



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 - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	WILMER MARY SUE LIFE EST WILMER JEFFERY WILMER ROBERT 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	Certificate #	2022 / 3537
		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)
# 2022/3537	06/01/2022	1,045.17	52.26	1,097.43
→Part 2: Total*				1,097.43


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)
# 2023/3561	06/01/2023	1,061.63	6.25	63.26	1,131.14
Part 3: Total*					1,131.14

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)	2,228.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	935.47
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)	3,539.04

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
Date April 24th, 2024
Signature, Tax Collector or Designee

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.	54,663.00
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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400557

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

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 - 7022

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:	502S305085116002					Year	Land	Imprv	Total	Cap Val
Account:	081351874					2023	\$0	\$290,000	\$290,000	\$109,326
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					2021	\$0	\$188,500	\$188,500	\$103,051
Situs:	825 BAYSHORE DR 1106 32507					Disclaimer				
Use Code:	CONDO-RES UNIT					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)	HOMESTEAD EXEMPTION,VETERANS,WIDOW				
11/02/2022	8884	868	\$100	WD						
03/30/2015	7321	1744	\$100	OT						
06/22/2013	7036	1560	\$135,000	WD						
08/04/2009	6559	1848	\$193,600	WD						
11/2006	6049	172	\$100	QC						
01/2006	5836	221	\$205,000	QC						
12/2004	5538	407	\$100	WD						
10/1992	3267	672	\$73,000	WD						
01/1990	2899	495	\$100	OT						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
						UNIT 1106 BAYSHORE CONDOMINIUM ALSO 1.1% INT IN COMMON AREAS OR 7036 P 1560 OR 7321 P 1744 OR 8884 P 868...				
						Extra Features				
						None				
Parcel Information						Launch Interactive Map				

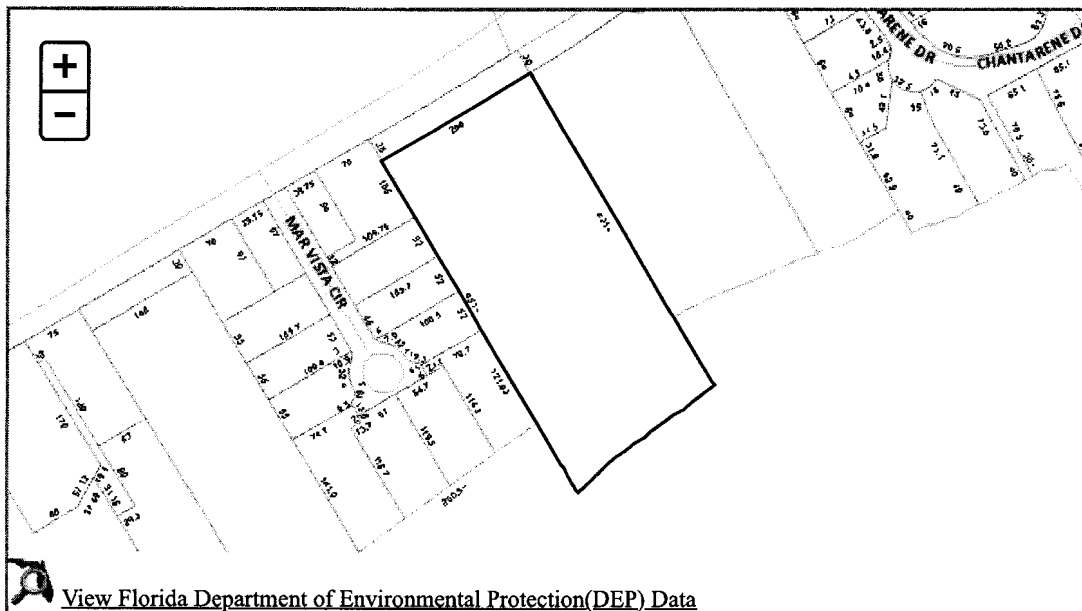
Section
Map Id:
CA201

Approx.
Acreage:
1.9951

Zoned: 

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




Buildings

Address: 825 BAYSHORE DR 1106, Year Built: 1964, Effective Year: 1964, PA Building ID#: 87935

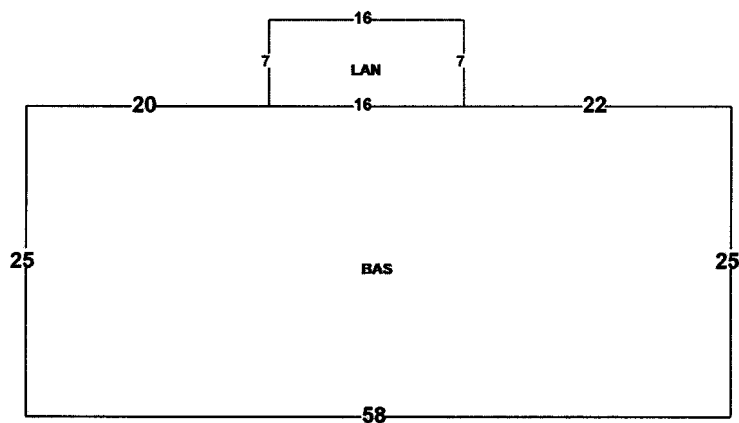
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-CONCRETE
STORY HEIGHT-0
STRUCTURAL FRAME-RIGID FRAME

 Areas - 1562 Total SF

BASE AREA - 1450

LANAI - 112



Images

None

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: 081351874 Certificate Number: 003537 of 2022**

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

Clerk's Check # 1
Tax 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~~

Redeemed 4,182.44

**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>**



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

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

5. 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 DATE: 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	
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	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
ASSOCIATION OF PENSACOLA INC
825 BAYSHORE DR
PENSACOLA FL 32507

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE FL 32202 – 4437

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 #: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)

RETURN TO: Mrs. Mary Sue Wilmer
 825 Bayshore Dr. #1106
 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.

W A R R A N T Y D E E D

THIS INDENTURE, Made this 2nd day of November, 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
825 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. 50-28-30-5085-116-002.

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:

DEBORAH BEAZLEY
Printed Name of Witness

Mary Sue Wilmer
Mary Sue Wilmer

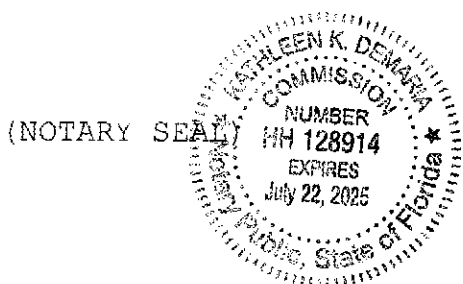
JANET M. REEVES
Printed Name of Witness

STATE OF FLORIDA


COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of November, 2022, by Mary Sue Wilmer, by means of physical presence, who is

() to me personally known
() Identified by Driver's License
(X) Identified by U.S. Military ID



Kathleen K. DeMara
Notary Public
Kathleen K. DeMara
Printed Name
My Commission Expires:

Form 668 (Y)(c) (Rev. February 2004)		16999 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650		Serial Number 343797819		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ROBERT M & MELISSA S WILMER					
Residence PO BOX 4381 PENSACOLA, FL 32507-0381					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2009		11/22/2010	12/22/2020	38.49
1040	12/31/2010		05/28/2012	06/27/2022	2743.36
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 2781.85

This notice was prepared and signed at BALTIMORE, MD, on this,
the 19th day of February, 2019.

Signature  for LISA WILLIAMS	Title ACS W&I (800) 829-7650	13-00-0000
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Form 668 (Y)(c) (Rev. February 2004)	11290	Department of the Treasury - Internal Revenue Service
	Notice of Federal Tax Lien	

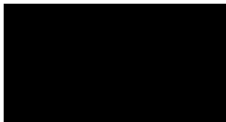
Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number 344806019	For Optional Use by Recording Office
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As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer ROBERT M WILMER

Residence PO BOX 4381
PENSACOLA, FL 32507-0381

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012		06/03/2013	07/03/2023	2468.57
1040	12/31/2014		11/23/2015	12/23/2025	2318.82
1040	12/31/2015		07/17/2017	08/16/2027	1206.99
1040	12/31/2017		09/17/2018	10/17/2028	6245.00

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total \$ 12239.38
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This notice was prepared and signed at BALTIMORE, MD, on this,
the 26th day of February, 2019.

Signature <i>Lisa Williams</i> for LISA WILLIAMS	Title ACS W&I (800) 829-7650	13-00-0000
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