

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA							0325-06
Part 1: Tax Deed	Application Infor	mation			1 T		electe r de la company de la compa
Applicant Name Applicant Address	KEYS FUNDING LL PO BOX 71540 PHILADELPHIA, PA		1540		Applic	ation date	Apr 22, 2024
Property description	KARIMI MAX D 1724 DAVID ST PENSACOLA, FL 32514		Certificate #		2022 / 311		
	1724 DAVID ST 01-3956-000 LT 7 LESS W 54 FT 7299 P 1174	F BLK 3 PL	AINFIELD	PB 3 P 47 OR	Date o	ertificate issued	06/01/2022
Part 2: Certificate	es Owned by App	licant an	d Filed wi	ith Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Column er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/311	06/01/2	022		1,840.68		92.03	1,932.71
et en estado	·····		•		•	→Part 2: Total*	1,932.71
Part 3: Other Cei	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/292	06/01/2023		1,851.98		6.25	101. 86	1,960.09
						Part 3: Total*	1,960.09
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all certi	ificates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above)	3,892.80
2. Delinquent taxe	es paid by the applica	ant					0.00
3. Current taxes p	baid by the applicant						1,751.28
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	I Paid (Lines 1-6)	6,019.08
	formation is true and that the property inf				inform	ation report fee, an	d tax collector's fees
R_						Escambia, Florida	a
Sign here: Sign a	ature, Tax Collector or Desi	anee			Da	te <u>April 24th, 2</u>	024

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

Pa	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.	79,519.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	ere: Date of sale03/05/20 Signature, Clerk of Court or Designee	 025

INSTRUCTIONS 76.25

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

Section 197.502, Florida Statutes

R. 12/16

512

To: Tax Collector of ESCAMBIA COUNTY , Florida

I, KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540,

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
01-3956-000	2022/311	06-01-2022	LT 7 LESS W 54 FT BLK 3 PLAINFIELD PB 3 P 47 OR 7299 P 1174

l 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 FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540

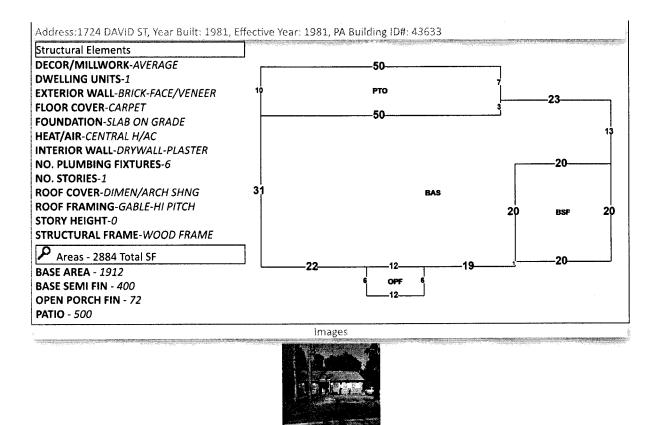
04-22-2024 Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

◆ Now Mode @Account OParcel ID Assessments Parcel ID: D13956000 Owners: KARIMI MAX D Mail: 1724 DAVID ST PENSACOLAR, FL 23514 Disclaimer Use Code: SINGLE FAMILY RESID @ Taxing: COUNT MSTU Sales Data 7023 Certified Roll Exemptions: Sales Data 7023 Certified Roll Exemptions: Sold(147 221 302 S100 OT D) D) Sold(147 21 302 S10 AS1, S00 OT D) <	R	eal Estate Search	Tangi	ble Prop	erty Search	Sa	ale List	
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1/24/2019 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:04/25/2024 (tc.2714)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024036310 5/13/2024 12:47 PM OFF REC BK: 9145 PG: 1484 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00311**, issued the **1st** day of **June**, **A.D.**, **2022** 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 7 LESS W 54 FT BLK 3 PLAINFIELD PB 3 P 47 OR 7299 P 1174

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013956000 (0325-06)

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

MAX D KARIMI

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 March, which is the **5th day of March 2025**.

Dated this 13th day of May 2024.

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 CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CIVIL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES	COUNTY OF ESCAMBIA OFFICE OF THE	BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY CLERK TO THE BOARD OF COUNTY COMMISSIONERS OFFICIAL RECORDS COUNTY TREASURY AUDITOR
PROBATE	CLERK OF THE CIRCUIT COURT	
PAM C	HILDERS, CLERK OF THE CIRCUIT COUF	रा
	ax Certificate Redeemed From Sale	
Account: 01	.3956000 Certificate Number: 000311 c	of 2022
Payor: MAX D KARIMI	1724 DAVID ST PENSACOLA, FL 32514	Date 11/4/2024
Clerk's Check # 1	Clerk's Total	\$53 .24 \$6,8
Tax Collector Check # 1	Tax Collector's Tota	1 \$7.018.48
	Postage	\$100.00
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	
		\$6,858.21
	PAM CHILDERS Clerk of the Æireµi	+ Court
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PAM CHILDERS CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CIVIL COUNTY CIVIL COUNTY CIVIL COUNTY CIVIL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS OPERATIONAL SERVICES PROBATE TRAFFIC	COUNTY OF ESCAMBI OFFICE OF THE CLERK OF THE CIRCUIT C	AUDITOR			
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Name MAX D K	ARIMI 1724 DAVID ST PENSACO	LA, FL 32514			
Clerk's Total = TAXDEED	\$531/24	\$6,841.21			
Due Tax Collector = TAXDEED	\$7,018.48	ht - /			
Postage = TD2	\$100.00				
ResearcherCopies = TD6	\$0.00				
Release TDA Notice (Recording) = RE	CORD2 \$10.00				
Release TDA Notice (Prep Fee) = TD4	, \$7.00				
For Office Use Only					
Date Docket Desc	Amount Owed Amo	unt Due Payee Name			
FINANCIAL SUMMARY					
No Information Available - See Dockets					

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA Tax Deed - Redemption Calculator Account: 013956000 Certificate Number: 000311 of 2022 Redemption No ✓ Application Date 4/22/2024 Interest Rate 18% Final Redemption Payment Redemption Overpayment ACCTUAI. Auction Date 3/5/2025 Redemption Date 11/72024 Months 11 7 7 tax Collector \$6,019.08 Tax Collector Interest \$993.15 \$632.00 \$632.00 Tax Collector Fee \$6.25 \$64.25 \$6.57.33 Clerk Fee \$119.00 Sheriff Fee \$120.00 \$120.00 \$120.00 Legal Advertisement \$200.00 Store \$531.24 Store \$503.8 Release TDA Notice \$10.00 Release TDA Notice (Prep Fee) \$7.00 Prove \$200.00 \$0.00 Release TDA Notice (Prep Fee) \$7.00 Postage \$10.00 \$0.00 Researcher Copies \$0.00	🛱 Search Property 🗲 Property	Sheet 🛋 Lien Holder's 🖞 Sold To 🗷 Redee	m 🖹 Forms 🛠 Courtview 🛠 Benchmark					
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Clerk Fee \$119.00 \$119.00 Sheriff Fee \$120.00 \$120.00 Legal Advertisement \$200.00 \$200.00 App. Fee Interest \$75.24 \$47.88 Total Clerk \$531.24 \$503.88 Release TDA Notice (Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51								
Sheriff Fee \$120.00 \$120.00 Legal Advertisement \$200.00 \$200.00 App. Fee Interest \$75.24 \$47.88 Total Clerk \$531.24 \$503.88 Release TDA Notice (Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21	Record TDA Notice	\$17.00	\$17.00					
Legal Advertisement \$200.00 App. Fee Interest \$75.24 Total Clerk \$531.24 Release TDA Notice (Recording) \$10.00 Release TDA Notice (Prep Fee) \$7.00 Postage \$100.00 Researcher Copies \$0.00 \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51	Clerk Fee	\$119.00	\$119.00					
App. Fee Interest \$75.24 \$47.88 Total Clerk \$531.24 \$503.88 Release TDA Notice (Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51	Sheriff Fee	\$120.00	\$120.00					
Total Clerk \$531.24 \$503.88 Release TDA Notice (Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51	Legal Advertisement	\$200.00	\$200.00					
Release TDA Notice (Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51	App. Fee Interest	\$75.24	\$47.88					
(Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51	Total Clerk	\$531.24	\$503.88					
(Recording) \$10.00 \$10.00 Release TDA Notice (Prep Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund Amount \$488.51								
Fee) \$7.00 \$7.00 Postage \$100.00 \$0.00 Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund \$488.51		\$10.00	\$10.00					
Researcher Copies \$0.00 \$0.00 Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund \$488.51		\$7.00	\$7.00					
Total Redemption Amount \$7,666.72 \$7,178.21 Repayment Overpayment Refund \$488.51	Postage	\$100.00	\$0.00					
Repayment Overpayment Refund Amount \$488.51	Researcher Copies	\$0.00	\$0.00					
Amount \$488.51	Total Redemption Amount	\$7,666.72	\$7,178.21					
Amount \$488.51								
Book/Page 9145 1484			\$488.51					
	Book/Page	9145	1484					



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 #:
 01-3956-000
 CERTIFICATE #:
 2022-311

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

MAC phil

Michael A. Campbell, As President Dated: November 22, 2024

PROPERTY INFORMATION REPORT CONTINUATION PAGE

November 22, 2024 Tax Account #: **01-3956-000**

1. The Grantee(s) of the last deed(s) of record is/are: MAX D KARIMI

By Virtue of Quit Claim Deed recorded 2/12/2015 in OR 7299/1174

- 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 #: 01-3956-000 Assessed Value: \$163,810.00 Exemptions: HOMESTEAD 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.

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:	MAR 5, 2025
TAX ACCOUNT #:	01-3956-000
CERTIFICATE #:	2022-311

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.

 $\begin{array}{c|c} \mathbf{YES} & \mathbf{NO} \\ \hline \end{array} \\ \hline \end{array}$

 \mathbf{X}

Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for <u>2023</u> tax year.

MAX D KARIMI 1724 DAVID ST PENSACOLA FL 32514

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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

November 22, 2024 Tax Account #:01-3956-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 7 LESS W 54 FT BLK 3 PLAINFIELD PB 3 P 47 OR 7299 P 1174

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-3956-000(0325-06)

Recorded in Public Records 02/12/2015 at 04:48 PM OR Book 7299 Page 1174, Instrument #2015011308, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Recording requested by:	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: AMIR M. KARIMI	Name
Address: P.D. Bax 265	Address
Address: <u>P.D. Bax 265</u> City/State/Zip: <u>Gowzalez, FL3</u> 2560	City/State/Zip
Property Tax Parcel/Account Number: 05/5300	407070003

Quitclaim Deed

This Quitclaim Deed is made on February 12,2015	between
AMIN. KARIMI, Grantor, of 1724 David :	sheet
, City of Pensacola , State of Florida,	32514,
and Max D. Karime, Grantee, of 1724 David	street,
, City of <u>Pensacola</u> , State of <u>Florida</u>	32514.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at <u>1724</u> David Street, <u>city of Pensacula</u>, State of <u>Florida</u>, <u>32514</u>:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 20/5 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

A STATE OF A

Quitclaim Deed Pg.1 (11-12)

Lot 7, less the West 54 feet, block 3, Olainfield subdivision, Plat book 3, orge 47, section 5, Towship 1 soceth Range 30 West, Escambia County

Dated: 2-12-15

MKar

Signature of Grantor

AMIR M. KARIMI Name of Grantor

Micole Lohr

Must Van Hoor

Nicole Lohr

Printed Name of Witness #2

State of <u>Ilouida</u> County of <u>Scampia</u> on 02/12/2015 , the Grantor, Amir M. Karimi

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Xenta CAROL C. GENTRY Notary Signature Notary Public - State of Florie My Comm. Expires F Notary Public, In and for the County of <u>LSCambia</u> State of <u>Houda</u> My commission expires: <u>EE 876417</u> Expires <u>924/2017</u> Seal

Send all tax statements to Grantee.

Quitclaim Deed Pg.2 (11-12)