



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

0525-45

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	PATRICK BEVERLEY 75% HEFFERIN BARBARA EST OF 25% 641 TELERAN ST PENSACOLA, FL 32534 641 TELERAN ST 11-0258-000 LOT 4 BLK 3 ASHLAND PARK PB 3 P 9 OR 5952 P 140/143 OR 7122 P 882/883/885	Certificate #	2022 / 5352
		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)
# 2022/5352	06/01/2022	737.63	36.88	774.51
→Part 2: Total*				774.51

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)	774.51
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	693.78
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)	1,843.29

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.	33,166.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/07/2025</u> <small>Signature, Clerk of Court or Designee</small>	

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: 2400523

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
11-0258-000	2022/5352	06-01-2022	LOT 4 BLK 3 ASHLAND PARK PB 3 P 9 OR 5952 P 140/143 OR 7122 P 882/883/885

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 Parcel ID: 191N304100004003 Account: 110258000 Owners: PATRICK BEVERLEY 75% HEFFERIN BARBARA EST OF 25% Mail: 641 TELERAN ST PENSACOLA, FL 32534 Situs: 641 TELERAN ST 32534 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$25,000</td> <td>\$89,500</td> <td>\$114,500</td> <td>\$66,332</td> </tr> <tr> <td>2022</td> <td>\$12,350</td> <td>\$79,940</td> <td>\$92,290</td> <td>\$64,400</td> </tr> <tr> <td>2021</td> <td>\$12,350</td> <td>\$63,093</td> <td>\$75,443</td> <td>\$62,525</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					Year	Land	Imprv	Total	Cap Val	2023	\$25,000	\$89,500	\$114,500	\$66,332	2022	\$12,350	\$79,940	\$92,290	\$64,400	2021	\$12,350	\$63,093	\$75,443	\$62,525																												
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Parcel Information						Launch Interactive Map																																																				

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: 110258000 Certificate Number: 005352 of 2022**

Payor: CAPITAL ONE 15000 CAPITAL ONE DRIVE RICHMOND VA 23238 Date 9/5/2024

Clerk's Check # 1932319
 Tax Collector Check # 1

Clerk's Total \$544.92
 Tax Collector's Total \$2,208.98
 Postage \$100.00
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$2,870.90

**PAM CHILDERS
 Clerk of the Circuit Court**

Reduced
\$2,174.99

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 #: 11-0258-000 CERTIFICATE #: 2022-5352

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 14, 2005 to and including January 14, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2025

Tax Account #: **11-0258-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BEVERLY PATRICK AND ESTATE OF BARBARA HEFFERIN**

By Virtue of Quit Claim Deed recorded 1/7/2014 in OR 7122/885, Order of Summary Administration recorded 7/19/2006 in OR 5952/143 and Order Determining Homestead Status of Real Property recorded 7/19/2006 in OR 5952/140

ABTRACTOR'S NOTE: DEATH CERTIFICATE FOR BARBARA ELAINE HEFFERIN IS RECORDED 1/7/2014 IN OR 7122/882. WE FOUND NO PROBATE CASE FILED FOR BARBARA ELAINE HEFFERIN IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. WE HAVE INCLUDED POSSIBLE HEIR FOR NOTICE.

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 #: 11-0258-000

Assessed Value: \$68,321.00

Exemptions: HOMESTEAD

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: _____ **MAY 7, 2025** _____
TAX ACCOUNT #: _____ **11-0258-000** _____
CERTIFICATE #: _____ **2022-5352** _____

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. |

**BEVERLEY PATRICK AND ESTATE OF
BARBARA HEFFERIN
641 TELERAN ST
PENSACOLA, FL 32534**

**RICHARD SOWER
2401 WYNNCREST CIRCLE #7302
ARLINGTON, TEXAS 76006**

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2025

Tax Account #:11-0258-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 4 BLK 3 ASHLAND PARK PB 3 P 9 OR 5952 P 140/143 OR 7122 P 882/883/885

SECTION 19, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0258-000(0525-45)

Recorded in Public Records 01/07/2014 at 04:41 PM OR Book 7122 Page 885, Instrument #2014001017, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:

Emily Miller

961 Pinoak Lane, Cantonment, FL 32533

Space above this line for recording data

Quit Claim Deed

This Quit Claim Deed, Executed the 7th day of January 2014, by Sharon Weinhold, a widow, Emily Miller, a married woman whose post office address is 6352 County Road 95, Elberta, AL 36530 and 961 Pinoak Lane, Cantonment, FL 32533, first party.

TO Beverley Patrick, a single woman whose post office address is 641 Teleran St., Pensacola, FL 32534 second party. (Wherever used herein the terms "first party" and "second party" include all the 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 Dollars)** 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, situate, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 191N304100004003

LOT 4, BLOCK 3 OR 1762 P 313 ASHLAND PARK PB 3 P 9 OR 2472 P 466 OR 5952 P 140

Subject to all Rights, Reservations, Restrictions, Agreements and Easement of record if any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anyway 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.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Edward J. Smith
Witness Signature (as to Grantor)
Printed Name Edward J. Smith

Sharon Weinhold
Grantor Signature Sharon Weinhold

Lisa English
Witness Signature (as to Grantor)
Printed Name LISA English

6352 County Road 95, Elberta, AL 36530
Post Office Address

Edward J. Smith
Witness Signature (as to Grantor)
Printed Name Edward J. Smith

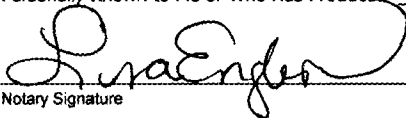
Emily Miller
Grantor Signature Emily Miller

Lisa English
Witness Signature (as to Grantor)
Printed LISA English

961 Pinoak Lane, Cantonment, FL 32533
Post Office Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The Foregoing Instrument Was Acknowledged Before Me this January 7, 2014 by Sharon Weinhold and Emily Miller Who Is Personally Known to Me or Who Has Produced Alabama Drivers License and Florida Drivers Licenses as Identification.


Notary Signature

NOTARY PUBLIC-STATE OF FLORIDA
Lisa English
Commission # EE109090
Expires: JULY 11, 2015
BONDED THROUGH ATLANTIC BONDING CO., INC.

(SEAI)

Recorded in Public Records 01/07/2014 at 04:41 PM OR Book 7122 Page 884,
Instrument #2014001016, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

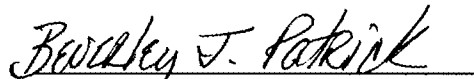
ONE IN THE SAME NAME AFFIDAVIT

BEFORE ME, the undersigned authority Beverley Joyce Patrick who first being duly sworn, deposed and on oath stated:

- 1. My name is Beverley Joyce Patrick
- 2. I Am the same person as shown as Beverly Patrick at the following O.R. Book 5952 pages 140 All located in the Public Records of Escambia County, Florida.

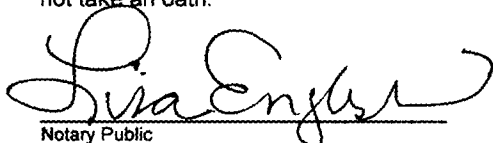
FURTHER, affiant sayeth naught.

Dated This 7th day of January, 2014.


Signature of Affiant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of January, 2014, by Beverley Joyce Patrick who has produced a Florida Drivers Licenses as Identification and who did not take an oath.


Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Lisa English
Commission # EE109090
Expires: JULY 11, 2015
BONDED THRU ATLANTIC BONDING CO., INC.