



# 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

0925-58

## 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	DIEP MIKE H 6380 KEATING RD PENSACOLA, FL 32504 6380 KEATING RD 01-1545-000 LT 15 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8576 P 379	Certificate #	2023 / 128
		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)
# 2023/128	06/01/2023	4,278.62	213.93	4,492.55
→ Part 2: Total*				4,492.55

## 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)
# 2024/149	06/01/2024	4,708.55	6.25	302.13	5,016.93
Part 3: Total*					5,016.93

## 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)	9,509.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,723.84
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)	14,608.32

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, 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: 2500483

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
01-1545-000	2023/128	06-01-2023	LT 15 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8576 P 379

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: 101S291000015027  
Account: 011545000  
Owners: DIEP MIKE H  
Mail: 6380 KEATING RD  
PENSACOLA, FL 32504  
Situs: 6380 KEATING RD 32504  
Use Code: SINGLE FAMILY RESID   
Taxing Authority: PENSACOLA CITY LIMITS  
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	\$45,000	\$229,733	\$274,733	\$271,376
2023	\$35,000	\$220,116	\$255,116	\$246,706
2022	\$25,500	\$198,779	\$224,279	\$224,279

[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
07/12/2021	8576	379	\$281,500	WD	N	
05/04/2020	8289	1869	\$100	OT	Y	
04/24/2020	8289	1870	\$130,000	WD	N	
03/14/2020	8264	1311	\$100	CJ	Y	
03/14/2020	8264	1275	\$100	CJ	N	
10/1964	191	326	\$100	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**

LT 15 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8576  
P 379

**Extra Features**

METAL BUILDING

**Parcel Information**[Launch Interactive Map](#)

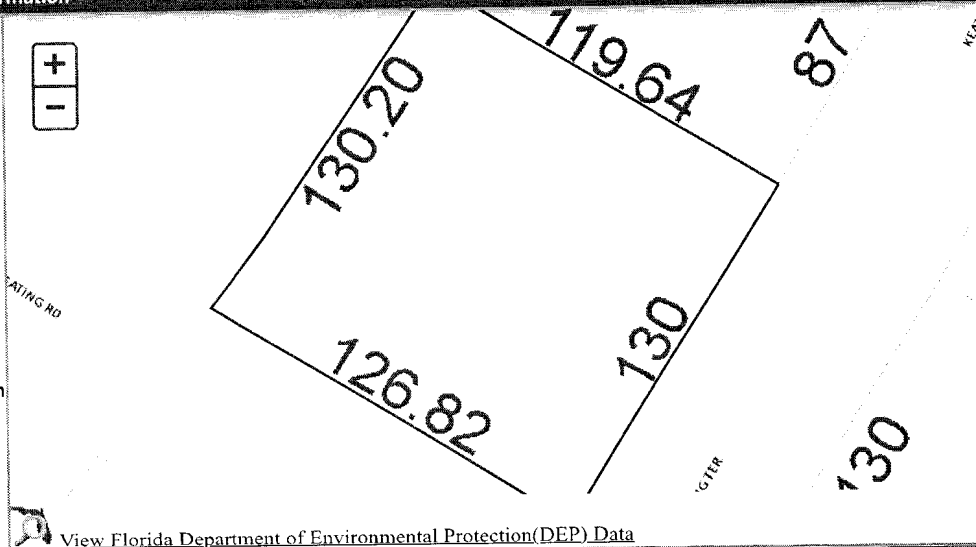
Section  
Map Id:  
10-15-29-1



Approx.  
Acreage:  
0.3813

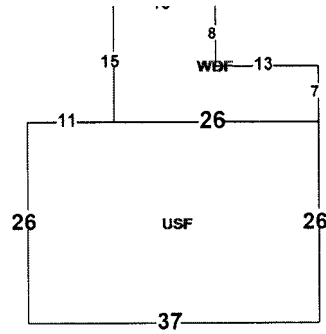
Zoned:   
R-1AAA

Evacuation  
& Flood  
Information  
[Open  
Report](#)

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

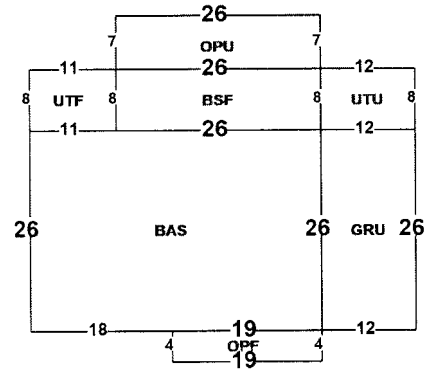
Address: 6380 KEATING RD, Improvement Type: SINGLE FAMILY, Year Built: 1963, Effective Year: 2000, PA Building ID#: 36948

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-CONCRETE BLOCK  
 EXTERIOR WALL-ALUMINUM SIDING  
 FLOOR COVER-HARDWOOD  
 FOUNDATION-SPLIT LVL PLTFM  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-5  
 NO. STORIES-2  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME



Areas - 3172 Total SF

BASE AREA - 962  
 BASE SEMI FIN - 208  
 GARAGE UNFIN - 312  
 OPEN PORCH FIN - 76  
 OPEN PORCH UNF - 182  
 UPPER STORY FIN - 962  
 UTILITY FIN - 88  
 UTILITY UNF - 96  
 WOOD DECK FIN - 286



Images



11/8/2024 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:05/12/20

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00128**, 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:

**LT 15 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8576 P 379**

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 011545000 (0925-58)**

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

**MIKE H DIEP**

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

# 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 #: 01-1545-000 CERTIFICATE #: 2023-128

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 #: **01-1545-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MIKE H DIEP**  
  
**By Virtue of Warranty Deed recorded 7/16/2021 in OR 8576/379**
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 #: 01-1545-000**  
**Assessed Value: \$271,376.00**  
**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**

<b>TAX DEED SALE DATE:</b>	<u>SEPT 3, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>01-1545-000</u>
<b>CERTIFICATE #:</b>	<u>2023-128</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.

**MIKE H DIEP**  
**6380 KEATING RD**  
**PENSACOLA, FL 32504**

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 #:01-1545-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 15 BLK 27 EASTGATE S/D UNIT NO 3 PB 5 P 100 OR 8576 P 379**

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-1545-000(0925-58)**

Recorded in Public Records 7/16/2021 11:48 AM OR Book 8576 Page 379,  
Instrument #2021078418, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,970.50

②

1850  
1970.50  
1989.00

Prepared by:  
John P. Daniel, Esq.  
Beggs & Lane, RLLP  
501 Commendencia Street  
Pensacola, Florida 32502  
File Number: 19174-80906

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### GENERAL WARRANTY DEED

THIS DEED IS made this 12<sup>th</sup> day of July, 2021, by **John W. Priller, Sr., a single man**, whose address is 3323 N. 17th Avenue, Pensacola, Florida 32503 ("Grantor"), to **Mike H. Diep, a married man**, whose address is 6380 Keating Road, Pensacola, Florida 32504 ("Grantee").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs, successors and assigns, forever, all that certain land situate in Escambia County, Florida to-wit:

LOT 15, BLOCK 27, EASTGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 100, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

**Subject** to zoning restrictions and other requirements imposed by governmental authorities; recorded covenants, conditions and restrictions, if any; restrictions and other matters which appear on the recorded plat, if any, which includes the subject property; valid easements and mineral reservations of record affecting the subject property, which are not hereby reimposed; and ad valorem taxes for 2021 and thereafter.

**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.

**Said property** is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**And** subject to the foregoing, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**"Grantor" and "Grantee"** are used for singular or plural, as the context requires.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 8576 PG: 380 Last Page

Prepared by:  
John P. Daniel, Esq.  
Beggs & Lane, RLLP  
501 Commendencia Street  
Pensacola, Florida 32502  
File Number: 19174-80906

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Kimberly C. Johnson John W. Priller, Sr. (Seal)  
Witness Printed Name Kimberly C. Johnson John W. Priller, Sr.

Kottig J. Davis  
Witness Printed Name KATRINA J. GARDNER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of July, 2021, by John W. Priller, Sr., who is personally known to me or who has produced his valid Florida Driver's License as identification.



KIMBERLEY C. JOHNSON  
Notary Public, State of Florida  
My Comm. Expires June 13, 2024  
Commission No. HH 1150

Kimberley C. Johnson  
Notary Public  
Print Name: Kimberley C. Johnson  
My Commission Expires: 06/13/2024

Parcel ID Number: 10-1S-29-1000-015-027

DEED Individual Warranty Deed With Non-Homestead-Legal on Face