

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

0126.70

							CIDO
Part 1: Tax Deed	Application Info	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Applica	ation date	Apr 21, 2025	
Property description	WOODINVILLE, WA 98072 3 PORTOFINO DR TREDICI 8 17-0003-388			Certificate # Date certificate issued		2023 / 7765	
						06/01/2023	
Part 2: Certificate	es Owned by App	licant an	d Filed wi	ith Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Colum Date of Certif		1	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/7765	06/01/2	:023		4,674.92		233.75	4,908.67
						→Part 2: Total*	4,908.67
Part 3: Other Cer	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7851	06/01/2024		5,376.95		6.25	394.31	5,777.51
	-					Part 3: Total*	5,777.51
Part 4: Tax Colle	ector Certified An	nounts (L	ines 1-7)		Agraph Seeks		
1. Cost of all certi	ficates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above)	10,686.18
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes p	paid by the applicant						5,117.27
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7.					Tota	l Paid (Lines 1-6)	16,178.45
certify the above ir					y inform	ation report fee, ar	nd tax collector's fees
D.	X					Escambia, Florid	la
Sign here: Sign	ature, Cax Collector or Des	signee			Da	te <u>April 24th, 2</u>	2025
Jigite	-11.13, Gr. 33/100/01 01 De						

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 h	here: Date of sale 01/07/2026 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.

UNIT TREDICI-8 PORTOFINO TOWER THREE CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS & PARKING SPACES #168 & #169 STORAGE AREA #61 OR 8708 P 1207 SHEET 16

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500190

TO. TAX Collector of Ex	SCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate	G-1540,	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
17-0003-388	2023/7765	06-01-2023	UNIT TREDICI-8 PORTOFINO TOWER THREE CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS & PARKING SPACES #168 & #169 STORAGE AREA #61 OR 8708 P 1207 SHEET 16
pay any current ta redeem all outsta	axes, if due and nding tax certificates plus	interest not in my i	nossession and
	t and omitted taxes, plus in		
	tor's fees, property informa	_	Clerk of the Court costs, charges and fees, and
Attached is the tax sale cer which are in my possession	rtificate on which this applic	cation is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 60 PO BOX 71540 PHILADELPHIA, PA 19	023		
·			04-21-2025 Application Date
Applic	cant's signature		· spendation outo



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Printer Friendly Version

Nav. Me	ode Account OParcel ID
General Info	ormation
Parcel ID:	282S261000388003
Account:	170003388
Owners:	FERGUSON DAVID FERGUSON KATHY L
Mail:	13530 NORTHEAST 200TH ST WOODINVILLE, WA 98072
Situs:	3 PORTOFINO DR TREDICI 8 32561
Use Code:	CONDO-RES UNIT 🔑
Taxing	DENICACOLA DEACH

PENSACOLA BEACH **Authority:** Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessmer	nts				
Year L	and .	Imprv	Total	<u>Cap Val</u>	
2024	\$0	\$371,856	\$371,856	\$371,856	
2023	\$0	\$354,149	\$354,149	\$354,149	
2022	\$0	\$307,956	\$307,956	\$294,566	
Disclaimer					
Tax Estimator					

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data	Type I	List:	Carlotte State of State of			
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
01/24/2022	8708	1207	\$807,000	LI	N	C _b
05/18/2017	7717	1901	\$475,000	LI	N	C _a
07/23/2013	7052	33	\$345,600	LI	N	
07/12/2011	6741	727	\$357,000	LI	N	C _o
04/2004	5733	1569	\$100	LI	N	C _o
04/2004	5400	1740	\$299,700	LI	N	C _o
Official Reco	ords In	quiry	courtesy o	of Pam	Childers	

Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified	Roll	Exem	ptions
AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	Mary Mary Mary Mary	COMMON BUILDING	STOCK COOCCUPING

None

Legal Description

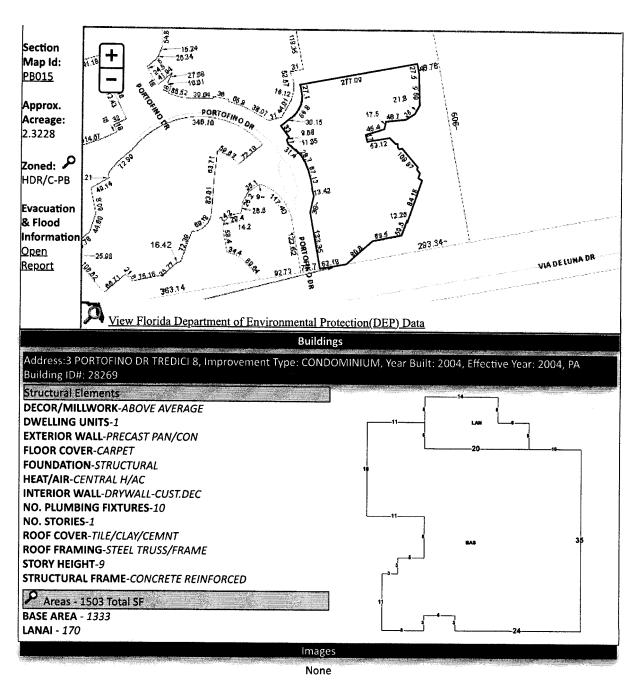
UNIT TREDICI-8 PORTOFINO TOWER THREE CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS & PARKING SPACES... P

Extra Features

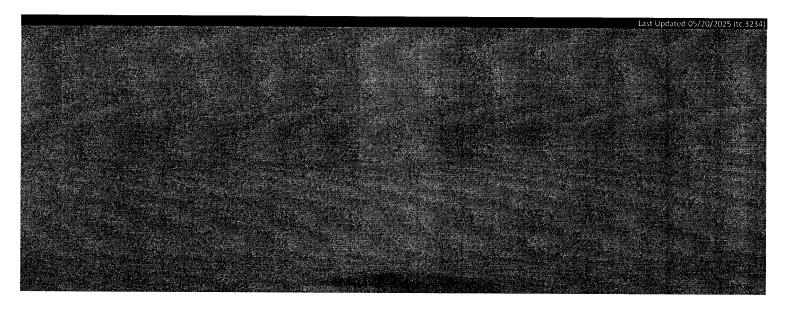
None

Parcel Information

Launch Interactive Map



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# 2025037280 5/20/2025 4:41 PM
OFF REC BK: 9320 PG: 917 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07765, 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:

UNIT TREDICI-8 PORTOFINO TOWER THREE CONDOMINIUM ALSO .005561 INT IN COMMON ELEMENTS & PARKING SPACES #168 & #169 STORAGE AREA #61 OR 8708 P 1207 SHEET 16

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170003388 (0126-70)

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

DAVID FERGUSON and KATHY L FERGUSON

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 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 REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	17-0003-388	CERTIFICATE #:	2023-77	65
REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(RESSLY IDENTIFIED B	Y NAME IN THE	E PROPERTY
listing of the owner(s) o tax information and a list	pared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Book ge 2 herein.	ed herein together with cur or unsatisfied leases, mort	rrent and delinque gages, judgments	nt ad valorem and
and mineral or any subs	to: Current year taxes; taxe urface rights of any kind or s, boundary line disputes.		-	
	sure or guarantee the validit nce policy, an opinion of tit			
Use of the term "Report	" herein refers to the Prope	rty Information Report and	d the documents at	tached hereto.
Period Searched: Oct	ober 16, 2005 to and inclu	ding October 16, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 17-0003-388

- 1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: DAVID FERGUSON AND KATHY L FERGUSON
 - By Virtue of Trustee's Assignment of Sublease recorded 1/26/2022 in OR 8708/1207
- 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 #: 17-0003-388 Assessed Value: \$371,856.00

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): PORTOFINO TOWER THREE HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH, INC.

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 #:	17-0003-388			
CERTIFICATE #:	2023-7765			
In compliance with Section 197.522, Florida Statutes, those persons, firms, and/or agencies having legal interproperty. The above-referenced tax sale certificate is sale.	erest in or claim against the above-described			
YES NO ☐ Notify City of Pensacola, P.O. Box 1291 ☐ Notify Escambia County, 190 Governm ☐ Homestead for 2025 tax year.				
DAVID FERGUSON AND	DAVID FERGUSON AND			
KATH L FERGUSON	KATHY L FERGUSON			
13530 NORTHEAST 200TH ST	3 PORTOFINO DR TREDICI 8			
WOODINVILLE, WA 98072	PENSACOLA BEACH, FL 32561			
PORTOFINO TOWER THREE HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC 10 PORTOFINO DR PENSACOLA BEACH, FL 32561	EDWARD P FLEMING AGENT OF PORTOFINO TOWER THREE HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC 719 S PALAFOX ST			
SANTA ROSA ISLAND AUTHORITY	PENSACOLA, FL 32502-5935			
25 VIA DE LUNA DR				
PENSACOLA BEACH, FL 32561				

deed

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.

Recorded in Public Records 1/26/2022 9:24 AM OR Book 8708 Page 1207, Instrument #2022007793, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$5,649.00

Prepared by and upon recording return to: Holly V. Jurnovoy, Esquire of Emmanuel, Sheppard & Condon, P.A. 30 South Spring Street Pensacola, Florida 32502 File No: 17208-156921 Parcel ID Number: 2825261000388003

TRUSTEE'S ASSIGNMENT OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ROBERT W. CARRIGAN as the TRUSTEE of the ROBERT W. CARRIGAN REVOCABLE LIVING TRUST DATED MAY 14, 2003, with full power and authority, to convey, otherwise manage and dispose of the herein referenced real property pursuant to Chapter 689.073 of the Florida Statutes, and ROBERT W. CARRIGAN, an unmarried man, whose post office address is 1244 Wineleaf Lane, Dewitt, Michigan 48820, hereinafter called "Assignor" is the present owner and holder of a leasehold interest described in that certain Sub-Lease Agreement, recorded in Official Records Book 5100, at Page 675, of the Public Records of Escambia County, Florida, and as amended and assigned thereafter ("Lease"), and DAVID FERGUSON and KATHY L. FERGUSON, husband and wife, whose address is 13530 Northeast 200th Street, Woodinville, Washington 92072, hereinafter called "Assignees",

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby sell, assign and transfer to Assignees all of the right, title, and interest of Assignor in said Lease and demised premises, all the improvements thereon, together with all interest hereafter acquired in said leasehold estate and any other rights, title, interests and matters arising, regarding the property hereafter described as follows:

Unit Tredici 8 (aka 1308), Portofino Tower Three, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5378, Page 615, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with Parking Space Numbers 168 and 169, and Storage Area Number 61.

By acceptance of this assignment, Assignees hereby assume and agree to comply with the provisions of the aforesaid Lease and all subleases and holds Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignees may at all times peaceably and quietly enter upon, hold, occupy and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of any persons whomsoever.

BK: 8708 PG: 1208

Said property and is not the homestead of Assignor under the laws and constitution of the State of Florida in that neither Assignor nor any members of the household of Assignor resides thereon.

IN WITNESS WHEREOF, the parties have set their hand and seal this $2 \frac{1}{2}$ day of January, 2022.

Signed, sealed and delivered

in the presence of these witnesses:

Assignor:

Robert W. Carrigan Revocable Living Trust dated May

14, 2003

#1 Witness Signature

By: Kallet W Carrigan

Robert W. Carrigan

Its: Trustee

SARAH A. STOLTZEW #1 Witness Printed Name

<u>Jeresa J. Mc. Clean</u>) #2 Witness Signature

Teresa L. McClean #2 Witness Printed Name

STATE OF MICHIGAN COUNTY OF Clinton

The foregoing instrument was acknowledged and executed before me by means of [X] physical presence or [] online notarization this Add day of January, 2022, by Robert W. Carrigan, individually and as the Trustee of the Robert W. Carrigan Revocable Living Trust dated May 14, 2003, who is personally known to me or who has produced <u>Arruer's Accense</u> as identification.

(Notary Seal Must Be Affixed)

Motary Public Level 1 (Clocum)

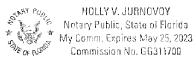
TERESA L. MCCLEAN Notary Public-State of Michigan County of Clinton My Commission Expires April 24, 2025

Acting in the County of Clinton

BK: 8708 PG: 1209

-Signature Page of Assignment of Sublease-

Acceptance of Sublease by Assignees: Signed, sealed and delivered in the presence of these witnesses: Assignees: #2 Witness Signature Selina M. Bryant #2 Witness Printed Name STATE OF FLORIDA COUNTY OF The foregoing instrument was acknowledged and executed before me by means of [N physical presence or [] online notarization this and day of January, 2022, by David Ferguson and Kathy L. Ferguson, who personally appeared before me and who are personally well known to me, or who have produced _____ identification. (Notary Seal Must Be Affixed)



BK: 8708 PG: 1210

Prepared by and upon recording return to: Holly V. Jurnovoy, Esquire of Emmanuel, Sheppard & Condon, P.A. 30 South Spring Street Pensacola, Florida 32502 File No: 17208-156921

[Space Above This Line For Recording Data]

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

ADDRESS OF: 3 Portofino Drive, Unit 1308, Pensacola Beach, Florida 32561

The County has () has not (X) accepted the abutting roadway for paved maintenance.

AS TO SELLER:

Robert W. Carrigan Revocable Trust dated May 14, 2003

Robert W. Carrigan

its: Trustee

WITNESSES TO SELLER:

N. Carrigan

SARAH A. STOLTZEUS

Witness Signature & Printed Name

Veresa & McClean Teresa L. McClean Witness Signature & Printed Name

BK: 8708 PG: 1211 Last Page

-Signature Page of RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE-

AS TO BUYER:

David a. Firguson

Kathel L. Feguera

Witness Signature & Printed Name

Walt Posce Realto

Selina M. Bryant

Witness Signature & Printed Name