



# 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

0925-47

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002 PO BOX 1439 GULF BREEZE, FL 32562 11996 SCENIC HWY 106 01-0046-130 UNIT 106 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15	Certificate #	2023 / 6
		Date certificate issued	06/01/2023

## 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)
# 2023/6	06/01/2023	1,408.10	70.41	1,478.51
→Part 2: Total*				1,478.51

## 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)
# 2024/7	06/01/2024	1,806.98	6.25	111.81	1,925.04
Part 3: Total*					1,925.04

## 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)	3,403.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,625.11
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)	5,403.66

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] Escambia, Florida  
Signature, Tax Collector or Designee Date April 24th, 2025

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>09/03/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

### 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: 2500485

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023  
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
01-0046-130	2023/6	06-01-2023	UNIT 106 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15

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 - 5023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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



Gary "Bubba" Peters

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:** 0215291010106001  
**Account:** 010046130  
**Owners:** MIDLAND TRUST COMPANY FBO SIMPSON DAVID  
#0034002  
**Mail:** PO BOX 1439  
GULF BREEZE, FL 32562  
**Situs:** 11996 SCENIC HWY 106 32514  
**Use Code:** CONDO-RES UNIT   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

#### Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$0	\$112,300	\$112,300	\$112,300
2023	\$0	\$112,300	\$112,300	\$112,300
2022	\$0	\$89,840	\$89,840	\$80,294

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

#### Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
06/29/2022	8815	15	\$1,300,000	WD	Y	
08/26/2016	7580	1566	\$100	OT	Y	
06/23/2014	7189	1068	\$100	WD	Y	
05/21/2014	7172	1517	\$315,000	WD	Y	
05/1995	3767	262	\$200,000	WD	Y	
08/1992	3218	359	\$116,250	WD	Y	
05/1991	3001	24	\$222,300	CT	Y	
03/1985	2042	798	\$50,500	WD	N	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

#### 2024 Certified Roll Exemptions

None

#### Legal Description

UNIT 106 TERRACE AT RIVERINA CONDOMINIUM  
ALSO 1224/24480 INT IN COMMON ELEMENTS OR  
8815 P 15

#### Extra Features

None

#### Parcel Information

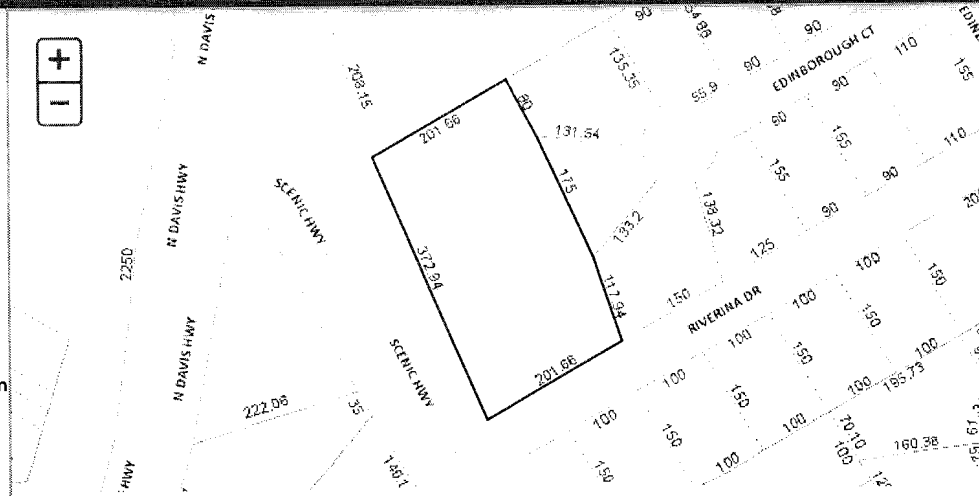
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
02-15-29-1

**Approx.**  
**Acreage:**  
1.7446

**Zoned:**   
HDR

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



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

#### Buildings

**Address:** 11996 SCENIC HWY 106, **Improvement Type:** CONDOMINIUM, **Year Built:** 1985, **Effective Year:** 1985, **PA Building ID#:** 31679



UTILITY FIN - 36

**Last Updated: 05/09/20**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00006**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**UNIT 106 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15**

**SECTION 02, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 010046130 (0925-47)**

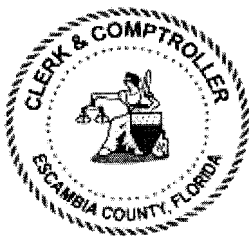
The assessment of the said property under the said certificate issued was in the name of

**MIDLAND TRUST COMPANY FBO DAVID SIMPSON #0034002**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**  
Account: 010046130 Certificate Number: 000006 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$688.00

Postage  Tax Deed Court Registry \$654.00

Payor Name

Notes

**Commit Redemption ☒**

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 01-0046-130 CERTIFICATE #: 2023-6

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: June 18, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

June 18, 2025

Tax Account #: **01-0046-130**

1. The Grantee(s) of the last deed(s) of record is/are: **MIDLAND TRUST COMPANY AS CUSTODIAN  
FBO DAVID SIMPSON #0034002**

**By Virtue of Warranty Deed recorded 6/30/2022 in OR 8815/15**

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) 2022-2024 are delinquent.**

**Tax Account #: 01-0046-130**

**Assessed Value: \$112,300.00**

**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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** SEPT 3, 2025

**TAX ACCOUNT #:** 01-0046-130

**CERTIFICATE #:** 2023-6

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.

**MIDLAND TRUST COMPANY**  
**FBO DAVID SIMPSON #0034002**  
**PO BOX 1439**  
**GULF BREEZE, FL 32562**

**MIDLAND TRUST COMPANY**  
**FBO DAVID SIMPSON #0034002**  
**1196 SCENIC HWY 104**  
**PENSACOLA, FL 32514**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of June 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**June 18, 2025**

**Tax Account #:01-0046-130**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 106 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON  
ELEMENTS OR 8815 P 15**

**SECTION 02, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-0046-130(0925-47)**

Recorded in Public Records 6/30/2022 4:41 PM OR Book 8815 Page 15,  
Instrument #2022067170, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$9,100.00

This Instrument Prepared By:  
SUSAN J. SALAMONE  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32502  
File No.: 3403-82781

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GIACOMO A. LICARI, AN UNMARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE G & C LICARI FAMILY TRUST DATED DECEMBER 23, 2004 (herein "Grantor"), whose address is 8350 Morro Road, Atascadero, CA 93422, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto MIDLAND TRUST COMPANY AS CUSTODIAN FBO DAVID SIMPSON #0034002 (herein "Grantee"), whose address is P.O. Box 1439, Gulf Breeze, FL 32562, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2022 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

[SIGNATURE PAGE TO FOLLOW]

BK: 8815 PG: 16

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of June, 2022.

Signed, sealed and delivered  
in the presence of:

Kathy Benabides  
Print: Kathy Benabides

Giacomo A. Licari  
Giacomo A. Licari, individually and as Trustee  
of The G & C Licari Family Trust dated  
December 23, 2004

Rita Torres  
Print: Rita Torres

### ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
County of San Luis Obispo )

On June 29, 2022, before me, Kathy Benabides, a Notary Public, personally appeared Giacomo A. Licari, individually and as Trustee of The G & C Licari Family Trust dated December 23, 2004, 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: Kathy Benabides

(Seal)



**BK: 8815 PG: 17 Last Page**EXHIBIT "A"

Units 104, 105, 106, 108, 110, 202, 203, 204, 205, and 208, The Terrace at Riverina, a Condominium, according to the Declaration of Condominium recorded in OR Book 1995, Page 66, of the public records of Escambia County, Florida, together with all its appurtenances including without limitation, its undivided interest in and to the common elements, according to the Declaration.

Parcel ID Numbers:

021S291010104001  
021S291010105001  
021S291010106001  
021S291010108001  
021S291010110001  
021S291010202001  
021S291010203001  
021S291010204001  
021S291010205001  
021S291010208001