

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

012653

Part 1: Tax Deed	Application Infor	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023			Application date		Apr 21, 2025	
Property description	AHL DAVID 525 W DETROIT BLVD				Certificate #		2023 / 7483
PENSACOLA, FL 32534 1003 N M ST 15-1242-000 S1/2 OF LT 19 ALL LT 20 BLK 128 WEST KING TRACT OR 6661 P 1364 CA 115				Date certificate issued		06/01/2023	
Part 2: Certifical	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1	Columi	Column 2 Date of Certificate Sale		Column 3 Face Amount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
Certificate Number # 2023/7483	06/01/2		Tace Amo	1,109.07			1,164.52
# 2023/1400				→Part 2: Total		1,164.52	
		ad by An	nlicent (O	ther than Co	untv)		
Column 1 Certificate Number	Tax Collector's			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
# 2024/7581	Certificate Sale 06/01/2024	Other	1,181.72		6.25 94.78		1,282.75
# 2024/1001		<u> </u>	•	<u> </u>		Part 3: Total*	1,282.75
Bort 4: Tay Call	lector Certified Am	ounts (I	ines 1-7)				
	tificates in applicant's			r certificates re	deemed	d by applicant f Parts 2 + 3 above	2,447.27
2 Delinguent ta	ves paid by the applic	ant		· · · · · · · · · · · · · · · · · · ·			0.00
Delinquent taxes paid by the applicant 1,16				1,163.36			
3. Current taxes paid by the applicant				200.00			
Property information report fee Tax deed application fee				175.00			
		dor o 107	542 E S (6	an Tay Collect	or Instr	uctions, page 2)	0.00
	ued by tax collector un		.542, 17.5. (8	SEE TAX CONCO		tal Paid (Lines 1-6)	3,985.63
7.							<u> </u>
I certify the above have been paid, a	information is true an	d the tax of	certificates, i statement i	interest, proper s attached.	rty infor	mation report fee, a	and tax collector's fees
						Escambia, Flori	da
Sign here:				-	D	ate <u>April 24th.</u>	2025
Sig	gnature, Tax Collector or De			de la Maritha deta	nience C	See Instructions on Pa	age 2

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Pari	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
	Processing tax deed fee	
9	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 6-13)	
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)	
<u> </u>		
Sign	n here: Signature, Clerk of Court or Designee Date of sale01/07/2	2026
1		

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: 2500152

To: Tax Collector of ESCA	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-15 hold the listed tax certificate an		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
15-1242-000	2023/7483	06-01-2023	S1/2 OF LT 19 ALL LT 20 BLK 128 WEST KING TRACT OR 6661 P 1364 CA 115
 pay all delinquent an pay all Tax Collector Sheriff's costs, if app 	ng tax certificates plus nd omitted taxes, plus in s fees, property informa licable.	nterest covering thation report costs, (e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale certific which are in my possession.	cate on which this applic	cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176			<u>04-21-2025</u> Application Date
Applican	t's signature		



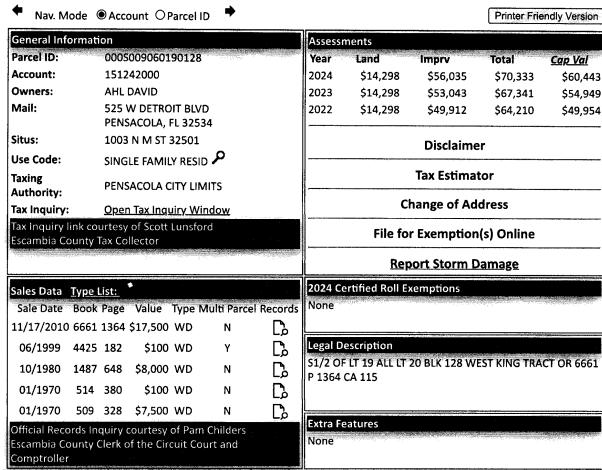
Gary "Bubba" Peters Escambia County Property Appraiser

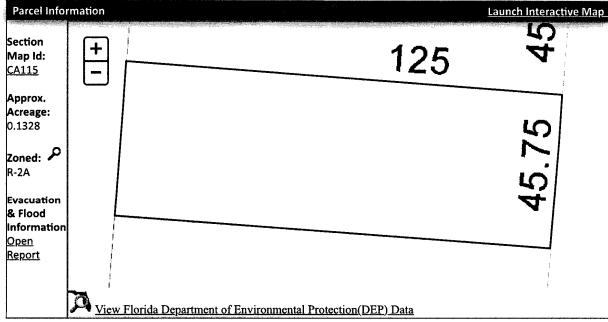
Real Estate Search

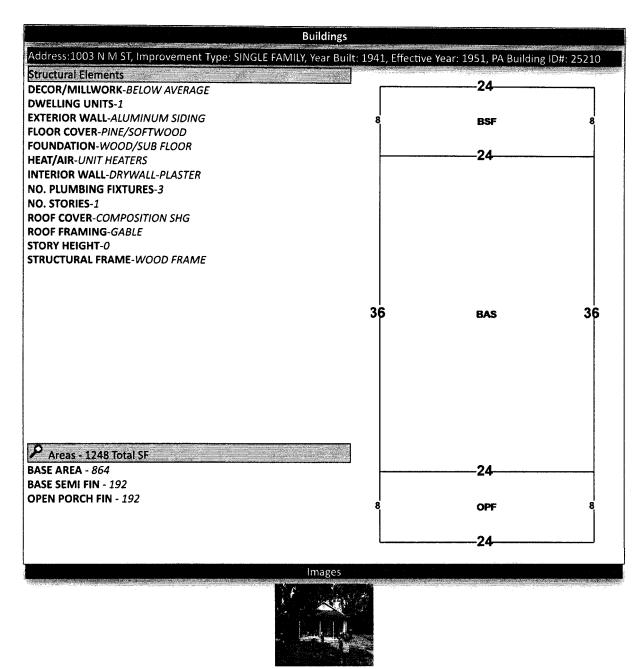
Tangible Property Search

Sale List



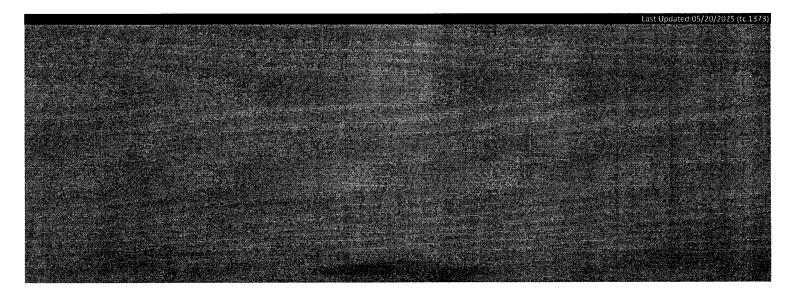






6/22/2021 12:00:00 AM

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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037261 5/20/2025 4:22 PM
OFF REC BK: 9320 PG: 891 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07483, 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:

S1/2 OF LT 19 ALL LT 20 BLK 128 WEST KING TRACT OR 6661 P 1364 CA 115

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151242000 (0126-53)

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

DAVID AHL

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.

COUNTRA

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 LUNSFOR	RD, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	±: <u>15-1242-000</u>	CERTIFICATE #:	2023-74	83
REPORT IS LIMIT	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THI	E PROPERTY
listing of the owner tax information and	rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open or rded in the Official Record Books on page 2 herein.	I herein together with cur r unsatisfied leases, mort	rent and delinque gages, judgments	ent ad valorem and
and mineral or any	viject to: Current year taxes; taxes subsurface rights of any kind or nerlaps, boundary line disputes.			
	ot insure or guarantee the validity asurance policy, an opinion of title			
Use of the term "Re	eport" herein refers to the Property	y Information Report and	I the documents a	ttached hereto.
Period Searched:	October 16, 2025 to and include	ing October 16, 2025	Abstractor:	Andrew Hunt
BY				
Malalah				

Michael A. Campbell, As President Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 15-1242-000

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID AHL**

By Virtue of Warranty Deed recorded 11/24/2010 in OR 6661/1364

- 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. Code Enforcement Order in favor of Escambia County recorded 6/8/2023 OR 8990/1739 together with Cost Order recorded 8/30/2024 OR 9197/829
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 15-1242-000 Assessed Value: \$60,443.00

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.	PROPE	RTV IN	FORMATIO	N REPORT	' FOR TDA
CENTITICA	IIVI1.	INVIE		TUNMATIU	I INDI VINI	TUN IDA

TAX DEED SALE DATE:	JAN 7, 2026				
TAX ACCOUNT #:	15-1242-000				
CERTIFICATE #:	2023-7483				
those persons, firms, and/or age	522, Florida Statutes, the following is a list of names and addresses of names having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed				
	sacola, P.O. Box 12910, 32521 County, 190 Governmental Center, 32502 025_tax year.				
DAVID AHL 525 W DETROIT BLVD PENSACOLA, FL 32534	DAVID AHL 1003 NORTH M ST PENSACOLA, FL 32501				
ESCAMBIA COUNTY CODE F 3363 W PARK PL	CNFORCEMENT				

PENSACOLA, FL 32505

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 #:15-1242-000

LEGAL DESCRIPTION EXHIBIT "A"

S1/2 OF LT 19 ALL LT 20 BLK 128 WEST KING TRACT OR 6661 P 1364 CA 115 SECTION 00, TOWNSHIP 0 S, RANGE 00 W TAX ACCOUNT NUMBER 15-1242-000(0126-53)

Recorded in Public Records 11/24/2010 at 03:32 PM OR Book 6661 Page 1364, Instrument #2010077033, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$122.50

10+m.5

Prepared by: CYNTHIA E. ELLIS Accu Title Agency 4400 Bayou Blvd Suite 41B Pensacola, FL 32503

File Number: 67-101038

Warranty Deed

Made this November 17, 2010 A.D. By HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES OF THAT CERTAIN TRUST KNOWN AS THE HARRY OLIVER TRACHY REVOCABLE TRUST AGREEMENT DATED 6/8/99, whose post office address is 4063 Oak Pointe Dr, Gulf Breeze, FL 32563, hereinafter called the grantor, to DAVID AHL married man, whose post office address is: 1260 Virecent Road, Cantonment, FL 32533, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to 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 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, viz:

SOUTH 1/20F LOT 19, ALL OF LOT 20, BLOCK 128, WEST KING TRACT, OR 1487, PAGE 648, CA 115, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-0S-00-9060-190-128

Signed, sealed and delivered in our presence:

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 taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witness Printed Name CYNTHAS E. ELUS

HARRY OF TRACHY, JR.

Witness Printed Name CYNTHAS E. ELUS

HARRY OF TRACHY, AS TRUSTEE

Cheloea all

PATRICIA PATTERSON TRACHY, AS TRUSTEE

PATRICIA PATTERSON TRACHY, AS TRUSTEE

State of FL County of

The foregoing instrument was acknowledged before me this 17th day of November, 2010, by HARRY O FRACHYJR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES, who are personally known to me or who has produced DRIVER'S LICENSES as identification.

ARY PUBLIC

CYNTHIA ESTRADA ELLIS
MY COMMISSION # BD 756571
EXPIRES: Mereh 21, 2912

Recorded in Public Records 6/8/2023 9:15 AM OR Book 8990 Page 1739, Instrument #2023046120, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

Recorded in Public Records 6/7/2023 4:07 PM OR Book 8990 Page 1257, Instrument #2023045951, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE230137U LOCATION: 6941 OTTO AVE PR#: 271S303101013033

VS.

AHL, DAVID G 525 W DETROIT BLVD PENSACOLA, FL 32534

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, And Indian as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold

Page 1 Of 4

BK: 8990 PG: 1740 BK: 8990 PG: 1258

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **10/4/2023** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 10/5/2023.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County

Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

Page 2 Of 4

BK: 8990 PG: 1741 BK: 8990 PG: 1259

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

Page 3 Of 4

BK: 8990 PG: 1742 Last Page BK: 8990 PG: 1260 Last Page

DONE AND ORDERED in Escambia County, Florida on this 6th day of

June, 2023.

Oregory Farrar Special Magistrate Office of Environmental Enforcement

Page 4 Of 4

Recorded in Public Records 8/30/2024 3:21 PM OR Book 9197 Page 829, Instrument #2024066828, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 8/30/2024 1:01 PM OR Book 9197 Page 563, Instrument #2024066724, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

Case No: CE230137U Location: 6941 OTTO AVE PR #: 271S303101013033

AHL, DAVID G 525 W DETROIT BLVD PENSACOLA, FL 32534

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 6/6/2023.

Itemized Cost

Daily fines \$4,860.00 \$20.00 Per Day From: 10/05/2023 To: 06/04/2024

Fines \$0.00
Court Cost \$250.00
County Abatement Fees \$0.00
Administrative Costs \$0.00
Payments \$0.00

Total: \$5,110.00

DONE AND ORDERED at Escambia County, Florida on

20 Z

Gregory Farrar / Special Magistrate

Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLE
CSCAMBIA COUNTY, FLORIDA

DATE: 8-30-24