



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 - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	ABNEY BERTHA MARIE BRASWELL & 7199 RAMPART WAY PENSACOLA, FL 32505-3479 1014 PENNSYLVANIA DR 07-0560-000 BEG AT NW COR OF FRED WEHMEIER TRACT DB 68 P 554 W ALG S LI OF LILLIAN HWY 239 50/100 FT S 0 DEG 4 M (Full legal attached.)	Certificate #	2022 / 3018
		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)
# 2022/3018	06/01/2022	733.13	36.66	769.79
→Part 2: Total*				769.79

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)	769.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,499.11
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)	2,643.90

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 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 + 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.

BEG AT NW COR OF FRED WEHMEIER TRACT DB 68 P 554 W ALG S LI OF LILLIAN HWY 239 50/100 FT S 0 DEG 4 MIN 0 SEC E 367 55/100 FT FOR POB CONT 99 45/100 FT W 86 21/100 FT N 99 45/100 FT E 86 08/100 FT TO POB OR 3814 P 257 LESS DB 443 P 597 COUNTY RD LESS CIVIL ACTION 71-2205 STATE RD R/W 295 PLAT DB 128 P 575 CA 174

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400584

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022

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
07-0560-000	2022/3018	06-01-2022	BEG AT NW COR OF FRED WEHMEIER TRACT DB 68 P 554 W ALG S LI OF LILLIAN HWY 239 50/100 FT S 0 DEG 4 MIN 0 SEC E 367 55/100 FT FOR POB CONT 99 45/100 FT W 86 21/100 FT N 99 45/100 FT E 86 08/100 FT TO POB OR 3814 P 257 LESS DB 443 P 597 COUNTY RD LESS CIVIL ACTION 71-2205 STATE RD RW 295 PLAT DB 128 P 575 CA 174

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 - 9022

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:	3425300300007030		Year	Land	Imprv	Total	Cap Val
Account:	070560000		2023	\$11,055	\$105,291	\$116,346	\$98,267
Owners:	ABNEY BERTHA MARIE BRASWELL & POTTER MARGUERITE		2022	\$7,240	\$93,951	\$101,191	\$89,334
Mail:	7199 RAMPART WAY PENSACOLA, FL 32505-3479		2021	\$7,240	\$73,973	\$81,213	\$81,213
Situs:	1014 PENNSYLVANIA DR 32506		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							

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	VETERANS	
08/1995	3814	257	\$30,500	WD		Legal Description	
05/1995	3767	12	\$100	WD		BEG AT NW COR OF FRED WEHMEIER TRACT DB 68 P 554 W	
04/1995	3759	561	\$100	CT		ALG S LI OF LILLIAN HWY 239 50/100 FT S 0 DEG 4 MIN 0	
11/1990	2946	1	\$30,000	WD		SEC...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Section Map Id: CA174

Approx. Acreage: 0.1675

Zoned: MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

Parcel Information

Launch Interactive Map

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

MDR
MDR
MDR
MDR


**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 1014 PENNSYLVANIA DR, Year Built: 1964, Effective Year: 1964, PA Building ID#: 82287

Structural Elements

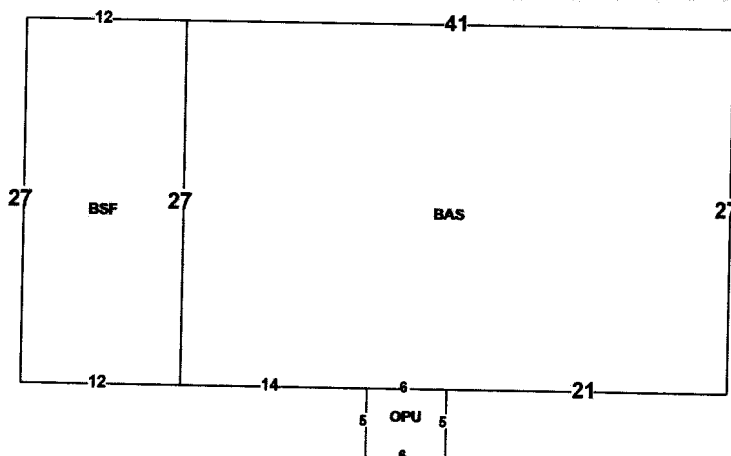
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1461 Total SF

BASE AREA - 1107

BASE SEMI FIN - 324

OPEN PORCH UNF - 30



Images



11/9/2018 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: 05/07/2024 (tc.7159)

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: 070560000 Certificate Number: 003018 of 2022**

Payor: BERTHA ABNEY 7199 RAMPART WAY PENSACOLA, FL 32505-3479 Date 5/29/2024

Clerk's Check # 118956
Tax Collector Check # 1

Clerk's Total \$538.08
Tax Collector's Total \$3,126.05
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$3,781.13

Reduced to 2847.65
**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *[Signature]*
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>**



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 #: 07-0560-000 CERTIFICATE #: 2022-3018

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 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **07-0560-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MARGUERITE V POTTER AND BERTHA MARIE BRASWELL**

By Virtue of Deed for Florida recorded 8/10/1995 in OR 3814/257

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 #: 07-0560-000

Assessed Value: \$108,093.00

Exemptions: VETERANS

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 #: 07-0560-000

CERTIFICATE #: 2022-3018

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.

**MARGUERITE POTTER AND BERTHA
MARIE BRASWELL ABNEY FKA
BERTHA MARIE BRASWELL
1014 PENNSYLVANIA DR
PENSACOLA, FL 32506**

**MARGUERITE POTTER AND BERTHA
MARIE BRASWELL ABNEY FKA
BERTHA MARIE BRASWELL
7199 RAMPART WAY
PENSACOLA, FL 32505-3479**

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 17, 2024

Tax Account #:07-0560-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NW COR OF FRED WEHMEIER TRACT DB 68 P 554 W ALG S LI OF LILLIAN HWY 239
50/100 FT S 0 DEG 4 MIN 0 SEC E 367 55/100 FT FOR POB CONT 99 45/100 FT W 86 21/100 FT N 99
45/100 FT E 86 08/100 FT TO POB OR 3814 P 257 LESS DB 443 P 597 COUNTY RD LESS CIVIL
ACTION 71-2205 STATE RD R/W 295 PLAT DB 128 P 575 CA 174**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0560-000(0425-39)

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

10.50 Rec
213.50 Doc

OR Bk3814 Pg0257
INSTRUMENT 00226252

This instrument was prepared by James J. Reeves, Attorney at Law, Closing Agent for U.S. Department of Housing and Urban Development, Property Disposition Branch, Jacksonville, Florida

730 Bayfront Parkway, Suite 4-B
Pensacola, FL 32501

Tax Parcel I.D. #
Grantee(s) S.S. #

Old FHA Case #091-261664
New FHA Case #

D S PD \$213.50
Mort \$0.00 ASUM \$0.00
AUGUST 10, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: *Knights* D.C.

DEED FOR FLORIDA

THIS INDENTURE, Made JULY 12, 1995, by and between HENRY G. CISNEROS, SECRETARY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C. (hereinafter referred to as "Grantor"), and

MARGUERITE V. POTTER, A SINGLE WOMAN, and
BERTHA MARIE BRASWELL, A SINGLE WOMAN,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(Property Address) 1014 PENNSYLVANIA AVENUE, PENSACOLA, FLORIDA 32506

(hereinafter referred to as "Grantee(s)")

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee(s), and the heirs and assigns of said Grantee(s), forever, all that certain parcel of land lying and being in the County of ESCAMBIA, State of Florida, more particularly described as follows, to-wit:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF FRED WEHMEIER TRACT AS RECORDED IN DEED BOOK 68, PAGE 554; THENCE WEST ALONG THE SOUTH LINE OF LILLIAN HIGHWAY A DISTANCE OF 239.50 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 367.55 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 99.45 FEET; THENCE WEST A DISTANCE OF 86.21 FEET; THENCE NORTH A DISTANCE OF 99.45 FEET; THENCE EAST A DISTANCE OF 86.08 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

A/K/A A PORTION OF LOTS 30 AND 31, JUAN DOMINGUES GRANT, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 128, PAGE 575 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the appurtenances unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT TO any state of facts an accurate survey would show.

OR Bk3814 Pg0258
INSTRUMENT 00226252

#091-261664

DEED FOR FLORIDA

AND the said Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under him.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as Authorized Agent, U.S. Department of Housing and Urban Development, Jacksonville Office, Jacksonville, Florida, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter 11, Part 200, Subpart D, and 35 F.R. 16106 (10/14/70), as amended by 39 F.R. 7608 (2/27/74).

HENRY G. CISNEROS

SECRETARY, DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT, WASHINGTON, DC

Signed, sealed and delivered in
the presence of:

By: Ulrich Leinhase (Seal)

Authorized Agent Ulrich Leinhase
U.S. Department of Housing and Urban
Development, Jacksonville Office,
Jacksonville, Florida

Maria L. Pitti
Print Name: Maria L. Pitti

Richard J. Roach
Print Name: Richard J. Roach

STATE OF FLORIDA :
COUNTY OF DUVAL : ss

Before me personally appeared Ulrich Leinhase who is personally known to me and known to me to be duly appointed Authorized Agent, U.S. Department of Housing and Urban Development, Jacksonville Office, Jacksonville, Florida, and the person who executed the foregoing instrument bearing date JULY 12 1995, by virtue of the above cited authority, and acknowledged before me that he/she executed same as Authorized Agent for and on behalf of Henry G. Cisneros, Secretary, Department of Housing and Urban Development, Washington, DC, for the purposes therein expressed.

WITNESS my hand and official seal this 20th day of July, 1995.

My commission expires:

Mary E. Freyling
Notary Public

Instrument 00226252

Filed and recorded in the
Official Records
AUGUST 10 1995
at 03:33 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida



MARY E. FREYLING
My Comm Exp. 1/31/98
Bonded By Service Ins
No. CC345552

☒ Personally Known ☐ Other I.D.

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HUD-91810 (3-79)