APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200137

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
t,			
KEYS FUNDING LLC - 2 US BANK CF KEYS FUI PO BOX 645040	NDING LLC - 2020		
CINCINNATI, OH 4520	•	e same to the Tax	Collector and make tax deed application thereon:
TIOIG THE HISTORIES TEXT OF THE	mode and noroby durion dor an		
Account Number	Certificate No.	Date	Legal Description
13-1355-000	2020/7961	06-01-2020	LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77
I agree to:			
 pay any curr 	ent taxes, if due and		
 redeem all o 	utstanding tax certificates plus	interest not in my	possession, and
pay all deline	quent and omitted taxes, plus i	nterest covering th	e property.
	Collector's fees, property informats, if applicable.	ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sa which are in my posse		cation is based and	d all other certificates of the same legal description
Electronic signature			
KEYS FUNDING LL	C - 2020 FUNDING LLC - 2020		
PO BOX 645040			
CINCINNATI, OH	45264-5040		<u>04-20-2022</u>
			Application Date

Applicant's signature

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.		
10.		
11.		
12.		
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.	65,154.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
-		
Sign	here: Date of sale11/07/2 Signature, Clerk of Court or Designee	022

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

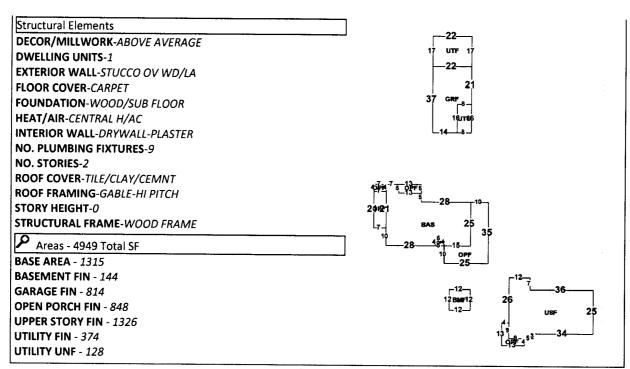
Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

1122.34

Part 1: Tax Deed	Appli	cation Infor	mation		:		1		1.00 34
Applicant Name Applicant Address	US BA	FUNDING LL ANK CF KEYS OX 645040 INNATI, OH	FUNDING		20	Appl	ication date		Apr 20, 2022
Property description	REYNOLDS KARL J 919 N BAYLEN ST PENSACOLA, FL 32501 Certificate #			-	2020 / 7961				
	13-13 LTS 1	I BAYLEN ST 55-000 4 TO 19 BLK 4 OR 1426 P 806	N ST BLK 43 BELMONT TRACT OR 1037 P		Date certificate issued		sued	06/01/2020	
Part 2: Certificate	es Ow	ned by Appl	icant and	l Filed w	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2020/7961		06/01/20	20		1,095.83			54.79	1,150.62
→Part 2: Total* 1,150.62									
Part 3: Other Cei	rtificat	es Redeeme	d by App	olicant (C	ther than Co	unty)	1.44		
Column 1 Certificate Number	Da	Column 2 ite of Other tificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)			
# 2021/6270	06	6/01/2021		1,137.60		6.25		56.88	1,200.73
							Part 3:	Total*	1,200.73
Part 4: Tax Colle	ector (Certified Am	ounts (Li	nes 1-7)		:			
Cost of all certi	ificates	in applicant's	possessio	n and other			ed by applican of Parts 2 + 3		2,351.35
2. Delinquent tax	es paid	by the applica	int						0.00
3. Current taxes paid by the applicant						1,061.69			
4. Property information report fee						200.00			
5. Tax deed application fee					175.00				
6. Interest accrue	d by ta	x collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Instr	ructions, page	2)	0.00
7.						То	tal Paid (Line	s 1-6)	3,788.04
I certify the above in have been paid, and						infor	mation report	fee, an	d tax collector's fees
Sign here: Date April 28th, 2022									

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



Images



6/24/2016 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.

Last Updated:05/03/2022 (tc.52675)

Real Estate Search

Tangible Property Search

Sale List

+	Nav. Mode	Account O Parcel ID	•
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Printer Friendly Version

\$125,620

\$373,195

General Information

Parcel ID:

000S009010014043

Account:

131355000

Owners:

REYNOLDS KARL J

Mail:

919 N BAYLEN ST

Situs:

PENSACOLA, FL 32501

919 N BAYLEN ST 32501

Use Code:

SINGLE FAMILY RESID

Taxing

PENSACOLA CITY LIMITS

Authority:

Tax Inquiry:

Tax Inquiry link courtesy of Scott Lunsford

Open Tax Inquiry Window

Escambia County Tax Collector

Assessments

2019

Year Land **Imprv** Total Cap Val 2021 \$184,140 \$260,001 \$444,141 \$130,308 2020 \$153,450 \$234,124 \$387,574 \$128,509

Disclaimer

\$219,745

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Sales Data

Official Records Sale Date Book Page Value Type (New Window) \$100 QC 04/1980 1426 806 Lb 01/1976 1037 940 \$48,000 WD 01/1971 548 998 \$24,800 WD 01/1968 394 780 \$27,500 WD

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and

2021 Certified Roll Exemptions

\$153,450

HOMESTEAD EXEMPTION, SENIOR EXEMPTION

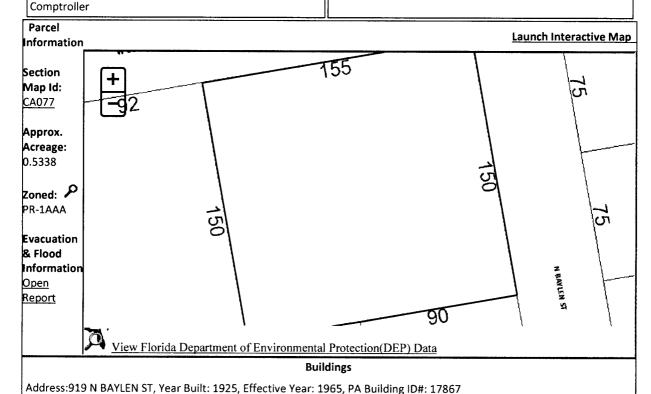
Legal Description

LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

Extra Features

POOL

UTILITY BLDG



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048703 5/11/2022 3:26 PM
OFF REC BK: 8782 PG: 1764 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC – 2020 holder of Tax Certificate No. 07961, 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:

LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131355000 (1122-34)

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

KARL J REYNOLDS

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 November, which is the 7th day of November 2022.

Dated this 11th 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 131355000 Certificate Number: 007961 of 2020

Redemption No 🕶	Application Date 4/20/2022	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/7/2022	Redemption Date 6/8/2022
Months	7	2
Tax Collector	\$3,788.04	\$3,788.04
Tax Collector Interest	\$397.74	\$113.64
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,192.03	\$3,907.93
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	\$47.88	\$13.68
Total Clerk	\$503.88	\$469.68 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$4,772.91	\$4,394.61
	Repayment Overpayment Refund Amount	\$378.30
Book/Page	8782	1764
		V ⁴⁻¹ -4

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 MIŞ 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

Case # 2020 TD 007961

Redeemed Date 6/8/2022

Name KARL J REYNOLDS 919 N BAYLEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$503,88 \$4057.61
Due Tax Collector = TAXDEED	\$4, \ \.2.03
Postage = TD2	\$60 . 00
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	
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FINANCIAL SUMMARY

No Information Available - See Dockets

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: 131355000 Certificate Number: 007961 of 2020

Payor: KARL J REYNOLDS 919 N BAYLEN ST PENSACOLA, FL 32501 Date 6/8/2022

Clerk's Check #	1000664553	Clerk's Total	\$507.88 \$ 4057.1
Tax Collector Check #	1	Tax Collector's Total	\$4,192.03
**************************************		Postage	\$60.00
	and the state of the	Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
A CONTROL OF THE WILLIAM CONTROL OF THE CONTROL OF	at the terms of th	Total Received	,_ \$4,772.91
<u> </u>		***************************************	\$ 4074.61

PAM CHILDERS
Clerk of the Circuit Court

Received By (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
ESCAMBIA COUNTY FLORIDA
INST# 2022058791 6/8/2022 12:54 PM
OFF REC BK: 8800 PG: 1018 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 8782, Page 1764, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07961, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 131355000 (1122-34)

DESCRIPTION OF PROPERTY:

LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: KARL J REYNOLDS

Dated this 8th day of June 2022.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

This Quit-Claim Deed, Executed this 15th day of April . A D. 1080 , by JO ANNE REYNOLDS.

first party, to KARL J. REYNOLDS.

whose postaffice address is 919 North Baylen Street, Pensacola, Florida,

Winesselft, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the Countr of Escambia, State of Florida,

> Lots 14, 15, 16, 17, 18, and 19, Block 43, Belmont Tract, City of Pensacola, Escambia County, Florida, according to map of said city, copyrighted by Thomas C. Watson in 1906.

> As part of the consideration herein, grantee shall hold grantor harmless for any indebtedness under that certain mortgage made by Karl J. Reynolds and Jo Anne Reynolds, husband and wife, to Mutual Federal Savings & Loan Association of Pensacola, executed the 22nd day of September, 1976, in the original principal amount of \$43,200.00.





To Have and to Hold the come together with all and singular the appurtenances thereunta to hanging or in an area apportaining used all the estate right title interest lien equity and claim whats a creat the said tiest parts enter in his or equals to the only proper use benefit and behoof of the said

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119 BEBT GERBET Storm unter far before me, an result in the constitution to personally appeared

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NOTARY PUBLIC STEELING STEELIN

K. Jeffrey Peynolds 902 East Blount Street Pensacola, Florida 32593

PROPERTY INFORMATION REPORT

August 15, 2022 Tax Account #:13-1355-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 14 TO 19 BLK 43 BELMONT TRACT OR 1037 P 940 OR 1426 P 806 CA 77

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-1355-000(1122-34)

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 #:
 13-1355-000

 CERTIFICATE #:
 2020-7961

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.

YLS	NO	
	\boxtimes	Notify City of Pensacola, P.O. Box 12910, 32521
	\boxtimes	Notify Escambia County, 190 Governmental Center, 32502
\boxtimes		Homestead for <u>2021</u> tax year.

KARL J REYNOLDS 919 N BAYLEN ST PENSACOLA, FL 32501

TITO

Certified and delivered to Escambia County Tax Collector, this 15th day of August, 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

August 15, 2022

Tax Account #: 13-1355-000

1. The Grantee(s) of the last deed(s) of record is/are: KARL J REYNOLDS

By Virtue of QUIT CLAIM DEED recorded 4/1/1980 in OR 1426/806

- 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:
 - 1. None
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 13-1355-000 Assessed Value: \$130,308.00

Exemptions: HOMESTEAD EXEMPTION, SENIOR EXEMPTION

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 I	SISSOLD TO.		
SCOTT LUNSFORD, ESCAM	IBIA COUNTY TA	X COLLECTOR	
TAX ACCOUNT #:	13-1355-000	CERTIFICATE #:	2020-7961
	IE PERSON(S) EXI	PRESSLY IDENTIFIED B	ORS OR OMISSIONS IN THIS Y NAME IN THE PROPERTY NFORMATION REPORT.
tax information and a listing are encumbrances recorded in the title to said land as listed on pa	d of the land describ nd copies of all open Official Record Boo ge 2 herein. It is the	ped herein together with cur or unsatisfied leases, mort oks of Escambia County, Flore responsibility of the party	rent and delinquent ad valorem
and mineral or any subsurface	rights of any kind o dary line disputes, a	r nature; easements, restrict	w or in subsequent years; oil, gas, ions and covenants of record; yould be disclosed by an accurate
This Report does not insure or considered a title insurance pol warranty of title.	•		cument attached, nor is it to be as any other form of guarantee or
Use of the term "Report" herei	n refers to the Prope	erty Information Report and	the documents attached hereto.
Period Searched: July 12	2, 2002 to and inclu	ıding July 12, 2022	Abstractor: Stacie Wright

BY

Michael A. Campbell, As President

Dated: August 15, 2022