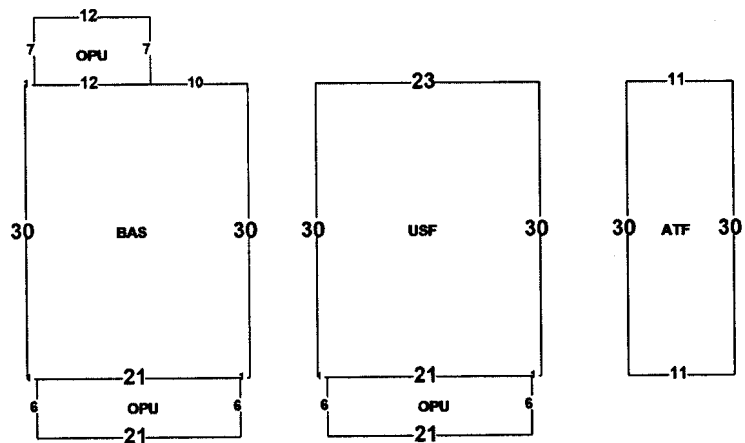
 Areas - 2046 Total SF

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 & ✓
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✓ DONOVAN JENNIFER 2/420 INT & ✓
✓ PERKNER DONNA 2/420 INT ✓

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Gary "Bubba" Peters

Escambia County Property Appraiser

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[Sale List](#)

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General Information		Assessments				
Parcel ID:	000S009020005010	Year	Land	Imprv	Total	Cap Val
Account:	132702000	2024	\$68,400	\$132,041	\$200,441	\$200,441
Owners:	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
Mail:	C/O RANDALL LEWIS 1604 E MAXWELL ST PENSACOLA, FL 32503	2022	\$64,600	\$112,978	\$177,578	\$177,578
Situs:	610 N DAVIS HWY 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				


Sales Data Type List:							2024 Certified Roll Exemptions	
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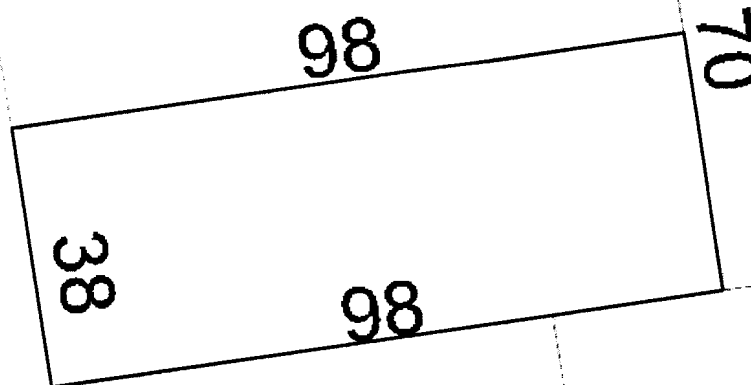
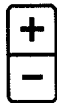
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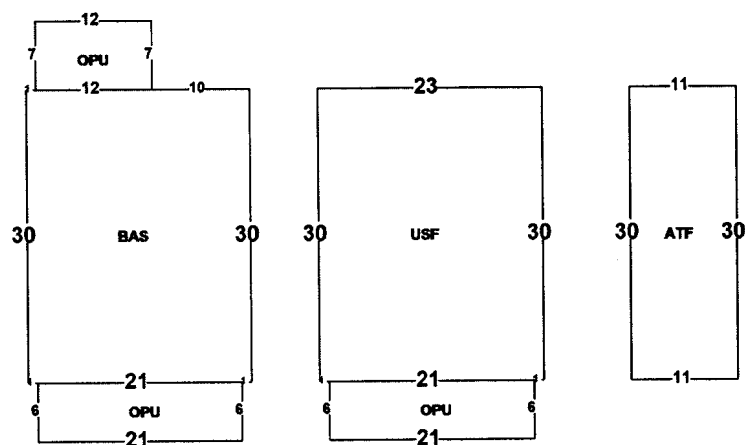
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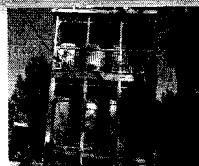
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Parcel ID: 000S009020005010/ Account: 132702000

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✓ KIMMONS DANIEL 2/420 INT & ✓
✓ DONOVAN JENNIFER 2/420 INT & ✓
✓ PERKNER DONNA 2/420 INT ✓

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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)

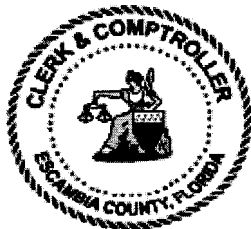
The assessment of the said property under the said certificate issued was in the name of

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.