

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

0120.52

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Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property MORRIS COURT DEVELOPMENT LLC 1525 NORTH J ST			Certificate #		2023 / 7478		
	PENSACOLA, FL 32501 1918 W CERVANTES ST 15-1215-000 LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115		ST KING	Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant and F	iled wi	th Tax Deed	Applica	ition	
Column 1 Certificate Number	Columi er Date of Certifi	n 2 nate Sale Fa		olumn 3 unt of Certificate	Column 4		Column 5: Total (Column 3 + Column 4)
# 2023/7478	06/01/2		20071110	3,968.07	<u> </u>	437.31	4,405.38
					<u> </u>	→Part 2: Total*	4,405.38
Part 3: Other Ce	rtificates Redeem	ed by Applic	cant (0	ther than Co	unty)		
Column 1 Column 2 Column Column 1 Continue of Other Face Air		Column Face Amor	mount of Tay Collector's Fee			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7576 06/01/2024			937.37	6.25 649		649.67	4,593.29
		<u> </u>	1			Part 3: Total*	4,593.29
Part 4: Tax Coll	ector Certified Am	ounts (Line	s 1-7)				
1. Cost of all cert	tificates in applicant's	possession a	nd other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	8,998.67
2. Delinquent taxes paid by the applicant				1			
2. Delinquent tax	tes paid by the applic	ant					0.00
	paid by the applicant						
3. Current taxes							3,591.37
3. Current taxes	paid by the applicant mation report fee						3,591.37 200.00
 Current taxes Property information Tax deed applied 	paid by the applicant mation report fee lication fee		, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)	3,591.37 200.00 175.00
 Current taxes Property information Tax deed applied 	paid by the applicant mation report fee		, F.S. (s	ee Tax Collecto		ctions, page 2) I Paid (Lines 1-6)	3,591.37 200.00 175.00 0.00
 Current taxes Property inform Tax deed apple Interest accrue I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector uninformation is true and	der s.197.542	icates, i	nterest, propert	Tota	I Paid (Lines 1-6)	0.00 3,591.37 200.00 175.00 0.00 12,965.04 and tax collector's fees
 Current taxes Property inform Tax deed apple Interest accrue I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector un	der s.197.542	icates, i	nterest, propert	Tota	I Paid (Lines 1-6)	3,591.37 200.00 175.00 0.00 12,965.04 and tax collector's fees

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

Par	t 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 Date of sale

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

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500305

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 80 PO BOX 71540 PHILADELPHIA, PA 19 ⁴ hold the listed tax certific	176-1540,	e same to the Tax	Collector and make tax deed application thereor
Account Number	Certificate No.	Date	Legal Description
15-1215-000	2023/7478	06-01-2023	LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115
l agree to:			
 pay any current 	t taxes, if due and		
 redeem all outs 	standing tax certificates plus	interest not in my p	possession, and
 pay all delinque 	ent and omitted taxes, plus ir	nterest covering the	e property.
 pay all Tax Col Sheriff's costs, 	lector's fees, property informa if applicable.	ition report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my possess	certificate on which this application.	cation is based and	l all other certificates of the same legal description
Electronic signature on KEYS FUNDING LLC -			
PO BOX 71540 PHILADELPHIA, PA	19176-1540		
• • • •			04-21-2025 Application Date
Ap	plicant's signature	··········	-



Gary "Bubba" Peters Escambia County Property Appraiser

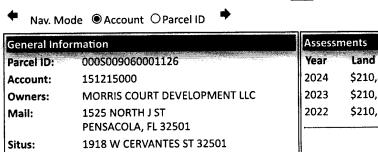
Real Estate Search

Tangible Property Search

Sale List

Printer Friendly Version





VACANT COMMERCIAL A Use Code: PENSACOLA CITY LIMITS **Authority:**

Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Taxing

Assessments					
Year	Land Ir	nprv	Total	Cap Val	
2024	\$210,832	\$0	\$210,832	\$210,832	
2023	\$210,832	\$0	\$210,832	\$210,832	
2022	\$210,832	\$0	\$210,832	\$210,832	

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data	а <u>Тур</u>	e List:				
Sale Date	Book	Page	Value	Туре	Multi Parcel	Records
08/2006	6012	1398	\$100	WD	N	Ľ,
12/2005	5804	1890	\$310,000	WD	N	C
08/1999	4457	1024	\$100	WD	N	D)
08/1999	4457	1023	\$100	WD	N	C _o
- 60		,		. (0 -	or Children	

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

2024 Certified Roll Exemptions

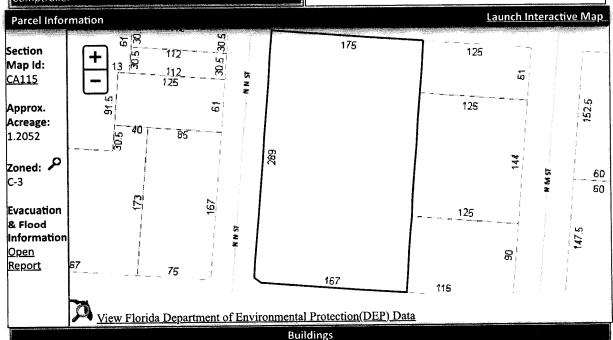
None

Legal Description

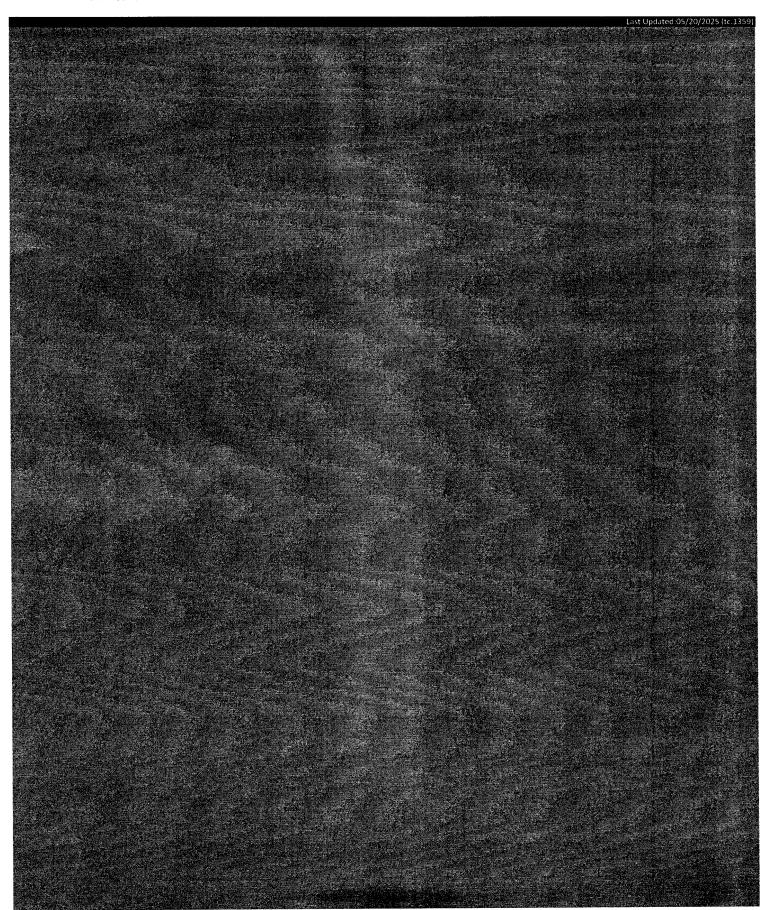
LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

Extra Features

None



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037260 5/20/2025 4:21 PM
OFF REC BK: 9320 PG: 890 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07478, 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:

LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151215000 (0126-52)

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

MORRIS COURT DEVELOPMENT LLC

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.

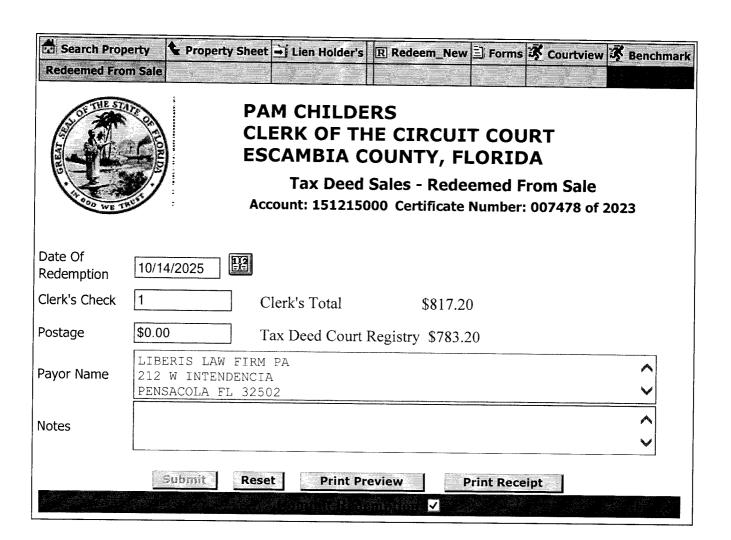
Dated this 20th day of May 2025.

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.

COMP ROLL

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 LUNSFO	ORD, ESCAMBIA COUNTY TA	X COLLECTOR		
	TAX ACCOUNT	#:15-1215-000	CERTIFICATE #:	2023-7	478
	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 "I	Report" herein refers to the Proper	rty Information Report and	d the documents	attached hereto.
Po	eriod Searched:	October 16, 2025 to and inclu	ding October 16, 2025	_ Abstractor:	Andrew Hunt
	BY				
	Mala	akl/			

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 15-1215-000

1. The Grantee(s) of the last deed(s) of record is/are: MORRIS COURT DEVELOPMENT LLC

By Virtue of Warranty Deed recorded 10/17/2006 in OR 6012/1398

- 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 for Improvements in favor of The City of Pensacola recorded 8/15/2007 OR 6201/234
 - b. Lien for Imptovements in favor of The City of Pensacola recorded 5/10/2016 OR 7521/659
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 15-1215-000 Assessed Value: \$210,832.00

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	KLI UKI TUK IDA

TAX DEED SALE DATE:	JAN 7, 2026			
TAX ACCOUNT #:	15-1215-000			
CERTIFICATE #:	2023-7478			
those persons, firms, and/or agencies havin	a Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed			
YES NO ☐ Notify City of Pensacola, P.O ☐ Notify Escambia County, 190 ☐ Homestead for 2025 tax ye	Governmental Center, 32502			
MORRIS COURT DEVELOPMENT LLC 1525 NORTH J ST PENSACOLA, FL 32501	ROBERT K RUSHING REGISTERED AGENT OF MORRIS COURT DEVELOPMENT LLC 98 HIGHPOINT DR GULE BREEZE, FL. 32561			

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2025 Tax Account #:15-1215-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115 SECTION 00, TOWNSHIP 0 S, RANGE 00 W TAX ACCOUNT NUMBER 15-1215-000(0126-52)

Recorded in Public Records 10/17/2006 at 08:25 AM OR Book 6012 Page 1398, Instrument #2006104774, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO: Robert K. Rushing 1022 Park Street, Suite 305 Jacksonville, Florida 32204 (904) 476-4076

WARRANTY DEED

THIS WARRANTY DEED made the 35 day of August, A.D. 2006, by LUMON J. MAY, JR., hereinafter called the grantor, whose post office address is 1525 North "J" Street, Pensacola, Florida, 32501, to MORRIS COURT DEVELOPMENT, LLC, a Florida limited liability company, whose post office address is 1525 North "J" Street, Pensacola, Florida, 32501, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

witnesseth: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, the property appraiser's identification number of which is 000S00-9060-001-126, viz:

Page 1 of 3

BK: 6012 PG: 1399

Lots 1 through 12, both inclusive and Lots 23 and 24, Block 126, West King Tract, described according to the Map of the City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906, less and except portions of Lots 1, 23 and 24, included in the right of way of Cervantes Street.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print: Heather A. Kelley

Witnesses

Page 2 of 3

BK: 6012 PG: 1400 Last Page

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30 day of August, 2006, by Lumon J. May, 30, who is personally known to me or who has produced FL DL * Moso-530-70-/03-6 as personal identification. identification.

NOTARY PUBLIC:

State of Florida at Large My Commission Expires:

CAROL A. COOPER Notary Public-State of FL Comm. Exp. July 22, 2009 Comm. No. DD 419231

Page 3 of 3

Recorded in Public Records 08/15/2007 at 03:21 PM OR Book 6201 Page 234, Instrument #2007078532, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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:

MORRIS COURT DEVELOPMENT LLC 1918 W. Cervantes Street

Lots 1-12 & Lots 23-24, Block 126, WKT

in the total amount of \$150.85 (One Hundred Fifty & 85/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the _7th_day of ______, 20_07_. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this _7th_day of _____, 20 07

THE CITY OF PENSACOLA a projnicipal corporation

THOMAS J. BONFIELD CITY MANAGER

STATE OF FLORIDA

COUNTY OF ESCAMBIA

NOTARY PUBLIC

Recorded in Public Records 05/10/2016 at 02:26 PM OR Book 7521 Page 659, Instrument #2016034529, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 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:

MORRIS COURT DEVELOPMENT LLC 1918 W Cervantes St

Lots 1-12 & Lot 23-24 Block 126 West King Tract

in the total amount of \$222.52(Two Hundred Twenty-Two & 52/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 25th day of __February, 20_16_. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 4th day of May, 2016

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

2

CITY GLERK)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this _______ day of _______, 20_//2, by __Eric W. Olson , City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and _did/did not take an oath.

BETTY A. ALLEN
Commission # FF 243184
Expires October 20, 2019
Bonded Thru Troy Fain Insurance 8003/85-7019

NOTARY PUBLIC