

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200146

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS TAX FUNDING LLC - 20 US BANK % KEYS TAX FUNDING LLC

PO BOX 645040

CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax 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

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS TAX FUNDING LLC - 20 US BANK % KEYS TAX

FUNDING LLC

PO BOX 645040

CINCINNATI, OH 45264-5040

04-20-2022
Application Date

Applicant's signature

Part 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)	Total Paid (Lines 8-13)
14.	
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:

Signature, Clerk of Court or Designee

Date of sale 10/03/2022

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.



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS TAX FUNDING LLC - 20 US BANK % KEYS TAX FUNDING LLC PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	CASTRO HUGO 6169 AUDUBON DR 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	Certificate #	2020 / 150
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/150	06/01/2020	1,821.79	91.09	1,912.88
			→ Part 2: Total*	1,912.88

Part 3: Other Certificates Redeemed by Applicant (Other than County)

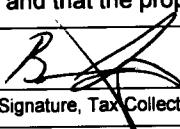
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/103	06/01/2021	1,890.78	6.25	94.54	1,991.57
				Part 3: Total*	1,991.57

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,904.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,873.92
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	6,153.37

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:


Signature, Tax Collector or Designee

Escambia, Florida

Date April 28th, 2022

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode Account Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	101S291000020015	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	011353000	2021	\$30,000	\$69,890	\$99,890	\$99,890
Owners:	CASTRO HUGO	2020	\$30,000	\$64,264	\$94,264	\$94,264
Mail:	6169 AUDUBON DR PENSACOLA, FL 32504	2019	\$30,000	\$60,006	\$90,006	\$90,006
Situs:	6169 AUDUBON DR 32504	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2021 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Official Records (New Window)	None	
12/17/2015	7456 933	\$45,000	WD			
12/16/2014	7275 1151	\$126,852	CT		Legal Description	
08/2007	6209 1953	\$96,000	WD		LT 2 BLK 15 EASTGATE S/D UNIT NO 1 PB 4 P 93 OR 7456 P 933	
08/2006	5981 1647	\$100	OT			
01/1974	795 597	\$20,000	WD			
01/1971	539 213	\$15,100	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		FRAME BUILDING				

Parcel Information	Launch Interactive Map
Section	
Map Id:	10-1S-29-2
Approx. Acreage:	0.2189
Zoned:	R-1AAA
Evacuation & Flood Information	
Open Report	

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.

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

\$45,000.00

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

**10.00
315.00**

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 grantor, Hugo Castro, a Single Man, whose mailing address is 6169 Audubon Drive, Pensacola, 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 Ivors
Printed Name: James Ivors

Federal National Mortgage Association
a/k/a Fannie Mae
By: Shapiro, Fishman and Gaché, LLP as
its Attorney-in-Fact

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

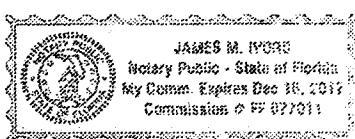
Witness Signature: Samantha Vargas
Printed Name: Samantha Vargas

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, LLP, 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.

James M. Ivors
Notary Public
My Commission Expires:



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)

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 SALE DATE: OCT 3, 2022

TAX ACCOUNT #: 01-1353-000

CERTIFICATE #: 2020-150

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES **NO**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

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
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.



PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-1353-000 CERTIFICATE #: 2020-150

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 29, 2002 to and including June 29, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: July 8, 2022



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

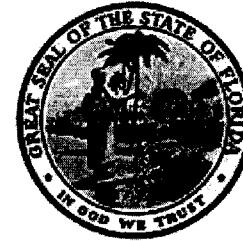
Tax Deed - Redemption Calculator

Account: 011353000 Certificate Number: 000150 of 2020

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="8/17/2022"/> 
Months	6	4
Tax Collector	<input type="text" value="\$6,153.37"/>	<input type="text" value="\$6,153.37"/>
Tax Collector Interest	<input type="text" value="\$553.80"/>	<input type="text" value="\$369.20"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$6,713.42"/>	<input type="text" value="\$6,528.82"/> 
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$41.04"/>	<input type="text" value="\$27.36"/>
Total Clerk	<input type="text" value="\$497.04"/>	<input type="text" value="\$483.36"/> 
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$6.18"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$7,233.64"/>	<input type="text" value="\$7,029.18"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$204.46"/>
Book/Page	<input type="text" value="8781"/>	<input type="text" value="703"/>

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2020 TD 000150

Redeemed Date 8/17/2022

Name ALEX CASTRO 6169 AUDUBON DR PENSACOLA, FL 32504

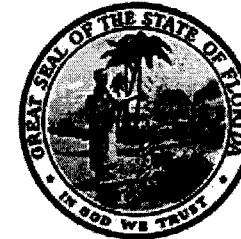
Clerk's Total = TAXDEED	\$497.04	6692.18
Due Tax Collector = TAXDEED	\$6,713.42	
Postage = TD2	\$6.18	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**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	\$6692.18
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
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk