



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

01210-28

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	HENDERSON STACY L 1713 N DAVIS HWY PENSACOLA, FL 32503 1713 N DAVIS HWY 13-3743-000 LT 17 LESS N 15 FT & LT 18 BLK 101 EAST KING TRACT OR 4855 P 1179 CA 65	Certificate #	2023 / 7145
		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)
# 2023/7145	06/01/2023	606.02	30.30	636.32
→Part 2: Total*				636.32

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)
# 2024/7240	06/01/2024	611.06	6.25	49.01	666.32
Part 3: Total*					666.32

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)	1,302.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	566.60
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)	2,244.24

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.	30,643.00
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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500210

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
13-3743-000	2023/7145	06-01-2023	LT 17 LESS N 15 FT & LT 18 BLK 101 EAST KING TRACT OR 4855 P 1179 CA 65

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](#)

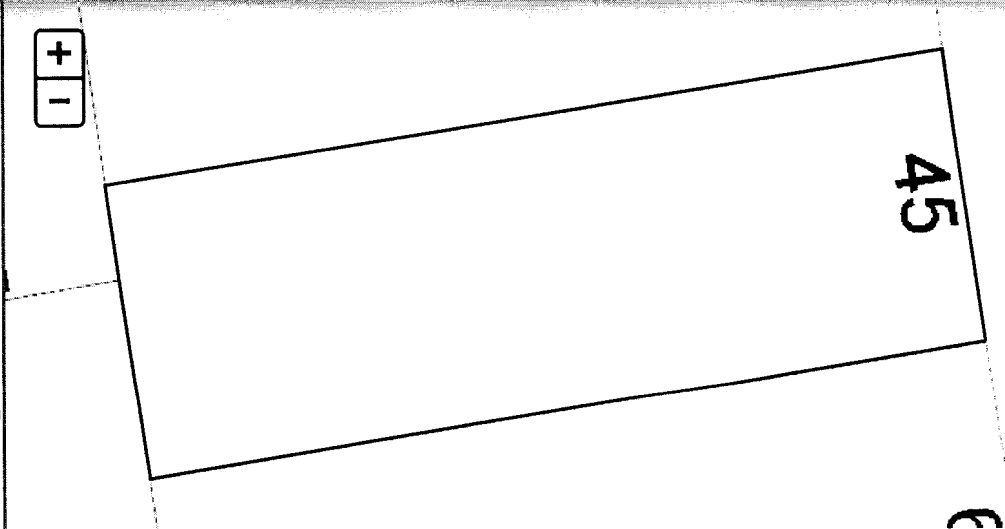
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009020017101	Year	Land	Imprv	Total	Cap Val
Account:	133743000	2024	\$32,794	\$97,388	\$130,182	\$61,286
Owners:	HENDERSON STACY L	2023	\$32,794	\$93,326	\$126,120	\$59,501
Mail:	1713 N DAVIS HWY PENSACOLA, FL 32503	2022	\$22,500	\$84,290	\$106,790	\$57,768
Situs:	1713 N DAVIS HWY 32503	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	HOMESTEAD EXEMPTION	
02/2002	4855	1179	\$62,100	WD	N		📄	Legal Description LT 17 LESS N 15 FT & LT 18 BLK 101 EAST KING TRACT OR 4855 P 1179 CA 65	
12/1998	4356	511	\$4,100	WD	N		📄		
01/1994	3512	291	\$4,000	WD	N		📄		
07/1993	3409	60	\$1,000	WD	N		📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Extra Features	
								None	

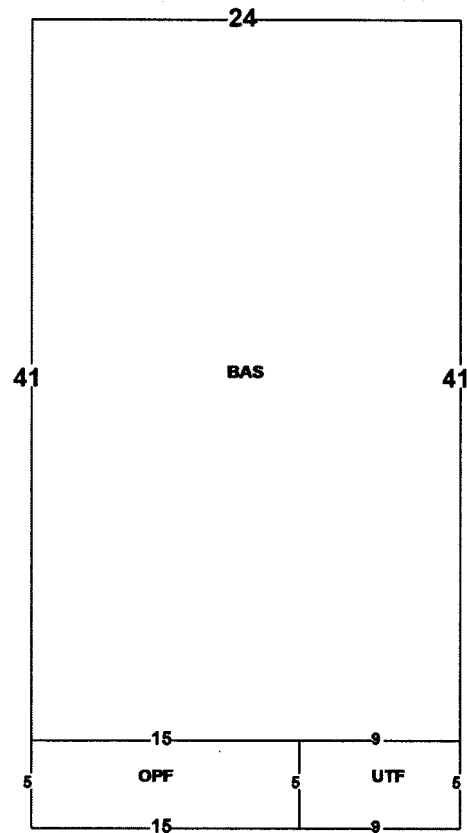
Parcel Information		Launch Interactive Map	
Section	<div><div>+</div><div>-</div></div> 	Map Id:	View Florida Department of Environmental Protection(DEP) Data
CA065			
Approx. Acreage:			
0.1223			
Zoned: 🔑			
R-1AA			
Evacuation & Flood Information			
Open Report			
Buildings			

Address:1713 N DAVIS HWY, Improvement Type: SINGLE FAMILY, Year Built: 1999, Effective Year: 1999, PA Building ID#: 19757

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1104 Total SF**
BASE AREA - 984
OPEN PORCH FIN - 75
UTILITY FIN - 45



Images



11/15/2016 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/19/2025 (tc.121454)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07145**, 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:

LT 17 LESS N 15 FT & LT 18 BLK 101 EAST KING TRACT OR 4855 P 1179 CA 65

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133743000 (0126-28)

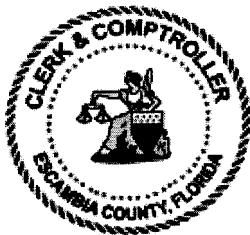
The assessment of the said property under the said certificate issued was in the name of

STACY L HENDERSON

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



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale
Account: 133743000 Certificate Number: 007145 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$817.20

Postage Tax Deed Court Registry \$783.20

Payor Name

Notes

Commit Redemption ☒

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 #: 13-3743-000 CERTIFICATE #: 2023-7145

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 #: **13-3743-000**

1. The Grantee(s) of the last deed(s) of record is/are: **STACY L HENDERSON**

By Virtue of Warranty Deed recorded 2/21/2002 in OR 4855/1179

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. Federal Tax Lien in favor of Internal Revenue Service recorded 9/27/2017 – OR 7782/1451

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 13-3743-000

Assessed Value: \$61,286.00

Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: JAN 7, 2026

TAX ACCOUNT #: 13-3743-000

CERTIFICATE #: 2023-7145

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2025</u> tax year.

STACY L HENDERSON
1713 N DAVIS HWY
PENSACOLA, FL 32503

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

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 #:13-3743-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 LESS N 15 FT & LT 18 BLK 101 EAST KING TRACT OR 4855 P 1179 CA 65

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3743-000(0126-28)

Prepared by and Return to:
 Chelsea Title
 4300 Bayou Boulevard, Suite 17-E
 Pensacola, Florida 32503
 pursuant to issuance of title
 insurance policy.
 01-1769-Is

600
 4300-70

OR BK 4855 PG 1179
 Escambia County, Florida
 INSTRUMENT 2002-934503

DEED DOC STAMPS PD @ ESC CO 1/434.70

02/21/02 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

RCD Feb 21, 2002 08:37 am
 Escambia County, Florida

ERNIE LEE MAGAHA
 Clerk of the Circuit Court
 INSTRUMENT 2002-934503

SPECIAL WARRANTY DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

THIS INDENTURE made this 13th Day of February, 2002 between **PENSACOLA HABITAT FOR HUMANITY, INC.**, a Florida not-for-profit Corporation, party of the first part, whose mailing address is P. O. Box 13204, Pensacola, Florida 32591

and
STACY L. HENDERSON, unmarried person
 whose mailing address is 1713 N DAVIS HWY. PENSACOLA FL 32503
 Social Security Number: [REDACTED] party(ies) of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

LOTS 17 AND 18, IN BLOCK 101, EAST KING TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, LESS AND EXCEPT THE NORTH 15 FEET OF LOT 17.

Grantor hereby warrants that the property described in this instrument is not the Constitutional Homestead of the Grantor as provided by the Florida Constitution.

Parcel I.D.# 00-0S-00-9020-017-101

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color, or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color, or national origin with respect to the property. This covenant shall run with the land.

To have and to hold the same unto the said party of the second part in fee simple.

And the said party of the first part does hereby covenant with the said party of the second part, that except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

IN WITNESSETH WHEREOF, the undersigned has hereunto set the seal of the corporation on this.

Signed, sealed and Delivered in the presence of:

PENSACOLA HABITAT FOR HUMANITY, INC.

[Signature]
 Witness: Gale S. White

By: *[Signature]*
 Betty H. Salter, President

[Signature]
 Witness: Linda C. Stewart

State of Florida
 County of Escambia

The foregoing instrument was acknowledged before me on 13th Day of February, 2002 by Betty H. Salter, President of PENSACOLA HABITAT FOR HUMANITY, INC. who executed the same on behalf of the Corporation, who is personally known to me.



Linda C. Stewart
 MY COMMISSION # CC894117 EXPIRES
 December 26, 2005
 BONDED THRU TROY FARM INSURANCE, INC.

[Signature]
 Notary Public:

Recorded in Public Records 9/27/2017 10:12 AM OR Book 7782 Page 1451,
Instrument #2017074611, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

16600		Department of the Treasury - Internal Revenue Service			
Form 668 (Y)(c) (Rev. February 2004)		Notice of Federal Tax Lien			
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650		Serial Number 279282017		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer TIMOTHY D & STACY L HENDERSON					
Residence 1713 N DAVIS HWY PENSACOLA, FL 32503-5239					
<p>IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX-	05/07/2012	06/06/2022	4402.64
1040	12/31/2010	XXX-XX-	02/20/2012	03/22/2022	
1040	12/31/2010	XXX-XX-	08/12/2013	09/11/2023	1556.91
1040	12/31/2011	XXX-XX-	05/28/2012	06/27/2022	189.53
1040	12/31/2012	XXX-XX-	05/27/2013	06/26/2023	2286.36
1040	12/31/2015	XXX-XX-	06/13/2016	07/13/2026	5892.47
1040	12/31/2016	XXX-XX-	05/29/2017	06/28/2027	2981.58
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 17309.49

This notice was prepared and signed at BALTIMORE, MD, on this,
the 15th day of September, 2017.

Signature <i>Joan Flach</i> for PATRICIA D. CARMAN	Title ACS W&I (800) 829-7650	13-00-0000
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X