



# 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

0525-53

## 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	LLEWELLYN WHITNEY 230 PETTY DR CANTONMENT, FL 32533 230 PETTY DR 11-4277-590 BEG AT INTER OF W LI OF SEC 25 & SW LI MANUEL GONZALEZ GRANT SEC 14 T1N R 31W S 1 DEG 19 MIN W ALG W (Full legal attached.)	Certificate #	2022 / 6006
		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)
# 2022/6006	06/01/2022	1,777.62	88.88	1,866.50
→Part 2: Total*				1,866.50

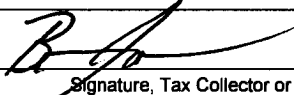
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	1,866.50
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,909.29
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)	4,150.79

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

BEG AT INTER OF W LI OF SEC 25 & SW LI MANUEL GONZALEZ GRANT SEC 14 T1N R 31W S 1 DEG 19 MIN W ALG W LI 974 48/100 FT FOR POB CONT S 1 DEG 19 MIN W 439 3/10 FT TO N R/W LI OF 66 FT COUNTY RD S 89 DEG 56 MIN E ALG SD R/W LI 200 FT N 10 DEG 02 MIN 42 SEC W 447 19/100 FT 88 DEG 41 MIN W 111 9/10 FT TO POB OR 6713 P 502

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400533

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
11-4277-590	2022/6006	06-01-2022	BEG AT INTER OF W LI OF SEC 25 & SW LI MANUEL GONZALEZ GRANT SEC 14 T1N R 31W S 1 DEG 19 MIN W ALG W LI 974 48/100 FT FOR POB CONT S 1 DEG 19 MIN W 439 3/10 FT TO N R/W LI OF 66 FT COUNTY RD S 89 DEG 56 MIN E ALG SD R/W LI 200 FT N 10 DEG 02 MIN 42 SEC W 447 19/100 FT 88 DEG 41 MIN W 111 9/10 FT TO POB OR 6713 P 502

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

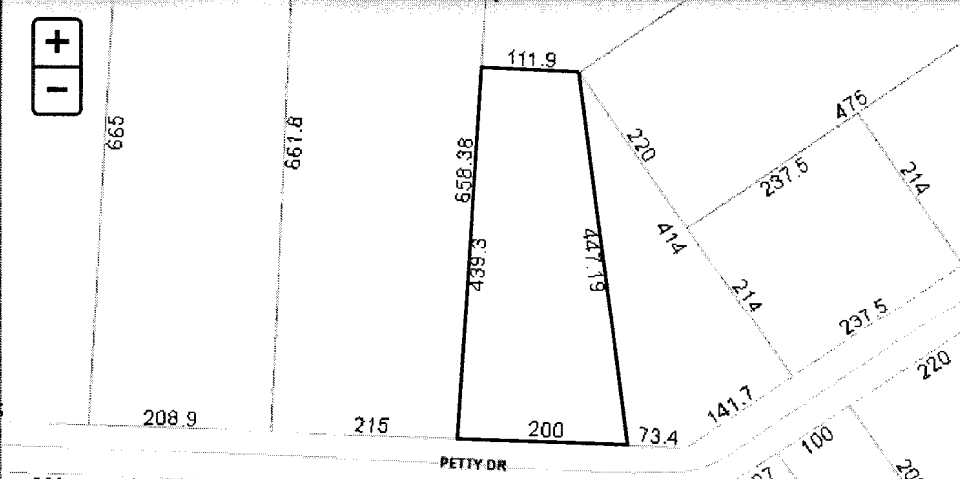
\_\_\_\_\_  
Applicant's signature

Parcel Information

Section  
Map Id:  
25-1N-31

Approx.  
Acreage:  
1.5625

Zoned: 



View Florida Department of Environmental Protection(DEP) Data

LDR  
LDR  
LDR  
LDR  
LDR  
LDR

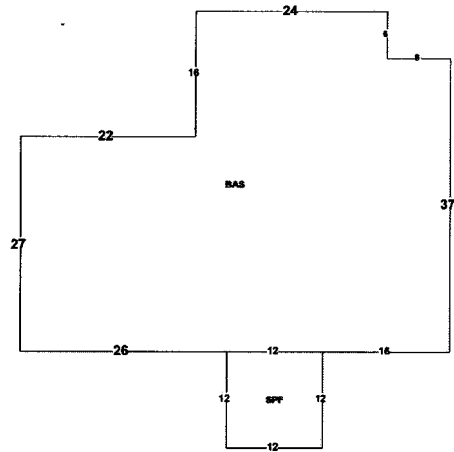
Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)

#### Buildings

Address: 230 PETTY DR, Year Built: 1950, Effective Year: 1950, PA Building ID#: 9316

##### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

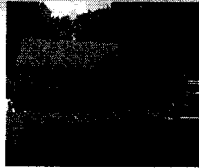


Areas - 2066 Total SF

BASE AREA - 1922

SCRN PORCH FIN - 144

#### Images



7/2/2021 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: 05/08/2024 (tr.2853)

**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**

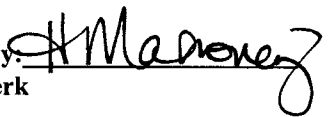
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 114277590 Certificate Number: 006006 of 2022**

**Payor: WHITNEY LLEWELLYN 230 PETTY DR CANTONMENT, FL 32533      Date 7/31/2024**

Clerk's Check #	1	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$4,966.44
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,628.36</del>
			<b>\$4517.35</b>

**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 #: 11-4277-590 CERTIFICATE #: 2022-6006

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 #: **11-4277-590**

1. The Grantee(s) of the last deed(s) of record is/are: **WHITNEY LLEWELLYN**

**By Virtue of Special Warranty Deed recorded 4/25/2011 in OR 6713/502**

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 #: 11-4277-590**

**Assessed Value: \$139,415.00**

**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): **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 #:** 11-4277-590

**CERTIFICATE #:** 2022-6006

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.

**WHITNEY LLEWELLYN AND**  
**ANDY IVAN MORADO**  
**230 PETTY DR**  
**CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 #:11-4277-590**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT INTER OF W LI OF SEC 25 & SW LI MANUEL GONZALEZ GRANT SEC 14 T1N R 31W S  
1 DEG 19 MIN W ALG W LI 974 48/100 FT FOR POB CONT S 1 DEG 19 MIN W 439 3/10 FT TO N  
R/W LI OF 66 FT COUNTY RD S 89 DEG 56 MIN E ALG SD R/W LI 200 FT N 10 DEG 02 MIN 42  
SEC W 447 19/100 FT 88 DEG 41 MIN W 111 9/10 FT TO POB OR 6713 P 502**

**SECTION 25, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-4277-590(0525-53)**

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

Recorded in Public Records 04/25/2011 at 03:54 PM OR Book 6713 Page 502,  
Instrument #2011026896, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$440.30

This Document Prepared By and Return to:  
Carl M. Sugarman, PA  
17345 S. Dixie Highway  
Miami, FL 33157

Parcel ID Number: 25-IN-31-1102-000-009

## Special Warranty Deed

This Indenture, Made this 17 day of March, 2011 A.D., Between  
Household Finance Corporation III, a corporation existing under the  
laws of the State of Delaware  
of the County of Los Angeles, State of California, grantor, and  
Whitney Llewellyn

whose address is: 230 Petty Dr., Cantonment, FL 32533

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:  
THAT PORTION OF SECTION TWENTY FIVE (25), TOWNSHIP ONE (1) NORTH,  
RANGE THIRTY ONE (31) WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS  
FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID  
SECTION 25 AND THE SOUTHWEST LINE OF TE MANUEL GONZALEZ GRANT,  
SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST; THENCE SOUTH 1°19' WEST  
ALONG SAID EAST LINE A DISTANCE OF 974.48 FEET TO AN IRON ROD FOR THE  
POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°19' WEST 439.3 FEET TO AN  
IRON ROD TO THE NORTH RIGHT OF WAY LINE OF A 66 FOOT COUNTY ROAD;  
THENCE SOUTH 89°56' EAST ALONG SAID RIGHT OF WAY LINE 200.0 FEET;  
THENCE NORTH 10°02' 42  
WEST, 447.19 FEET; THENCE 88°41' WEST 111.9  
FEET TO THE POINT OF BEGINNING.

(Continued on Attached)

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has  
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will  
defend the same against the lawful claims of all persons claiming by through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Aurea Saleem  
Asst. Secretary

Household Finance Corporation III

Printed Name:  
Witness

By:

P.O. Address: 931 Corporate Center Drive, Torrance, CA 91769

Maria I. Ortega  
Asst. Vice President

Printed Name:  
Witness

Maria A. Ayala  
Asst. Secretary

(Corporate Seal)

STATE OF California  
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of March, 2011 by

\_\_\_\_\_ as authorized agent for Household Finance  
Corporation III, a Delaware corporation

he is personally known to me or he has produced his U.S. driver's license as identification.

Printed Name: \_\_\_\_\_  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

BK: 6713 PG: 503

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**Special Warranty Deed - Page 2**

Parcel ID Number: 25-1N-31-1102-000-009

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2010.

BK: 6713 PG: 504

## ACKNOWLEDGMENT

State of California  
County ofLos AngelesOn 3/17/2011 before me,

(here insert name and title of the officer)

personally appeared

Mamie I Ortez

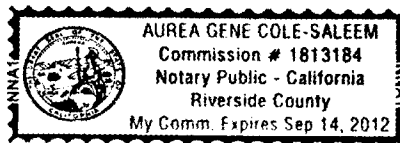
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter I-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter I-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County's employees of this disclosure shall in no way be construed as an acknowledgment by the County for the veracity of any disclosure statement.

Name of Roadway: 230 Petty Drive

Legal Address of Property: 230 Petty Drive, Cantonment, FL 32533

The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: CARL M. SUGARMAN  
17345 S. Dixie Highway  
Miami, FL 33157

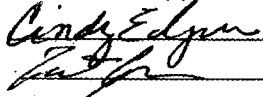

AS TO SELLER(S):

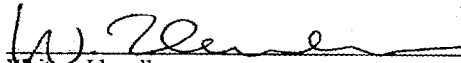
Household Finance Corporation III

**Maria I. Ortega**  
Asst. Vice President

BY: 

AS TO BUYER(S):

  
Whitney Llewellyn