

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

0126.30

Part 1: Tay Deed	Application Infor	mation					<u> </u>	
Applicant Name Applicant Address				Application date		Apr 21, 2025		
Property description	EDWARDSON MELISSA M 1817 E CERVANTES ST			Certificate #		2023 / 7201		
	PENSACOLA, FL 32501 1817 E CERVANTES ST 14-0687-000 LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41			Date certificate issued		06/01/2023		
Part 2: Certificat	es Owned by App	licant and	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe		Column 2 Colu		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/7201	06/01/2	023	1,054.05			116.17	1,170.22	
			•		→Part 2: Total*		1,170.22	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		N	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/7306			6.25	87.96	1,190.80			
						Part 3: Total*	1,190.80	
Part 4: Tax Colle	ector Certified Am	ounts (Li	ines 1-7)					
1. Cost of all cert	ificates in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	2,361.02	
2. Delinquent tax	es paid by the application	ant					0.00	
Current taxes paid by the applicant					1,040.90			
4. Property information report fee 200					200.00			
5. Tax deed appl	ication fee			.,			175.00	
6. Interest accrue	ed by tax collector un	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.					Tota	al Paid (Lines 1-6)	3,776.92	
	nformation is true and d that the property inf				y inform	nation report fee, ar	nd tax collector's fees	
1						Escambia, Florid	la	
Sign here:	ature, Tax Collector or Des				Da	ate April 24th, 2	2025	

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

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)			
8.				
9.	Certified or registered mail charge			
10.	Clerk of Court advertising, notice for newspaper, and electronic auc	tion fees		
11.	Recording fee for certificate of notice			
12.	Sheriff's fees			
13.	Interest (see Clerk of Court Instructions, page 2)			
14.		Total Paid (L	ines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applic F.S.	cable under s. 197.50	02(6)(c),	50,286.50
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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500365

CEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540, sold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:
old 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
14-0687-000 2023/7201 06-01-2023 LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41
 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 - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540
Applicant's signature Application Date



Gary "Bubba" Peters Escambia County Property Appraiser

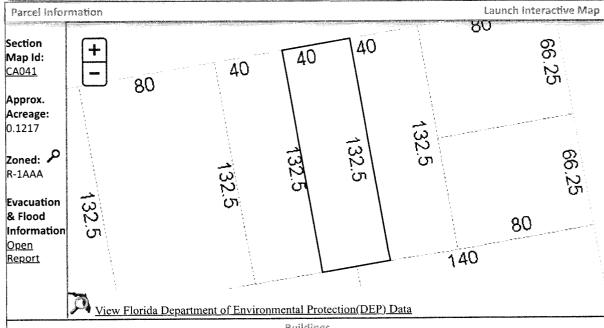
Real Estate Search

Tangible Property Search

Sale List

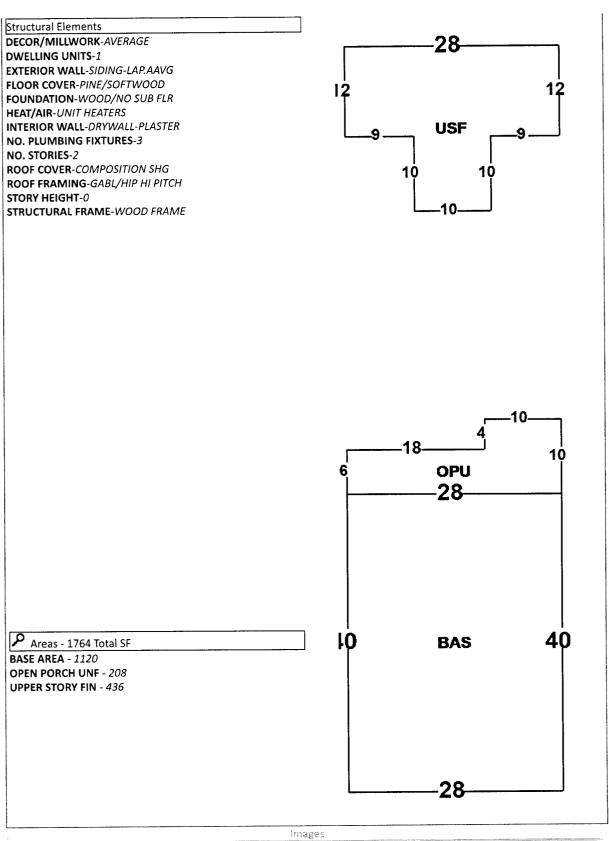
Back

Printer Friendly Version Nav. Mode Account OParcel ID General Information Assessments Total Parcel ID: 0005009025007098 Year Land **Imprv** <u>Cap Val</u> \$100,573 Account: 140687000 2024 \$39,750 \$98,306 \$138,056 2023 \$132,927 \$97,644 \$39,750 \$93,177 **Owners: EDWARDSON MELISSA M** 1817 E CERVANTES ST 2022 \$31,800 \$83,387 \$115,187 \$94,800 Mail: PENSACOLA, FL 32501 Situs: **1817 E CERVANTES ST 32501** Disclaimer SINGLE FAMILY RESID A Use Code: Tax Estimator **Taxing** PENSACOLA CITY LIMITS **Authority:** Change of Address Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector Report Storm Damage Sales Data Type List: 🔑 2024 Certified Roll Exemptions HOMESTEAD EXEMPTION Type Multi Parcel Records Sale Date Book Page Value 04/09/2018 7900 1836 \$100 CJ ₽. Legal Description LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41 05/1981 1543 988 \$19,300 WD 01/1974 832 69 \$10,000 WD Extra Features CARPORT Official Records Inquiry courtesy of Pam Childers **FRAME SHED** Escambia County Clerk of the Circuit Court and Comptroller



Buildings

Address:1817 E CERVANTES ST, Improvement Type: SINGLE FAMILY, Year Built: 1928, Effective Year: 1965, PA Building ID#: 20489





6/23/2015 12:00:00 AM

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037227 5/20/2025 3:47 PM
OFF REC BK: 9320 PG: 845 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07201, 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 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 140687000 (0126-30)

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

MELISSA M EDWARDSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 7th day of January 2026.

Dated this 20th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COMPT ROLL TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR			
TAX ACCOUNT #:	14-0687-000	CERTIFICATE #:	2023-720	01	
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY	
listing of the owner(s) tax information and a	orepared in accordance with the of record of the land described listing and copies of all open open in the Official Record Books page 2 herein.	I herein together with cur unsatisfied leases, mor	rrent and delinquer tgages, judgments	nt ad valorem and	
and mineral or any su	ct to: Current year taxes; taxes bsurface rights of any kind or raps, boundary line disputes.				
	insure or guarantee the validity rance policy, an opinion of title				
Use of the term "Repo	ort" herein refers to the Propert	y Information Report and	d the documents at	tached hereto.	
Period Searched: O	ctober 16, 2025 to and includ	ing October 16, 2025	Abstractor:	Andrew Hunt	
BY					
Malph					

Michael A. Campbell, As President

Dated: October 19, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2025

Tax Account #: 14-0687-000

1. The Grantee(s) of the last deed(s) of record is/are: MELISSA M EDWARDSON

By Virtue of Personal Representative's Quit Claim Deed recorded 5/16/2018 in OR 7900/1836

ABSTRACTOR'S NOTE: FLORIDA PROBATE CASE LISTED IN THE PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED AS ESCAMBIA COUNTY FOR MARTHA C HAAG IS ACTUALLY FILED IN SANTA ROSA COUNTY. WE DO NOT SEE AN ORDER AUTHORIZING THE QCD OR A SUMMARY ADMINISTRATION FILED SO WE HAVE INCLUDED HER ESTATE FOR NOTICE.

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 14-0687-000 Assessed Value: \$100,573.00

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

CEDTIEIC	TION. D	DODEDTV	TATEODATA	TION DEDODT	EOD TDA
	A I II I I V P	KUPERIY	INHUIRIVIA	TION REPORT	HUJK IIJA

TAX DEED SALE DATE:		ALE DATE:	JAN 7, 2026				
TAX ACCOUNT #:		NT #:	14-0687-000				
CERTIFICATE #:		ΓE #:	2023-7201				
those	persons,	firms, and/or agencies	Florida Statutes, the following is a list of names and addresses of s having legal interest in or claim against the above-described sale certificate is being submitted as proper notification of tax deed				
YES			ola, P.O. Box 12910, 32521 nty, 190 Governmental Center, 32502 tax year.				
MELICCA M EDWADDOON							

MELISSA M EDWARDSON AND MATTHEW C. EDWARDSON PERSONAL REPRESENTATIVE OF ESTATE OF MARTHA C HAAG 1817 E CERVANTES ST PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 20th day of October 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

October 19, 2025 Tax Account #:14-0687-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 7 BLK 98 NEW CITY TRACT OR 7900 P 1836 CA 41

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-0687-000(0126-30)

Recorded in Public Records 5/16/2018 4:28 PM OR Book 7900 Page 1836, Instrument #2018037839, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

> This instrument prepared by: Raymond B, Palmer. Esq. Law Office Raymond B. Palmer, P.A. 913 Gulf Breeze Pkwy Ste 41 Gulf Breeze, FL 32561 850-916-1000

Tax Parcel ID: 000S009025007098

THIS DEED IS BEING RECORDED WITHOUT THE BENEFIT OF TITLE SEARCH

Personal Representative's Quit Claim Deed

This Indenture, made between Matthew C. Edwardson as personal representative of the Estate of Martha C. Haag, in the State of Florida pursuant Letters of Administration issued in Florida Probate Case# 2017-CP-458 in Circuit Court in and for Escambia County, Florida, herein called Grantor, whose post address is 2541 Crescent Rd, Navarre, FL 32566, and Melissa M. Edwardson, a single person, herein called Grantee, whose post office address is 1817 E. Cervantes St. Pensacola, FL 32501.

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, paid by the Grantee, the receipt whereof is hereby acknowledged, quit claims to Grantee all of Grantor's right, title and interest in the following described real property in Escambia County, Florida:

LT 7 BLK 98 NEW CITY TRACT, per map of the City of Pensacola, Copyrighted by Thomas C. Watson in 1906.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for 2016 and subsequent years.

Dated on April 9, 2018

Signed, sealed and delivered in the presence of:

Matthew C. Edwardson, as Personal

Representative

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA

{notarial seal}

The foregoing instrument was acknowledged before me on April 9, 2018 by Matthew C. Edwardson, as Personal Representative, who is personally known to me or who produced a Florida Driver's License as identification.

> KIMBERLY SCHNEIDER MY COMMISSION # FF 134399

EXPIRES: October 19, 2018 Bonded Thru Budgel Notery Sen.

State of Florida at Large

(Page 1 of 1 Pages)