



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	ARREOLA JULIO CESAR ESTELA NOHEMI 5718 WHISPERING WOODS DR MILTON, FL 32571 6941 BURRELL LN 03-1660-000 BEG AT NW COR OF LT 32 ON S LI OF PINESTEAD RD 30 FT R/W SLY ALG W LI OF LT 420 FT FOR POB CONTINUE (Full legal attached.)	Certificate #	2022 / 1210
		Date certificate issued	06/01/2022

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)
# 2022/1210	06/01/2022	730.97	36.55	767.52
→Part 2: Total*				767.52

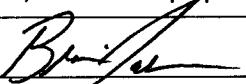
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	767.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,721.39
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)	2,863.91

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: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2024

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

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)	
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 <u>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 625

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.

BEG AT NW COR OF LT 32 ON S LI OF PINESTEAD RD 30 FT R/W SLY ALG W LI OF LT 420 FT FOR POB CONTINUE SAME COURSE 75 FT ELY PARL TO N LI OF LT 144 FT NLY PARL TO W LI OF LT 75 FT WLY AT RT ANG 144 FT TO POB S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 OR 7984 P 1683 SEC 25/27 T 1S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400608

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

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
03-1660-000	2022/1210	06-01-2022	BEG AT NW COR OF LT 32 ON S LI OF PINESTEAD RD 30 FT R/W SLY ALG W LI OF LT 420 FT FOR POB CONTINUE SAME COURSE 75 FT ELY PARL TO N LI OF LT 144 FT NLY PARL TO W LI OF LT 75 FT WLY AT RT ANG 144 FT TO POB S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 OR 7984 P 1683 SEC 25/27 T 1S R 30

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 FUNDING LLC - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	271S303101011032					Year	Land	Imprv	Total	Cap Val
Account:	031660000					2023	\$11,250	\$106,176	\$117,426	\$115,990
Owners:	ARREOLA JULIO CESAR ESTELA NOHEMI					2022	\$10,688	\$94,758	\$105,446	\$105,446
Mail:	5718 WHISPERING WOODS DR MILTON, FL 32571					2021	\$10,688	\$74,638	\$85,326	\$77,370
Situs:	6941 BURRELL LN 32503					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
08/26/2021	8609	1514	\$127,000	WD	📄	BEG AT NW COR OF LT 32 ON S LI OF PINESTEAD RD 30 FT R/W SLY ALG W LI OF LT 420 FT FOR POB CONTINUE SAME COURSE 75... 🔑				
10/17/2018	7984	1683	\$100	QC	📄					
10/17/2018	7984	1682	\$100	OT	📄					
02/2000	4532	1855	\$35,200	WD	📄					
09/1999	4472	419	\$100	WD	📄					
08/1999	4455	1199	\$100	CT	📄					
04/1990	2844	388	\$40,000	WD	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						METAL BUILDING				

Parcel Information

[Launch Interactive Map](#)

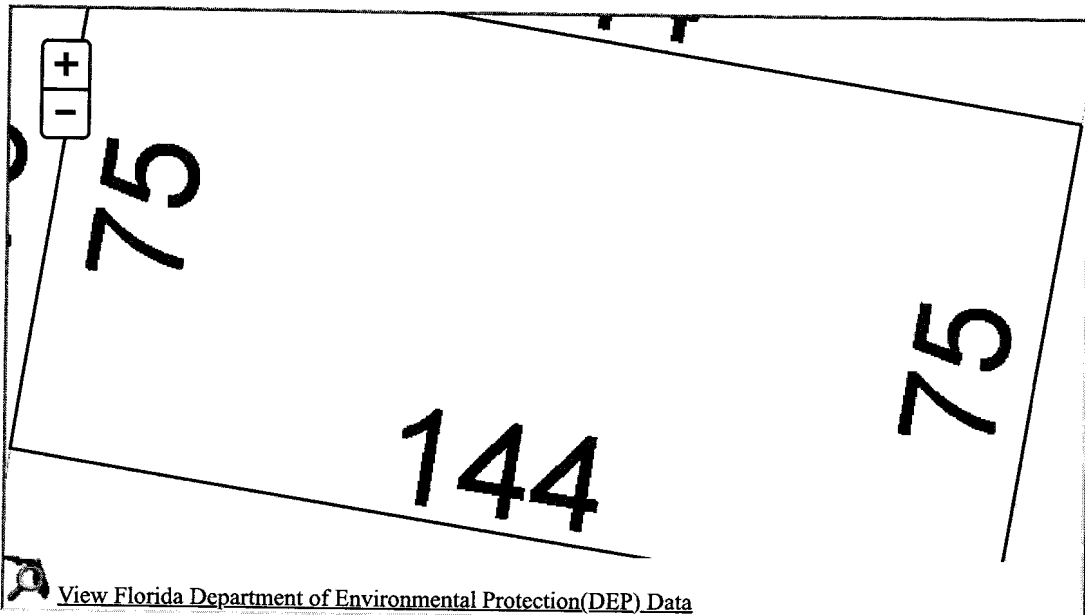
Section
Map Id:
27-1S-30-2

Approx.
Acreage:
0.2422

Zoned:

HDMU
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Evacuation
& Flood
Information
[Open
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

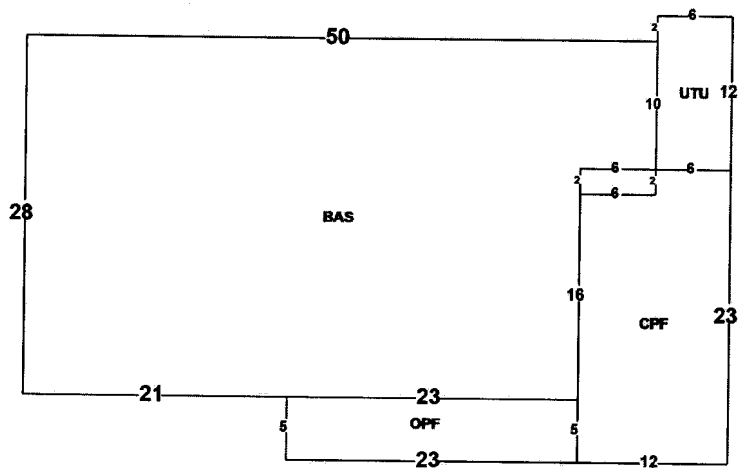
Address: 6941 BURRELL LN, Year Built: 1964, Effective Year: 1964, PA Building ID#: 56859

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1767 Total SF

BASE AREA - 1304
CARPORT FIN - 276
OPEN PORCH FIN - 115
UTILITY UNF - 72



Images



2/26/2019 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.

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: 031660000 Certificate Number: 001210 of 2022**

Payor: NOHEMI ESTELA 5718 WHISPERING WOODS DR MILTON, FL 32571 Date 6/6/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$538.08
Tax Collector's Total \$3,385.66
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$4,040.74

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
\$3122.76
[Signature]

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>



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 #: 03-1660-000 CERTIFICATE #: 2022-1210

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 16, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 16, 2024

Tax Account #: **03-1660-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NOHEMI ESTELA AND JULIO CESAR ARREOLA**

By Virtue of Warranty Deed recorded 9/1/2021 in OR 8609/1514

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 #: 03-1660-000

Assessed Value: \$123,408.00

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): **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: APR 2, 2025

TAX ACCOUNT #: 03-1660-000

CERTIFICATE #: 2022-1210

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**NOHEMI ESTELA AND
JULIO CESAR ARREOLA
6941 BURRELL LN
PENSACOLA, FL 32503**

**NOHEMI ESTELA AND
JULIO CESAR ARREOLA
5718 WHISPERING WOODS DR
MILTON, FL 32571**

**NOHEMI ESTELA AND
JULIO CESAR ARREOLA
6079 SYRCLE AVENUE
MILTON, FL 32570**

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

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

December 16, 2024

Tax Account #:03-1660-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NW COR OF LT 32 ON S LI OF PINESTEAD RD 30 FT R/W SLY ALG W LI OF LT 420 FT
FOR POB CONTINUE SAME COURSE 75 FT ELY PARL TO N LI OF LT 144 FT NLY PARL TO W
LI OF LT 75 FT WLY AT RT ANG 144 FT TO POB S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4
SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 OR 8609 P 1514 SEC 25/27 T 1S R 30**

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1660-000(0425-11)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 9/1/2021 4:26 PM OR Book 8609 Page 1514,
Instrument #2021097015, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$889.00

18.50
889.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W Nine Mile Road Ste D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number: 271S303101011032
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 25th day of August, 2021 by James D. Smith, single and Ruth Ann Smith, single, whose post office address is 6941 Burrell Lane, Pensacola, FL 32503 herein called the grantors, to Nohemi Estela and Julio Cesar Arreola, wife and husband, whose post office address is 6079 Syrcle Avenue, Milton, FL 32570, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

see attached exhibit a for complete legal description.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Teresa Seymour
Witness #1 Signature

Teresa Seymour
Witness #1 Printed Name

L. Wolf
Witness #2 Signature

L. Wolf
Witness #2 Printed Name

James D. Smith
James D. Smith

Ruth Ann Smith
Ruth Ann Smith

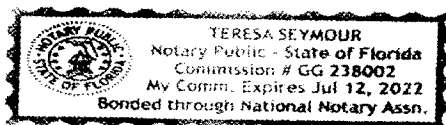
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means x physical presence or 25th on line notarization, this 26th day of August, 2021 by James D. Smith and Ruth Ann Smith, who are personally known to me or have produced a current driver license as identification.

SEAL

Teresa Seymour
Notary Public

Printed Notary Name
My Commission Expires:



BK: 8609 PG: 1515 Last Page

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 32 on the South line of Pinestead Road (30 foot right of way); thence Southerly along the West line of said Lot 32 a distance of 420 feet for the Point of Beginning; thence continue along same course for a distance of 75 feet; thence Easterly parallel to the North line of said Lot 32 a distance of 144 feet; thence continue Northerly parallel to the West line of said Lot 32 a distance of 75 feet; thence Westerly at a right angle a distance of 144 feet to the Point of Beginning. All lying and being in Section 27, Township 1 South, Range 30 West, Escambia County, Florida.

File No.: 2102822J