

Sections 197.502 and 197.542, Florida Statutes

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Applicant Name	KEYS FUNDING LL PO BOX 71540	C - 7022		Annlin	tion data	A-= 22, 2024		
Applicant Address	A 19176-	1540		Applica	ation date	Apr 22, 2024		
Property description					Certificate # Date certificate issued		2022 / 3537 06/01/2022	
	825 BAYSHORE DR #1106 PENSACOLA, FL 32507 825 BAYSHORE DR 1106 08-1351-874 UNIT 1106 BAYSHORE CONDOMINIUM ALSO 1.1% INT IN COMMON AREAS OR 7036 P 1560 OR 7321 P 1744 CA 201							
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applica	ation		
Column 1 Certificate Numbe	r Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2022/3537	06/01/2	022		1,045.17		52.26	1,097.43	
	1				-	→Part 2: Total*	1,097.43	
Part 3: Other Ce	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2023/3561	06/01/2023		1,061.63		6.25	63.26	1,131.14	
	1		I			Part 3: Total*	1,131.14	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)					
1. Cost of all cert	ificates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above)	2,228.57	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						935.47	
4. Property inform	nation report fee						200.00	
5. Tax deed appli	cation fee	u					175.00	
6. Interest accrue	d by tax collector und	der s.197.5	642, F.S. (s	ee Tax Collecto	or Instruc	tions, page 2)	0.00	
7.						I Paid (Lines 1-6)	3,539.04	
	nformation is true and d that the property inf				y informa	ation report fee, ar	d tax collector's fees	
						Escambia, Florid	9	
\mathcal{D}	1 .					Locambia, Hond	a	

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

Par	Int 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.	54,663.00
16.	. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	here: Date of sale 04/02/2023 Signature, Clerk of Court or Designee	5

INSTRUCTIONS 46.25

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

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
08-1351-874	2022/3537	06-01-2022	UNIT 1106 BAYSHORE CONDOMINIUM ALSO 1.1% INT IN COMMON AREAS OR 7036 P 1560 OR 7321 P 1744 CA 201

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.

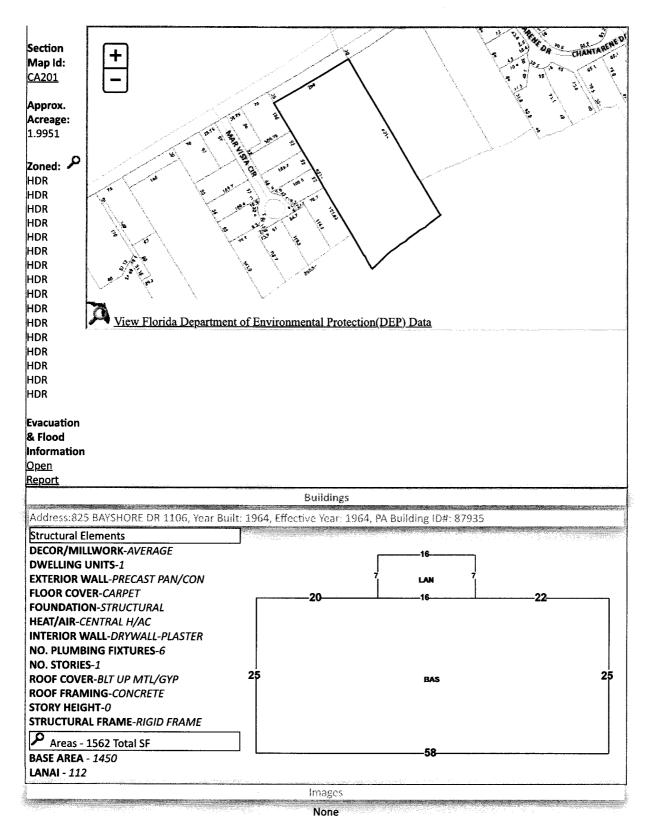
Electronic signature on file KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540

04-22-2024 Application Date

Applicant's signature

Chris Jones Escambia County Property Appraiser

Owners: WILMER MARY SUE LIFE EST WILMER JEFFERY WILMER ROBERT 2022 \$0 \$275,500 \$275,500 \$106,142 Mail: 825 BAYSHORE DR #1106 PENSACOLA, FL 32507 Disclaimer Situs: 825 BAYSHORE DR 1106 32507 Disclaimer Use Code: CONDO-RES UNIT Tax ing COUNTY MSTU Tax Estimator Taxing Authority: COUNTY MSTU File for Exemption(s) Online Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Official Records (New Window) CO23 Certified Roll Exemptions Sales Data Official Records 11/02/2022 Sale & \$100 WD D D 06/22/2013 7036 1560 \$135,000 WD D D 01/12006 548 407 \$100 WD D D 01/12006 538 407 \$100 WD D D 01/1290 2899 495 \$100 OT D D 01/1290 2899 495 \$100 OT D D Extra Features 00fficial Records Inquiry courtesy of Pam Childers Escambia County Tex of the Circuit Court and D Extra Features <th< th=""><th></th><th>Real</th><th>Estate Search</th><th>Tang</th><th>ible Pro</th><th>perty Search</th><th>Sa</th><th>ale List</th><th></th></th<>		Real	Estate Search	Tang	ible Pro	perty Search	Sa	ale List	
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Parcel Information Launch Interactive Map	Parcel Inform	ation				1		Launch Inter	active Map



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.7363)

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: 081351874 Certificate Number: 003537 of 2022

Payor: JEFF WILMER 825 BAYSHORE DR #1106 PENSACOLA, FL 32507 Date 10/29/2024

Clerk's Check #1Tax Collector Check #1

Clerk's Total	\$585.28
Tax Collector's Total	\$4,182.32
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$4,884.60
Reduced	e youry
PAM CHILDERS	-
Clerk of the Circuit Co	
Received By: Deputy Clerk	K.

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 #:
 08-1351-874
 CERTIFICATE #:
 2022-3537

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: Ben Murzin

BY

MACal ph 1

Michael A. Campbell, As President Dated: December 17, 2024

PROPERTY INFORMATION REPORT CONTINUATION PAGE

December 17, 2024 Tax Account #: **08-1351-874**

1. The Grantee(s) of the last deed(s) of record is/are: MARY SUE WILMER AS TO A LIFE ESTATE AND THE REMAINDERMEN BEING JEFFERY WILMER AND ROBERT WILMER

By Virtue of Warranty Deed recorded 11/3/2022 in OR 8884/868

- 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. Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 02/27/2019 OR 8052/1988
 - b. Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 03/05/2019 OR 8056/1336
- 4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent. Tax Account #: 08-1351-874 Assessed Value: \$112,605.00 Exemptions: HOMESTEAD EXEMPTION, VETERANS, WIDOW

 We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): BAYSHORE CONDOMINIUM ASSOCIATION OF PENSACOLA, INC. OR 1444/298

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 DAT	E: APR 2, 2025
TAX ACCOUNT #:	08-1351-874
CERTIFICATE #:	2022-3537

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
	\boxtimes
	\boxtimes
\square	

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

MARY SUE WILMER JEFFERY WILMER ROBERT WILMER 825 BAYSHORE DR #1106 PENSACOLA FL 32507 ROBERT WILMER PO BOX 4381 PENSACOLA FL 32507-0381

BAYSHORE CONDOMINIUM	DEPARTMENT OF TREASURY
ASSOCIATION OF PENSACOLA INC	INTERNAL REVENUE SERVICE
825 BAYSHORE DR	400 W BAY ST STE 35045
PENSACOLA FL 32507	JACKSONVILLE FL 32202 – 4437

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

December 17, 2024 Tax Account #:08-1351-874

LEGAL DESCRIPTION EXHIBIT "A"

UNIT 1106 BAYSHORE CONDOMINIUM ALSO 1.1% INT IN COMMON AREAS OR 7036 P 1560 OR 7321 P 1744 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1351-874(0425-47)

Recorded in Public Records 11/3/2022 10:34 AM OR Book 8884 Page 868, Instrument #2022107744, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

<u>RETURN TO:</u> <u>Mrs. Mary Sue Wilmer</u> <u>825 Bayshore Dr. #1106</u> Pensacola, FL 32507

Prepared by: Kathleen K. DeMaria DeMaria, de Kozan & White, PLLC 510 E. Zaragoza St. Pensacola, FL 32502

This deed is being prepared without the examination of title, with legal description being provided to preparer by grantor.

WARRANTY DEED

THIS INDENTURE, Made this <u>And</u> day of <u><u>Movembp</u></u>, 2022, between Mary Sue Wilmer, a single woman, hereinafter referred to as "grantor" and Mary Sue Wilmer for her life, whose post office address is 925 Bayshore Dr., #1106, Pensacola, FL 32507 without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to Jeffery Wilmer and Robert Wilmer, joint with the right of survivorship, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, Mary Sue Wilmer for her life, and Jeffrey Wilmer and Robert Wilmer, joint with the right of survivorship, all of the remainder interest in the following described land, situate, lying and being in Escambia County, Florida, to wit:

Unit 1106 of BAYSHORE CONDOMINIUM, a Condominium, according to the Declaration of Condominium dated June 6, 1980, and recorded on June 6, 1980 in O.R. Book 1444, Page 298 of the Public Records of Escambia County, Florida, together with all its appurtenances, including, without limitation, its undivided interest in the common elements, according to the Declaration of Condominium.

THIS IS THE HOMESTEAD OF GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. <u>50-28-30-5085-116-002</u>.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons

whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

12x92nRV Kraze run Willime Mary Sue Walmer EBORATIL Printed Name of Witness JANET M. REEVES

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2n/day of New abec, 2022, by Mary Sue Wilmer, by means of physical presence, who is

	to me personally known	
()	Identified by Driver's License	
(<u>X</u>)	Identified by Driver's License Identified by <u>US. M: Litery</u> JO	

(NOTARY SEAL HH 128914 EXPIRES uly 22, 202; i, State

Notary Publ N_M_ ナル

Printed Name My Commission Expires:

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the lien is refile	d by the date given in c	olumn (e), this notic	e shall,	
Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
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ESCAME	BIA COUNTY	URT	To	tal \$ 2781.85
prepared and s	igned atBA	ALTIMORE, MD		
day of	ruary 2019			
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	ayment of thi n favor of the ging to this ta ities, interest, r ROBERT M PO BOX 4 PENSACOL RELEASE INF the lien is refile owing such dat Tax Period Ending (b) 2/31/2009 2/31/2010 2/31/2010 CLERK ESCAME PENSAC orepared and s day of Feb Con Ju	ayment of this liability, but it rem in favor of the United States on al- ging to this taxpayer for the amo ities, interest, and costs that may or ROBERT M & MELISSA S W PO BOX 4381 PENSACOLA, FL 32507-03 RELEASE INFORMATION: For each the lien is refiled by the date given in c owing such date, operate as a certific Tax Period Ending (b) 2/31/2009 2/31/2010 CLERK OF CIRCUIT CO ESCAMBIA COUNTY PENSACOLA, FL 32595 orepared and signed at day ofFebruary _ 2019 CLERK JULCL LLIAMS	ayment of this liability, but it remains unpaid. The n favor of the United States on all property and rig ging to this taxpayer for the amount of these taxes lities, interest, and costs that may accrue. TROBERT M & MELISSA S WILMER PO BOX 4381 PENSACOLA, FL 32507-0381 RELEASE INFORMATION: For each assessment listed the lien is refiled by the date given in column (e), this notic owing such date, operate as a certificate of release as of Tax Period Ending Identifying Number (c) 2/31/2010 CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595 Orepared and signed at day of Education BALTIMORE, MD ACS W&I LLIAMS CALERA State of officer authorized by law to take acknowledgment is not acknowledgme	r ROBERT M & MELISSA S WILMER PO BOX 4381 PENSACOLA, FL 32507-0381 RELEASE INFORMATION: For each assessment listed below, the lien is refiled by the date given in column (e), this notice shall, wring such date, operate as a certificate of release as defined Tax Period Ending Identifying Number (c) Date of Assessment (d) Last Day for Refiling (d) 2/31/2010 (c) 11/22/2010 05/28/2012 12/22/202 06/27/202 2/31/2010 (c) 11/22/2010 05/28/2012 06/27/202 CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595 To PENSACOLA, FL 32595 To PENSACOLA, FL 32595 orepared and signed at BALTIMORE, MD MD day of February 2019 Ward Jlack Title ACS W&I (B00) B29-7650 Title ACS W&I (B00) B29-7650

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