



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

07/19/2025

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:

Signature, Clerk of Court or Designee

Date of sale 01/07/2026

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.

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](#)

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

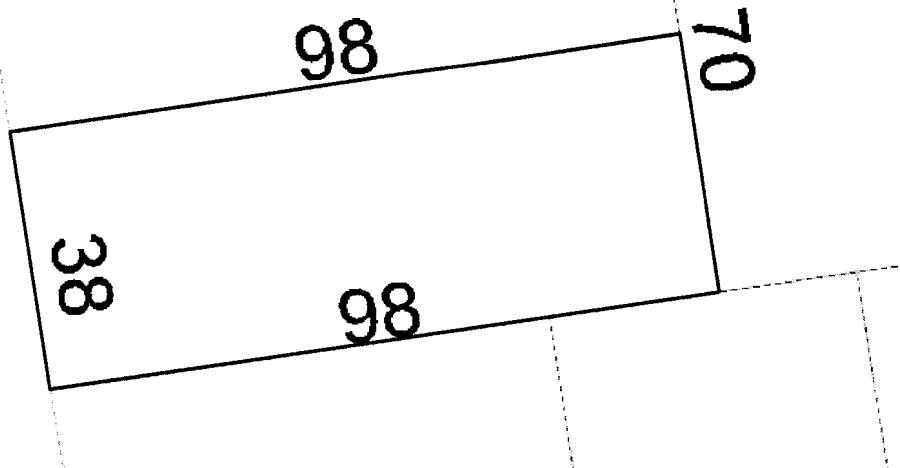
[Launch Interactive Map](#)

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

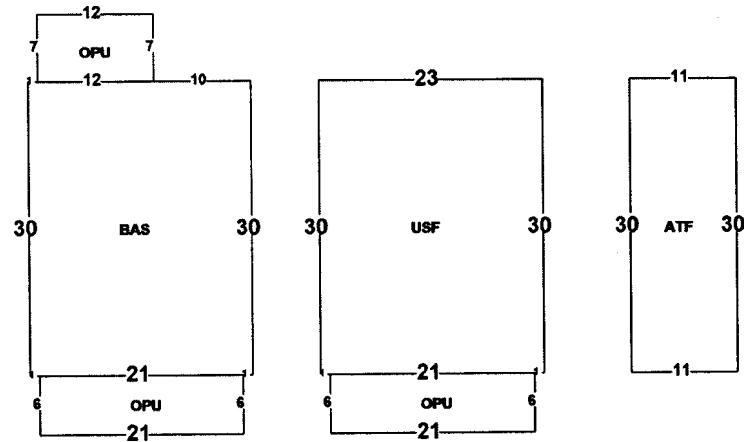
Areas - 2046 Total SF

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.

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 R 12/420 INT &
CUTTS MICHAEL 12/420 INT &
TOLBERT DORIS 15/420 INT &
ANDERSON LONNIE 15/420 INT
ANDERSON DALE 15/420 INT &
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KIMMONS JOHN 6/420 INT &
KIMMONS DANIEL 2/420 INT &
DONOVAN JENNIFER 2/420 INT &
PERKNER DONNA 2/420 INT

25, SERV²
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](#)

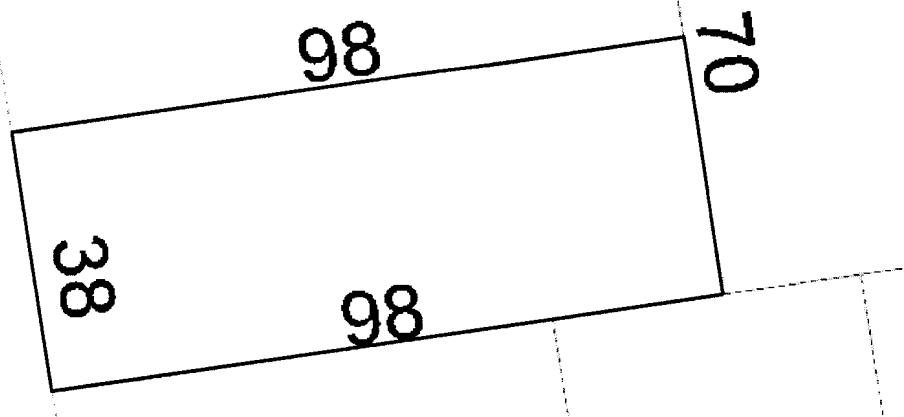
General Information						Assessments				
Parcel ID: 0005009020005010						Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 132702000						2024	\$68,400	\$132,041	\$200,441	\$200,441
Owners: LEWIS RANDALL A 120/420 INT CUTTS WILLIAM 60/420 INT & BROXSON BARBRA 60/420 INT & LUCAS MARY JEANETTE 60/420 INT &... ↗						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				
Sale Date Book Page Value Type Multi Parcel Records						None				
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					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
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... ↗										
Extra Features						FRAME BUILDING				
Parcel Information						Launch Interactive Map				

Section
Map Id:
CA067

Approx.
Acreage:
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Zoned:
OEHC-2

Evacuation
& Flood
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FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

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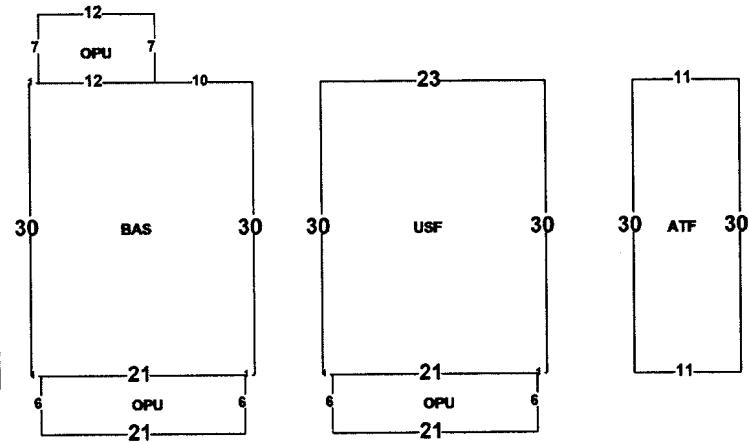
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KIMMONS JOHN 6/420 INT &
KIMMONS DANIEL 2/420 INT &
DONOVAN JENNIFER 2/420 INT &
PERKNER DONNA 2/420 INT

25, SERV'D
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

6/4/2025



Clerk's Check

1

Clerk's Total

\$1,770.60

Postage

\$0.00

Tax Deed Court Registry \$1,736.60

Payor Name

RANDY LEWIS
610 N DAVIS HWY
PENSACOLA FL 32501

Notes



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)

41023

Tower Capital Management, LLC

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

Wells Fargo, N.A.



55-2/212

5/20/2025

PAY TO THE
ORDER OF **Escambia County Clerk of Court**

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

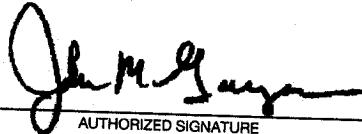
DOLLARS

Escambia County Clerk of Court

\$ **840.00

MEMO

2023-7050



AUTHORIZED SIGNATURE

"04 10 23" "02 1 2000 25" "2000046912998"

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**

**ABSTRACTOR'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. **Judgment 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

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 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**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 #:13-2702-000

**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 MARY JEANNETTE 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 Lt 4 and of W 25 ft
of Lot 5. BLK 10

East King Tract . ac

6735 P. 859. CA 67

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:


Lillian Braxton
 Witness Signature (to Grantor)
 Printed Name Lillian Braxton


Rebecca Schenck
 Witness Signature (to Grantor)
 Printed Name Rebecca Schenck

Witness Signature (to Grantor)
 Printed Name _____

Witness Signature (to Grantor)
 Printed Name _____


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

Grantor Signature
 Printed name _____

Address _____

STATE OF Florida,
 COUNTY OF Santa Rosa

The foregoing Instrument was acknowledged before me this MARCH 6 2021,
 by Kristina T. Craft, Who is
 Personally known to me or who has produced a DRIVERS LICENSE as
 Identification.


 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 PCOLN 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. 000 S 0090 & 000 SD 10

LEGAL DESCRIPTION

S 38 FT. OF LT 4 AND OF W 25 FT OF LOT 5
BLK 10 EAST KING TRACT OR 6735 P 859 CA 67

2. Purchase Price: Two Thousand \$ 00 00 Dollars
 (\$ 2,000).

Method of Payment:

(a) Deposit to be held in trust by _____.	\$ <u>1</u>
(b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. Mortgage holder: _____ Interest _____ % per annum.	\$ <u>1</u>
(c) Other Deposit: _____	\$ <u>1</u>
(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).	\$ <u>2,000 ,00</u>

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
QUIT CLAIM DEED

Space Above For Recording Data

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

BY MARY JEANNETTE LUCUS

Whose Post Office Address Is 16037 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 LT 4 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
 Acknowledgment 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 Broxson
 Witness Signature (To Grantor)
 Printed Name William Broxson

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



Witness Signature (To Grantor)

Printed Name William Braxton

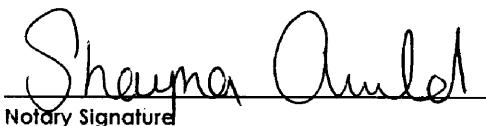
Grantor Signature

Witness Signature (To Grantor)

Printed Name _____

STATE OF Florida
COUNTY OF Santa Rosa

The Forgoing 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.


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 Morris R Milton FL 32570 First Party.

TO Randall A. Lewis

Whose Post Office Address Is 1604 E. Maxwell st. Pcola 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 Pcola fl. 32501

REF0005009020005010

Legal Description

S 38ft. of ft 4 and of w 25ft. of lot 5 BIK 10

East King Tract or 6735 p859 oab7

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 Escambia
 Witness Signature (To Grantor) The foregoing instrument is acknowledged to be a true copy of the original instrument.
 Printed Name James F Cutts



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

BK: 8479 PG: 694 Last Page

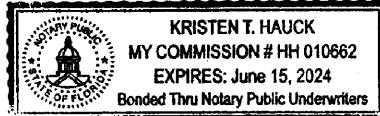
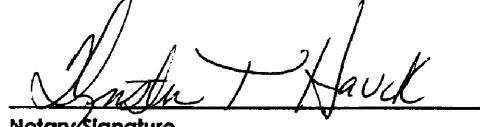
Witness Signature (To Grantor)

Printed Name _____

Grantor Signature

Witness Signature (To Grantor)

Printed Name _____

STATE OF Florida
COUNTY OF Santa RoseThe foregoing instrument was acknowledged before me this 5th day March, 2021
By James F. Cutts, who is personally known to
me or who has produced a Florida Drivers License as identification.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, 32570 First Party.

TO Randall A. Lewis

Whose Post Office Address Is 1604 E MAXWELL st Pocola 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 38 ft of Lt 4 AND of w25ft of Lot 5 BLK 10

EAST King TRACT OR 6735 2859 CA67

This corrective quit claim deed add 2027 witness

correct notary acknowledgement in or book 847A

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 Forgoing Instrument Was Acknowledged Before Me This 23rd of April, 2021
By 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:

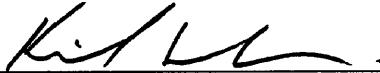
CUTTS, JAMES F ET AL
 610 N Davis Hwy

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



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

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,

v/s.

Barbara J Broxson
6808 McNeil St
Pensacola, FL 32508

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

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.
808 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.



Escambia County Court Judge Pat Kinsey
on 01/22/2020 13:58:12 LycRTS

Copies furnished to:
Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
808 Douglas Road, Suite 200
Coral Gables, Florida 33134
Telephone No: 305-445-0026
LegalPleadings@pollackrosen.com

BARBARA J BROXSON
6808 MCNEIL ST
PENSACOLA, FL 32508

MATTER NO: 3268274

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.

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

Defendant

Our File # 434394
 Last 4 Digits of Account # [REDACTED]

