

### 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

1022.59

									000 01	
Part 1: Tax Deed	Applic	ation Inform	ation		· · · · · · · · · · · · · · · · · · ·					
Applicant Name Applicant Address						Application date			Apr 20, 2022	
Property description	crty CASTRO HUGO iption 6169 AUDUBON DR					Certificate #			2020 / 150	
PENSACOLA, FL 32504 6169 AUDUBON DR 01-1353-000 LT 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933				Date certificate issued		sued	06/01/2020			
Part 2: Certificat	es Ow	ned by Appli	cant and	d Filed wi	th Tax Deed	Appli	cation		<del></del>	
Column 1 Certificate Number		Column Date of Certific	2	Co	olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2020/150		06/01/20			1,821.79			91.09	1,912.88	
							→Part 2:	Totai*	1,912.88	
Part 3: Other Ce	rtificat	es Redeeme	d by Ap	plicant (O	ther than Co	unty)	1 1			
Column 1 Certificate Number	Da	Column 2 Ite of Other	Colu Face A	umn 3 mount of Certificate	Column 4 Column 5 Tax Collector's Fee Interest			Total (Column 3 + Column 4 + Column 5)		
# 2021/103	+	6/01/2021	0.110.	1,890.78		6.25		94.54	1,991.57	
							Part 3:	Total*	1,991.57	
Part 4: Tax Coll	ector (	Certified Am	ounts (L	ines 1-7)						
Cost of all cer					r certificates red (*	deeme Total	ed by applicar of Parts 2 + 3	nt above	3,904.45	
2. Delinquent tax	xes paid	by the applica	int						0.00	
3. Current taxes									1,873.92	
4. Property infor									200.00	
5. Tax deed app	lication	fee							175.00	
6. Interest accru			der s.197.	542, F.S. (s	see Tax Collect	or Inst	ructions, pag	e 2)	0.00	
7.							otal Paid (Lin		6,153.3	
	informated	tion is true and	the tax co	ertificates, i statement is	interest, proper s attached.	ty info	rmation repor	t fee, a	nd tax collector's fees	
nate boon paid, a	2						Escambi	a, Flori	da	
Sign here:	1 Ta	Collector or Des	ianee		-		Date Apri	28th,	2022_	
Sig		Louiseror or Dea					See Instruction		0	

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
	Processing tax deed fee	
0	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
	Sheriff's fees	
13.	leterest (see Clork 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 10/03/2	2022
	Signature, Clerk of Court or Designee	

## INSTRUCTIONS + 6.25

#### 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: 2200146

To: Tax Collector of_	ESCAMBIA COUNTY	_, Florida	
PO BOX 645040 CINCINNATI, OH 45	LLC - 20 US BANK % KEYS TAX F 264-5040, tificate and hereby surrender the		Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
01-1353-000	2020/150	06-01-2020	LT 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933
<ul><li>redeem all</li><li>pay all deli</li><li>pay all Tax Sheriff's co</li></ul>	sts, if applicable. sale certificate on which this applic	nterest covering that tion report costs, (	
Electronic signature KEYS TAX FUNDI FUNDING LLC PO BOX 645040 CINCINNATI, OH	NG LLC - 20 US BANK % KEYS	TAX	<u>04-20-2022</u> Application Date
	, ipplicatit o oignataro		

**Real Estate Search** 

**Tangible Property Search** 

Sale List

Nav. Mo	de 🖲 Accoui	nt O Parce	l ID •	•				Printer Frie	ndly Version
General Info	rmation		·		Assessi	ments			
Parcel ID:	101529	100002003	15		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	011353	000			2021	\$30,000	\$69,890	\$99,890	\$99,890
Owners:	CASTRO	HUGO			2020	\$30,000	\$64,264	\$94,264	\$94,264
Mail:		UDUBON D			2019	\$30,000	\$60,006	\$90,006	\$90,006
Situs:	6169 A	UDUBON D	R 3250	4			Disclaim	er	
Use Code:	SINGLE	FAMILY RE	SID P		Market Value Breakdown Letter				
Taxing PENSACOLA CITY LIMITS Authority:				Tax Estimator					
Tax Inquiry:		ax Inquiry		<u>v</u>					
	nk courtesy o unty Tax Colle		sford		Fi	le for New	Homestead	Exemption	Online
Sales Data					2021 C	ertified Roll E	xemptions		
Sale Date	Book Page	Value	Tuna	Official Records New Window)	None				
12/17/2015	7456 933	\$45,000	WD	$\Gamma_{\!\scriptscriptstyle b}$					
12/16/2014	7275 1151	\$126,852	ст	D <sub>2</sub>	∥	Description			
08/2007	6209 1953	\$96,000		Ē,	11	K 15 EASTGA	TE S/D UNIT N	O 1 PB 4 P 93	3 OR 7456 P
•					933				
08/2006	5981 1647	\$100		<u>C</u>					
01/1974	795 597	\$20,000	WD	<u></u>					
01/1971	539 213	\$15,100	WD	<u>[</u> ]	Extra l	eatures			
Escambia Co	ords Inquiry co ounty Clerk of				FRAM	E BUILDING			
Comptroller									
Parcel								Launch Int	eractive Ma

Information

Section Map Id:

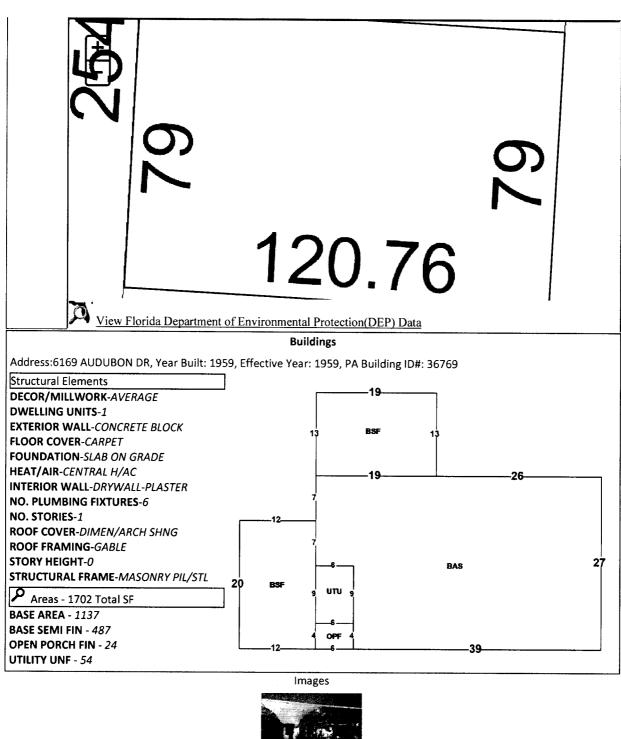
10-1S-29-2

Approx. Acreage: 0.2189

Zoned: 🔑 R-1AAA

Evacuation & Flood Information Open

Report



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# 2022047904 5/10/2022 2:45 PM
OFF REC BK: 8781 PG: 703 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS TAX FUNDING LLC - 20 US BANK holder of Tax Certificate No. 00150, issued the 1st day of June, A.D., 2020 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 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W** 

TAX ACCOUNT NUMBER 011353000 (1022-59)

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

#### **HUGO CASTRO**

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 Monday in the month of October, which is the 3rd day of October 2022.

Dated this 10th day of May 2022.

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.

COUNTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



#### PROPERTY INFORMATION REPORT

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

THE ATTACHED RE	EPORT IS ISSUED TO:			
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	01-1353-000	CERTIFICATE #:	2020-1	150
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN TH	IE PROPERTY
listing of the owner(s) tax information and a encumbrances recorde title to said land as list	orepared in accordance with the of record of the land described listing and copies of all open oped in the Official Record Books ted on page 2 herein. It is the rule of If a copy of any document list y.	I herein together with cur r unsatisfied leases, more s of Escambia County, Fl esponsibility of the party	rrent and delinqu tgages, judgment orida that appear named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any sul	ct to: Current year taxes; taxes bsurface rights of any kind or naps, boundary line disputes, and of the premises.	ature; easements, restric	tions and covena	nts of record;
	insure or guarantee the validity rance policy, an opinion of title			
Use of the term "Repo	ort" herein refers to the Property	y Information Report and	d the documents	attached hereto.
Period Searched:	June 29, 2002 to and includ	ing June 29, 2022	_ Abstractor:	Cody Campbell
BY				

Michael A. Campbell,

As President

Dated: July 8, 2022

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

July 8, 2022

Tax Account #: 01-1353-000

1. The Grantee(s) of the last deed(s) of record is/are: HUGO CASTRO

By Virtue of Warranty Deed recorded 12/30/2015 in OR 7456/933

- 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:

#### NONE FOUND OF RECORD

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 01-1353-000 Assessed Value: \$99,890 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 title search 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 & ABSTRACT, INC.

#### 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: TITLE SEARCH FOR TDA** 

TAX DEED S	SALE DATE:	OCT 3, 2022					
TAX ACCOU	J <b>NT #:</b>	01-1353-000					
CERTIFICA	TE #:	2020-150					
those persons	, firms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed					
YES NO	Notify City of Pensacola, P.O. Notify Escambia County, 190 ( Homestead for <u>2021</u> tax year	Governmental Center, 32502					
HHCO CAST	rn 🗘						

HUGO CASTRO 6169 AUDUBON DR PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 8th day of July, 2022.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

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

#### PROPERTY INFORMATION REPORT

July 8, 2022 Tax Account #:01-1353-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-1353-000(1022-59)

Recorded in Public Records 12/30/2015 at 11:59 AM OR Book 7456 Page 933, Instrument #2015098165, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$315.00

This document prepared by and return to: Kathryn Allen Title & Abstract Agency of America, Inc. 4630 Woodland Corporate Blvd., Suite 160

Tampa, FL 33614 File #: 15-294004 REO #: A141LPS Parcel ID #: 01-1353-000

#### SPECIAL WARRANTY DEED



THIS SPECIAL WARRANTY DEED Made this 18th day of December, 2015, by Federal National Mortgage Association a/k/a Fannie Mae organized and existing under the laws of the United States of America, whose address is: P.O. Box 650043, Dallas, TX 75265-0043 hereinafter called the granter, Hugo Castro, a Single Man, whose mailing address is 6169 Audubon Drive, Pensacota, FL 32504, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land in Escambia County, Florida, to wit:

LOT 2, BLOCK 15, EASTGATE SUBDIVISION UNIT NO. I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 93, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: James Avera

Witness Signature:
Printed Name: Sermenting Vargas

Federal National Mortgage Association a/k/a Fannie Mae

By: Shapiro, Fishman and Gache, LLP a

its Attorney-in-Fact

Barbara C. Peddicord, Esq. as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Pact for Federal National Mortgage Association a/k/a Fannie Mae

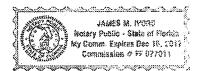
STATE OF FLORIDA COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Barbara C. Peddicord, Esq., as authorized signatory for Shapiro, Fishman and Gaché, I.LP, as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the limited liability partnership named therein, and who acknowledged before me that he/she executed the same as such officer in the same and on behalf of said limited liability partnership.

WITNESS my hand and official seal in the county and State last aforesaid this 17th day of December, 2015.

Notary Public

My Commission Expires:



#### **PAM CHILDERS**

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES **PROBATE TRAFFIC** 



## COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR

## PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale Account: 011353000 Certificate Number: 000150 of 2020

Payor: ALEX CASTRO 6169 AUDUBON DR PENSACOLA, FL 32504 Date 8/17/2022

Clerk's Check # 1	Clerk's Total \$497.04 \$6692.1
Tax Collector Check # 1	Tax Collector's Total \$6713.42
	Postage \$6.18
	Researcher Copies \$0.00
	Recording \$10.00
	Prep Fee \$7.00
	Total Received + \$7,233.64
	\$6,709.18

PAM CHILDERS
Clerk of the Circuit Court.

Received By L Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

#### **PAM CHILDERS**

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE **TRAFFIC** 

No Information Available - See Dockets



## COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR

#### Case # 2020 TD 000150 Redeemed Date 8/17/2022

Name ALEX CASTRO 6169 AUDUBON DR PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$497.04 6692.18			
Due Tax Collector = TAXDEED	\$6,713.42			
Postage = TD2	\$6.18			
ResearcherCopies = TD6	\$0.00			
Release TDA Notice (Recording) = RECORD2	\$10.00			
Release TDA Notice (Prep Fee) = TD4	\$7.00			

#### • For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

🗅 Corollado Riccin 🖺 Francia



# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 011353000 Certificate Number: 000150 of 2020

Redemption No 🗸	Application Date 4/20/2	022	Interest Rate 18%	
	Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
	Auction Date 10/3/2022		Redemption Date 8/17/2022	
Months	6		4	
Tax Collector	\$6,153.37		\$6,153.37	
Tax Collector Interest	\$553.80		\$369.20	
Tax Collector Fee	\$6.25		\$6.25	
Total Tax Collector	\$6,713.42		\$6,528.82	
Record TDA Notice	\$17.00		\$17.00	
Clerk Fee	\$119.00		\$119.00	
Sheriff Fee	\$120.00		\$120.00	
Legal Advertisement	\$200.00		\$200.00	
App. Fee Interest	\$41.04		\$27.36	
Total Clerk	\$497.04		\$483.36 CH	
Release TDA Notice (Recording)	\$10.00		\$10.00	
Release TDA Notice (Prep Fee)	\$7.00		\$7.00	
Postage	\$6.18		\$0.00	
Researcher Copies	\$0.00		\$0.00	
Total Redemption Amount	\$7,233.64		\$7,029.18	
	Repayment Overpayment Re Amount	fund	\$204.46	
Book/Page	8781		703	

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022083365 8/17/2022 9:28 AM OFF REC BK: 8842 PG: 13 Doc Type: RTD

#### RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8781, Page 703, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00150, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 011353000 (1022-59)

**DESCRIPTION OF PROPERTY:** 

LT 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W** 

NAME IN WHICH ASSESSED: HUGO CASTRO

Dated this 17th day of August 2022.

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk