



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

0525-64

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	GEYER KATHRYN 1101 E SCOTT ST PENSACOLA, FL 32503 620 W CHASE ST 15-2322-000 LT 7 BLK 7 MAXENT TRACT OR 6051 P 270 CA 96	Certificate #	2022 / 7449
		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)
# 2022/7449	06/01/2022	2,151.72	107.59	2,259.31
→ Part 2: Total*				2,259.31

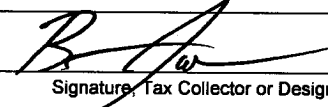
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/7615	06/01/2023	2,336.94	6.25	144.60	2,487.79
Part 3: Total*					2,487.79

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)	4,747.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,326.98
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)	7,449.08

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: 2400507

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
15-2322-000	2022/7449	06-01-2022	LT 7 BLK 7 MAXENT TRACT OR 6051 P 270 CA 96

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

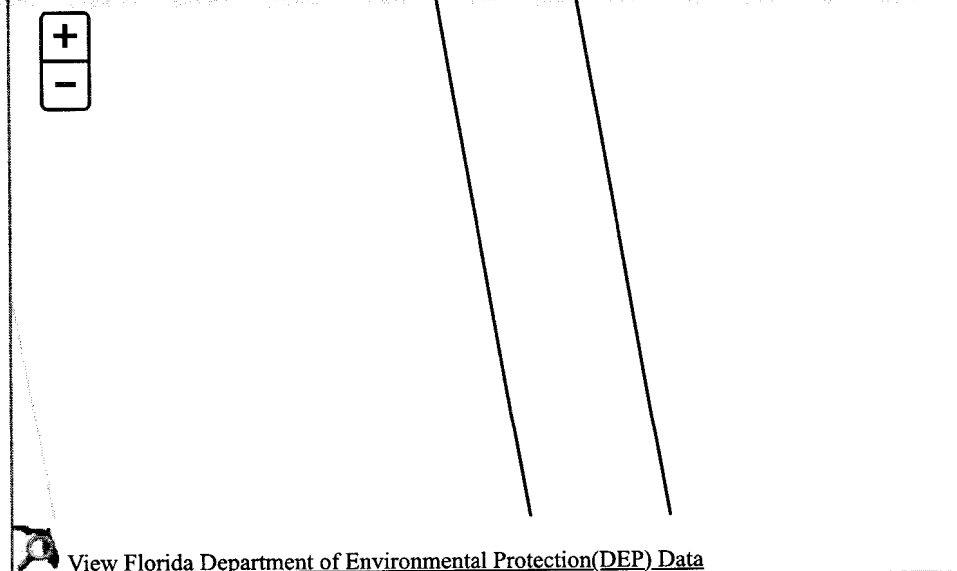
Parcel Information

Section
Map Id:
CA096

Approx.
Acreage:
0.1690

Zoned: 

R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B
R-1B



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Launch Interactive Map

R-1B
R-1B

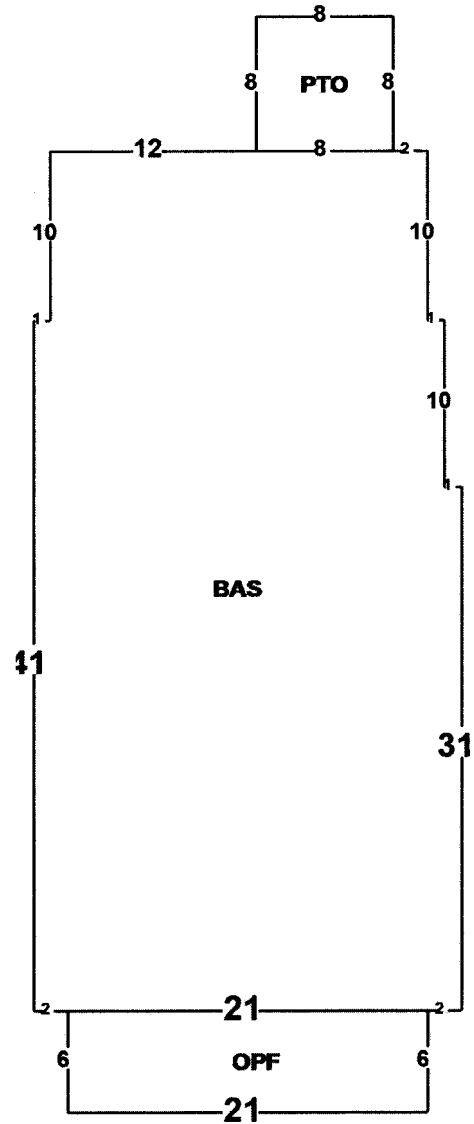
**Evacuation
& Flood
Information**
Open
Report

Buildings

Address: 620 W CHASE ST, Year Built: 1930, Effective Year: 1990, PA Building ID#: 25943

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1425 Total SF

BASE AREA - 1235
OPEN PORCH FIN - 126
PATIO - 64

Images



8/23/2022 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.

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: 152322000 Certificate Number: 007449 of 2022**

Payor: KATHRYN GEYER 1101 E SCOTT ST PENSACOLA, FL 32503 Date 10/21/2024

Clerk's Check # 425078
Tax Collector Check # 1

Clerk's Total \$544.92
Tax Collector's Total \$8,907.90
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$9,569.82

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
8 8319.79
[Signature]

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 #: 15-2322-000 CERTIFICATE #: 2022-7449

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 #: **15-2322-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KATHRYN GEYER**
By Virtue of Warranty Deed recorded 12/18/2006 in OR 6051/270
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 #: 15-2322-000
Assessed Value: \$139,211.00
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:	<u>MAY 7, 2025</u>
TAX ACCOUNT #:	<u>15-2322-000</u>
CERTIFICATE #:	<u>2022-7449</u>

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.

KATHRYN GEYER
620 W CHASE ST
PENSACOLA, FL 32502

KATHRYN GEYER
1101 E SCOTT ST
PENSACOLA, FL 32503

KATHRYN GEYER
38 BLITHEWOOD DRIVE
PENSACOLA, FL 32514

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 #:15-2322-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK 7 MAXENT TRACT OR 6051 P 270 CA 96

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2322-000(0525-64)

Recorded in Public Records 12/18/2006 at 11:53 AM OR Book 6051 Page 270,
Instrument #2006124686, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1029.00

Prepared by and return to:
Deedra L. Lamy at
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: **06-5092**
Will Call No.: **9920063408**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th** day of **December, 2006** between **Zarek T. Melton and Jennifer H. Yi, husband and wife** whose post office address is **8656 Rio Vista Drive, Navarre, FL 32566**, grantor, and **Kathryn Geyer, a single woman** whose post office address is **38 Blithewood Drive, Pensacola, FL 32514**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 7, Block 7, Maxent Tract, City of Pensacola, Escambia County, Florida, as per map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906

Parcel Identification Number: 000S00-9080-080-00

Together with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

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:

Deedra L. Lamy
Witness Name: Deedra L. Lamy
Candice L. Scales
Witness Name: Candice L. Scales

Zarek T. Melton by Jennifer H. Yi, his attorney in fact
Zarek T. Melton, by Jennifer H. Yi his attorney-in-fact

Deedra L. Lamy
Witness Name: Deedra L. Lamy
Candice L. Scales
Witness Name: Candice L. Scales

Jennifer H. Yi
Jennifer H. Yi

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 12th day of December, 2006 by Zarek T. Melton, by Jennifer H. Yi, his attorney in fact and Jennifer H. Yi, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public, State of Florida
Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2008

DoubleTimee

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. 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 1-29.2, 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 employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 620 West Chase Street, Pensacola, FL 32502

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

Zarek T. Melton by Jennifer H. Yi, his attorney in fact
Date 12 / 12/ 2006
Zarek T. Melton, by Jennifer H. Yi, his attorney in fact

Jennifer H. Yi
Date 12 / 12/ 2006
Jennifer H. Yi

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2006 by Zarek T. Melton, by Jennifer H. Yi, his attorney in fact and Jennifer H. Yi, husband and wife who are personally known to me of have produced a driver's license as identification.

Candice L. Scales
Notary Public

Kathryn Geyer
Date 12 / 12/ 2006
Kathryn Geyer



STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2006 by Kathryn Geyer, a single woman who are personally known to me or has produced a driver's license as identification.

Candice L. Scales
Notary Public

