



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

0525-41

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	COMBER CAROL EST OF TRUSTEE FOR COMBER CAROL REVOCABLE TRUST 7/9/2008 C/O HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532 4813 HURON DR 10-3227-210 LT 32 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 639 P 608 OR 2716 P 469 OR 6364 P 208	Certificate #	2022 / 5070
		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)
# 2022/5070	06/01/2022	1,647.68	82.38	1,730.06
→Part 2: Total*				1,730.06

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)	1,730.06
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,105.06

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>05/07/2025</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: 2400583

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
10-3227-210	2022/5070	06-01-2022	LT 32 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 639 P 608 OR 2716 P 469 OR 6364 P 208

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

Parcel Information

Section
Map Id:
 09-35-32

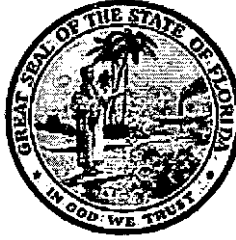
Approx. Acreage:
 0.0564

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

Parcel Data:

Parcel Number	Acreage	Zoning
27.3	3.6	MDR
73	120	MDR
27.3	120	MDR
73	120	MDR
29	120	MDR
37.6	120	MDR
18.6	120	MDR
27.3	120	MDR
29	120	MDR
37	120	MDR
54	120	MDR
3.6	120	MDR
73	120	MDR

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: 103227210 Certificate Number: 005070 of 2022**

Payor: HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532 Date 5/30/2024

Clerk's Check #	1	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$2,521.80
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,183.72

\$2,302.73

**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>

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

**Case # 2022 TD 005070
 Redeemed Date 5/30/2024**

Name HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532

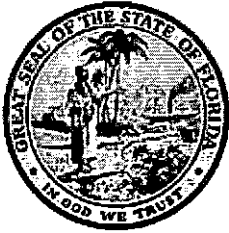
Clerk's Total = TAXDEED	\$544.92	\$2,285.73
Due Tax Collector = TAXDEED	\$2,521.80	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103227210 Certificate Number: 005070 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/7/2025"/>	Redemption Date <input type="text" value="5/30/2024"/> 
Months	13	1
Tax Collector	<input type="text" value="\$2,105.06"/>	<input type="text" value="\$2,105.06"/>
Tax Collector Interest	\$410.49	\$31.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,521.80	<input type="text" value="\$2,142.89"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$88.92	\$6.84
Total Clerk	\$544.92	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,183.72	\$2,622.73
	Repayment Overpayment Refund Amount	\$560.99
Book/Page	<input type="text" value="9149"/>	<input type="text" value="372"/>



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 #: 10-3227-210 CERTIFICATE #: 2022-5070

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: January 15, 2005 to and including January 15, 2025 Abstractor: K GERARD

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025

Tax Account #: **10-3227-210**

1. The Grantee(s) of the last deed(s) of record is/are: **HAROLD PAUL PUDERER, JR**
By Virtue of Trustee's Deed recorded 10/16/2024 in OR 9218/823
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 #: 10-3227-210
Assessed Value: \$13,200.00
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): **THE PERDIDO BAY VILLAS HOMEOWNERS ASSOCIATION, INC**

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: MAY 7, 2025

TAX ACCOUNT #: 10-3227-210

CERTIFICATE #: 2022-5070

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.

**CAROL COMBER ESTATE OF
TRUSTEE FOR CAROL COMBER TRUST
HAAROLD PAUL PUDERER JR
2475 S SHORE DR
BILOXI, MS 39532**

**CAROL COMBER ESTATE OF
TRUSTEE OF CAROL COMBER TRUST
HAROLD PAUL PUDERER JR
4813 HURON DR
PENSACOLA, FL 32507**

**THE PERDIDO BAY VILLAS
HOMEOWNERS ASSOCIATION, INC.
4701 HURON DR
PENSACOLA, FL 32507**

**THE PERDIDO BAY VILLAS
HOMEOWNERS ASSOCIATION, INC.
C/O KEVEN R ETHERIDGE
908 GARDENGATE CIR
PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 16th day of January, 2025.

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

January 16, 2025

Tax Account #:10-3227-210

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 32 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 639 P 608 OR 2716 P 469 OR 6364 P 208

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3227-210(0525-41)

This Instrument Prepared By:
Harold Puderer, Jr.
2475 South Shore Dr.
Biloxi, MS 39532

Space Above For Recording Data

TRUSTEE'S DEED

This Trustee's Deed, Executed The 16th Day Of October, 2024

By Harold Puderer, Jr., Successor Trustee of the CAROL COMBER Revocable Trust Agreement created on July 9, 2008 and amended by the second amendment to the Carol Comber Revocable Trust Agreement dated June 26, 2020, remains in full force and effect as the date hereof. Certification of Trust recorded in Official Records Book 8988 Page 952 Whose Post Office Address Is 2475 South Shore Drive, Biloxi, MS 39532 First Party.

TO Harold Paul Puderer, Jr. Whose Post Office Address Is 2475 South Shore Drive, Biloxi, MS 39532 Second Party.
(Wherever Used Herein The Terms , First Party And , Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 10.00 (Ten Dollar)
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In And To The Following Described Lot ,Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia, State Of Florida, To Wit:

PARCEL ID# 093S322000030001

KNOWN AS: 4809 HURON DR., PENSACOLA, FL 32507

LOT 30, BLOCK "A", PERDIDO BAY VILLAS, A SUBDIVISION OF A PORTION OF SECTIONS 9 AND 11, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. OR 639 P 608 OR 2716 P 469 OR 6364 P 208 OR 8740 P 1711

PARCEL ID# 093S322000032001

KNOWN AS: 4813 HURON DR., PENSACOLA, FL 32507

LOT 32, BLOCK "A", PERDIDO BAY VILLAS, A SUBDIVISION OF A PORTION OF SECTIONS 9 AND 11, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. OR 639 P 608 OR 2716 P 469 OR 6364 P 208 OR 8740 P 1711

SUBJECT TO all rights, reservations, agreements and easements of record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use, Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

Miriam Nelson
Witness Signature
Printed Name Miriam Nelson

Address: 221 Palatka Place, Suite 110
Pensacola, FL 32502

Kathy Styrer
Witness Signature
Printed Name Kathy Styrer
Address: 221 Palatka Place, Suite 110
Pensacola, FL 32502

Harold Paul Puderer, Jr.
Grantor Signature
A/K/A Harold Puderer, Jr.

STATE OF FLORIDA}

COUNTY OF ESCAMBIA}

The Foregoing Instrument Was Acknowledged Before Me This October 16, 2024

By Harold Paul Puderer, Jr., A/k/a Harold Puderer Jr., Who Is Personally Known To Me Or Who Has Produced A Mississippi DL As Identification. ★ physically present

Miriam Nelson
Notary Signature



Miriam Nelson
Comm.: HH 378984
Expires: March 27, 2027
Notary Public - State of Florida



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE PERDIDO BAY VILLAS HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number 722631
FEI/EIN Number 59-1509869
Date Filed 02/09/1972
State FL
Status ACTIVE

Principal Address

4701 HURON DR
PENSACOLA, FL 32507

Changed: 05/13/2021

Mailing Address

908 GARDENGATE CIRCLE
PENSACOLA, FL 32504

Changed: 04/29/2019

Registered Agent Name & Address

Etheridge, Kevin R
908 GARDENGATE CIRCLE
PENSACOLA, FL 32504

Name Changed: 04/04/2018

Address Changed: 04/04/2018

Officer/Director Detail

Name & Address

Title President

Metcalf, Randy
4810 Huron Dr.
Pensacola, FL 32507

Title Secretary

WOOD , DIANE
4821 HURON DR.
PENSACOLA, FL 32507

Title Director

EDMONDS, LAWSON
4815 HURON DR.
PENSACOLA, FL 32507

Title VP, Treasurer

COXWELL, OZZIE
4611 RED OAK DR.
MILTON, FL 32583

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	04/24/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
05/13/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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