

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

0126.57

Part 1: Tax Deed	App	lication Inform	nation	i vis					
Applicant Name Applicant Address					Application date		Apr 21, 2025		
Property description	SIMS FRED L 1206 N V ST PENSACOLA, FL 32505					Certificate #		2023 / 7573	
1206 N V ST 15-1803-100 S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218					Date certificate issued		06/01/2023		
	WES	ST K (Full legal a	attached.)				***************************************		
Part 2: Certificat	es O	wned by Appl	icant and	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Number	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/7573		06/01/20)23		The second secon		126.64	1,037.99	
	→Part 2: Total*				1,037.99				
Part 3: Other Ce	rtifica	ites Redeeme	d by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Column 5 Tax Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)		
# 2024/7656	(06/01/2024		941.38		6.25	71.19	1,018.82	
				····			Part 3: Total*	1,018.82	
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)		te.			
1. Cost of all cert	ificate	s in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	2,056.81	
2. Delinquent tax	es pa	id by the applica	int					0.00	
3. Current taxes paid by the applicant					865.69				
Property information report fee					200.00				
5. Tax deed appl	ication	n fee						175.00	
6. Interest accrue	rued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)								
7.						Tota	l Paid (Lines 1-6)	3,297.50	
I certify the above in						y inform	ation report fee, ar	nd tax collector's fees	
	1	7		· · · · · · · · · · · · · · · · · · ·	11V-17.14		Escambia, Florid	a	
Sign here:	ature	ax Collector or Desi	anee			Da	te April 24th, 2	2025	

Par	rt 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.	47,962.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale01/07/. Signature, Clerk of Court or Designee	2026
		w

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 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500301

To: Tax Collector of	ESCAMBIA COUNTY , F	lorida	
I, KEYS FUNDING LLC - 8 PO BOX 71540 PHILADELPHIA, PA 19 hold the listed tax certifi	9176-1540,	ame to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
15-1803-100	2023/7573	06-01-2023	S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137
 redeem all ou pay all deling pay all Tax Construction Sheriff's costs 	s, if applicable. e certificate on which this applicati	rest covering th	
Electronic signature of KEYS FUNDING LLC PO BOX 71540 PHILADELPHIA, PA	C - 8023		<u>04-21-2025</u> Application Date

Applicant's signature

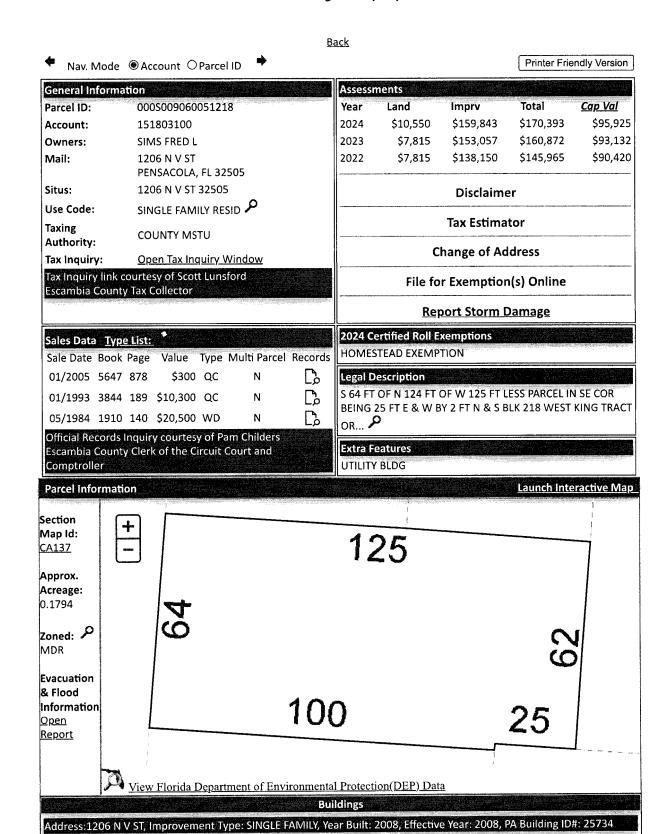


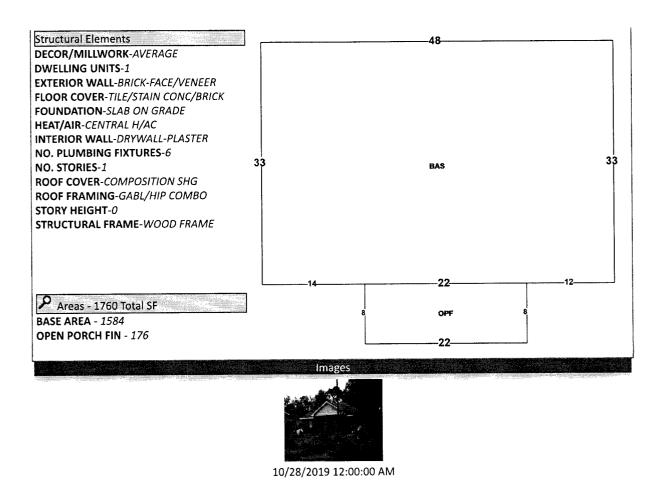
Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

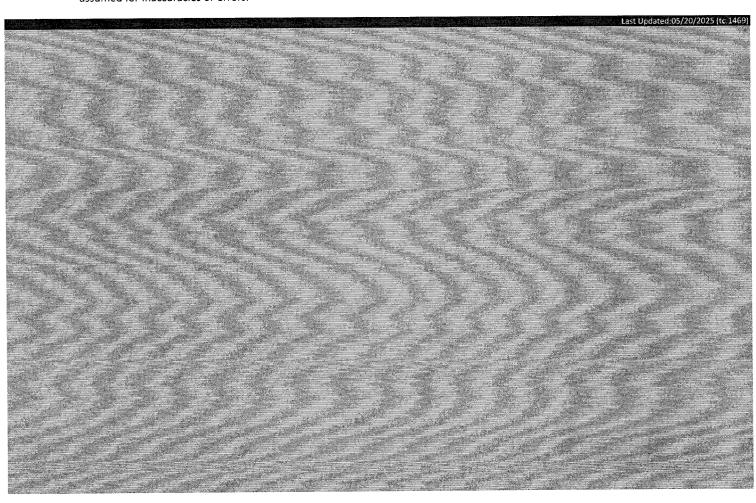
Tangible Property Search

Sale List





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# 2025037265 5/20/2025 4:23 PM
OFF REC BK: 9320 PG: 895 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07573, 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 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151803100 (0126-57)

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

FRED L SIMS

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.

COMPTA O

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 REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, ES	SCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT #:	15-1803-100	CERTIFICATE #:	2023-7	573
REPORT IS LIMITED T	TITLE INSURANCE. THE TO THE PERSON(S) EXP RT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owner(s) of tax information and a list	pared in accordance with the record of the land describeding and copies of all open in the Official Record Books 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem s and
	o: Current year taxes; taxes rface rights of any kind or boundary line disputes.			
	are or guarantee the validit ce policy, an opinion of tit			
Use of the term "Report"	herein refers to the Proper	ty Information Report and	d the documents a	attached hereto.
Period Searched: Octo	ber 16, 2025 to and includ	ding October 16, 2025	Abstractor:	Pam Alvarez
BY MACACALO				

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 15-1803-100

1. The Grantee(s) of the last deed(s) of record is/are: FRED L SIMS

By Virtue of Quitclaim Deed recorded 5/26/2005 in OR 5647/878

- 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. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 7/12/2021 OR 8572/262
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 15-1803-100 Assessed Value: \$95,925.00 Exemptions: HOMESTEAD

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.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HOIN.	INVIE	711111	VINIALION	INCI ON I	TUNIDA

TAX DEED SALE DATE:	JAN 7, 2026			
TAX ACCOUNT #:	15-1803-100			
CERTIFICATE #:	2023-7573			
In compliance with Section 197.522, Florida Statutes, th those persons, firms, and/or agencies having legal intere property. The above-referenced tax sale certificate is be sale.	est in or claim against the above-described			
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12910, ☐ Notify Escambia County, 190 Government ☐ Homestead for 2025 tax year.				
FRED L SIMS 1206 N V ST PENSACOLA, FL 32505	FRED L SIMS PO BOX 892 PENSACOLA, FL 32591			

EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET PENSACOLA, FL 32514-0311

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 #:15-1803-100

LEGAL DESCRIPTION EXHIBIT "A"

S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1803-100(0126-57)

Recorded in Public Records 05/26/2005 at 10:56 AM OR Book 5647 Page 878, Instrument #2005376987, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$2.10

Quitclaim Deed

, All	
THIS QUITCLAIM DEED, executed this 14 day of JAN WARD	20 05
by first party, Grantor, Release L. Wells	,
	74 32503
to second party, Grantee, fred L. Sing	
whose post office address is PB. Box 892 Pensacola Fla	32591
4	
WITNESSETH, That the said first party, for good consideration and for the sum of two	hunded
DUII	ars (\$ 2.75)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release	and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the	e following described
parcel of land, and improvements and appurtenances thereto in the County ofESCANBIA State of _F LONIDA to wit:	f .
to wit.	
S G YFT OF N 124 FT OF W	
267 OF 111 1-11	
EZ LACE AMERI INCE	
25 FT LESS PARCEL INSE	
OR BRING 25 FT Ed WBYZ	
OR BRING 25TT ECWBYZ	
T N & S PCK 218 West 10	1010
1 - F I C TO WEST K	- 1// (
TRACT OR 2840 P 100	
TRACT OR 3844 P 189	
TRACT OR 3844 P 189 CR 1910 P 140 CA 187	

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:	
Signature of Witness: Aspecia / Wess.	
Print name of Witness: Anci Morn's	
11/2	
Signature of Witness: Selve Summer	
Print name of Witness: DEDEA BOWILLIAM	
Signature of First Party: Relief wells	
Print name of First Party: Lobert Wells	
Signature of Second Party: Fred & Simo	
Print name of Second Party: Fred 1. 5m 5	
Signature of Preparer Lalent Wells	
Print Name of Preparer Resert Well 5	
Address of Preparer 5607 ACTUS ROAD PURSACOA FU State of Florida: 32503	
State of Florida 32503 County of Escambia }	
On January 14th 2005 before me, Adelene Hurst	
appeared Robert Wells + Fred. Lec Sims personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are	
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized	
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
WITNESS my hand and official seal.	
Cedelene Hurst	
Signature of Notary AffiantKnown_1 Produced ID	
Type of ID FLDL 5520-252-70-0	70-0
(Seal) ADELENE HURST	
Notary Public-State of FL Comm. Exp. Mar. 11, 2008	

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Comm. No. DD 299348

Recorded in Public Records 7/12/2021 10:37 AM OR Book 8572 Page 262, Instrument #2021076201, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: PROCESSING, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: FRED L SIMS

Account Number: 290739-7891

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

S 64 FT OF N 124 FT OF W 125 FT LESS PARCEL IN SE COR BEING 25 FT E & W BY 2 FT N & S BLK 218 WEST KING TRACT OR 5647 P 878 CA 137

Amount of Lien: $$286.55$, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 7/1/2021
EMERALD GOAST UTILITIES AUTHORITY BY COBU DUN
STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this <u>1ST</u> day of of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
JAMIE D. ROGERS Notary Public - State of Florida Commission # GG 288228 My Comm. Expires Apr 12, 2023 Bonded through National Notary Assn. AMUL D Cylum Notary Public - State of Florida RWK.is Revised 05/31/11