



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

0925-66

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 21, 2025 |
| Property description | MATHEWS WAYNE R MATHEWS VIRGINIA K 3301 TIMBERLANE DR PENSACOLA, FL 32503 3301 TIMBERLANE DR 01-2986-000 LT 9 BLK 7 OR 518 P 919 1ST ADDN TO MALLORY HTS UNIT 2 PB 5 P 13 | Certificate # | 2023 / 240 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/240 | 06/01/2023 | 752.98 | 37.65 | 790.63 |
| →Part 2: Total* | | | | 790.63 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2024/269 | 06/01/2024 | 787.82 | 6.25 | 52.36 | 846.43 |
| Part 3: Total* | | | | | 846.43 |

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) | 1,637.06 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 771.13 |
| 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) | 2,783.19 |

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
Date April 24th, 2025

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. | 40,328.00 |
| 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: 2500242

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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 |
|----------------|-----------------|------------|---|
| 01-2986-000 | 2023/240 | 06-01-2023 | LT 9 BLK 7 OR 518 P 919 1ST ADDN TO MALLORY HTS UNIT 2 PB 5 P 13 |

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 - 6023

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: 012S291902009007
Account: 012986000
Owners: MATHEWS WAYNE R
MATHEWS VIRGINIA K
Mail: 3301 TIMBERLANE DR
PENSACOLA, FL 32503
Situs: 3301 TIMBERLANE DR 32503
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 | \$40,000 | \$157,800 | \$197,800 | \$80,656 |
| 2023 | \$40,000 | \$150,001 | \$190,001 | \$78,307 |
| 2022 | \$30,000 | \$136,876 | \$166,876 | \$76,027 |

[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 |
|-----------|------|------|----------|------|--------------|---------|
| 01/1970 | 518 | 919 | \$18,100 | WD | N | |
| 01/1970 | 493 | 514 | \$40,000 | WD | Y | |

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

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 9 BLK 7 OR 518 P 919 1ST ADDN TO MALLORY HTS UNIT 2
PB 5 P 13

Extra Features

FRAME BUILDING
POOL
WOOD DECK

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
01-2S-29



Approx.
Acreage:
0.2526

Zoned:
R-1AAA

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



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

Buildings

Address: 3301 TIMBERLANE DR, Improvement Type: SINGLE FAMILY, Year Built: 1970, Effective Year: 1976, PA Building ID#: 42042

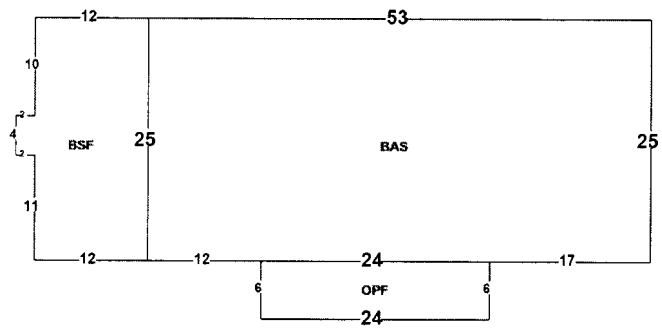
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1777 Total SF

BASE AREA - 1325

BASE SEMI FIN - 308

OPEN PORCH FIN - 144

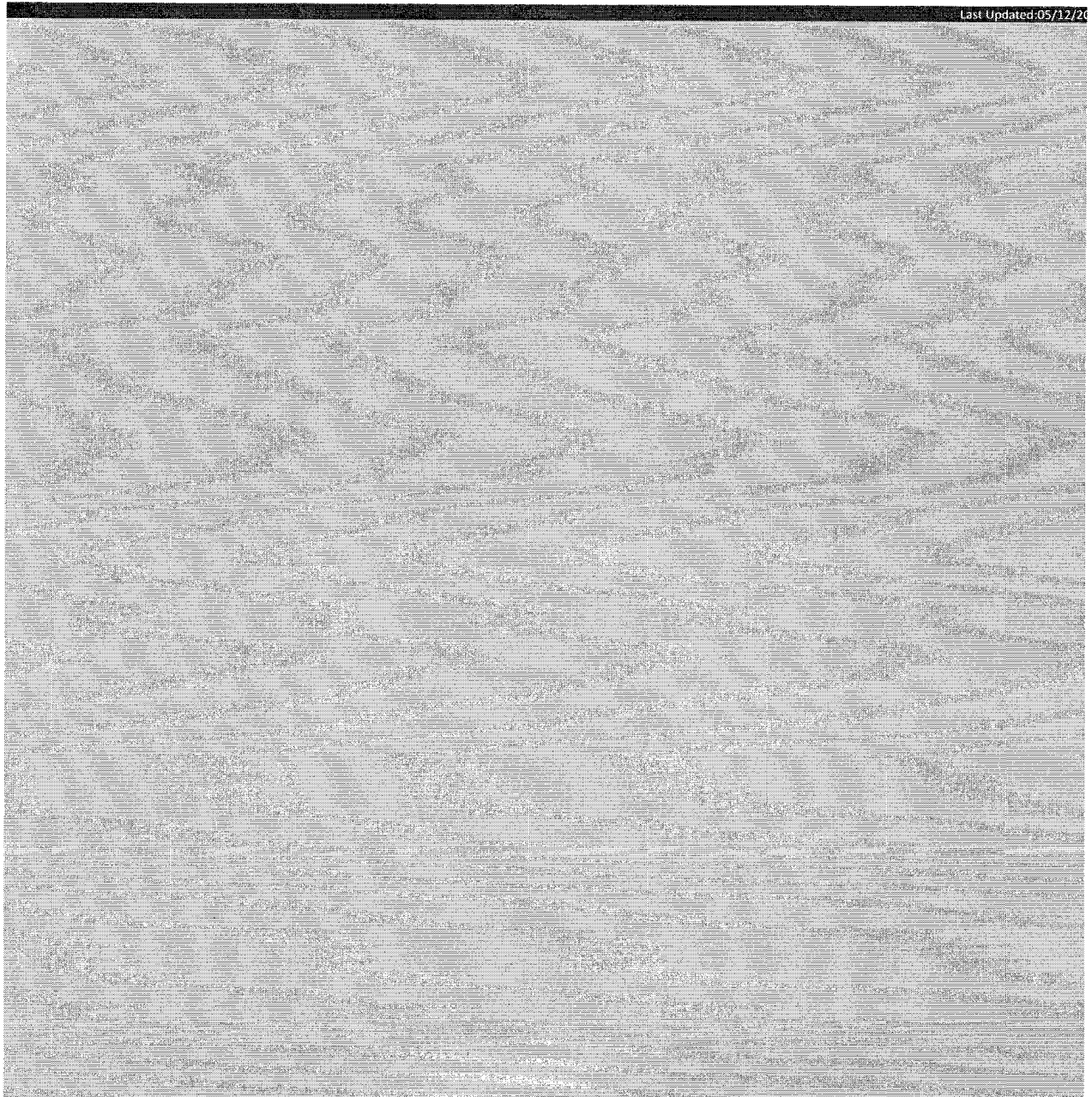


Images



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. 00240**, 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 9 BLK 7 OR 518 P 919 1ST ADDN TO MALLORY HTS UNIT 2 PB 5 P 13

SECTION 01, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 012986000 (0925-66)

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

WAYNE R MATHEWS and VIRGINIA K MATHEWS

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 #: 01-2986-000 CERTIFICATE #: 2023-240

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 #: **01-2986-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WAYNE R MATHEWS AND VIRGINIA K MATHEWS**

By Virtue of Warranty Deed recorded 12/10/1970 in OR 518/919

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. Judgment in favor of Escambia County recorded 12/18/2020 – OR 8427/363

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 01-2986-000

Assessed Value: \$80,656.00

Exemptions: HOMESTEAD EXEMPTION

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: | <u>SEPT 3, 2025</u> |
| TAX ACCOUNT #: | <u>01-2986-000</u> |
| CERTIFICATE #: | <u>2023-240</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 checked="" type="checkbox"/> | <input type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2024</u> tax year. |

WAYNE R MATHEWS AND
VIRGINIA K MATHEWS
3301 TIMBERLANE DR
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 18th 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 #:01-2986-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 9 BLK 7 OR 518 P 919 1ST ADDN TO MALLORY HTS UNIT 2 PB 5 P 13

SECTION 01, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2986-000(0925-66)

State of Florida,

Escambia

COUNTY.

H. & E. File No. 12,032

CORPORATION
WARRANTY DEED.

518 PAGE 919

KNOW ALL MEN BY THESE PRESENTS, That the Millikin Construction Company, a Florida corporation, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Wayne H. Mathews and Virginia K. Mathews, husband and wife 3901 Timberlane Drive, Pensacola, Florida 32503 their heirs, executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 9, Block 7, First Addition Mallory Heights, Part 2,
as recorded in Plat Book 5 at Page 13 of the Public Records
of Escambia County, Florida.

ESCAMBIA
COUNTY



ESCAMBIA
COUNTY



DEC 10 4 48 PM '70
NOTARY PUBLIC
JAMES H. EATON
ESCAMBIA COUNTY

435504

THIS INSTRUMENT WAS FORWARDED BY
ALAN C. SHEPPARD OF
HOLLAND, TEX., EMANUEL, SHEPPARD & WELLS
ATTORNEYS AT LAW
1 WEST GOVERNMENT STREET
TALLAHASSEE, FLORIDA 32306

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any.

To have and to hold, unto the said grantees, their heirs, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants that it 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 from incumbrances, and that it, its successors and assigns, the said grantees, their heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 2 day of December, A.D. 19 70

ATTEST:

Veta V. Piga
Secretary

The Millikin Construction Company
A Florida Corporation

By Charles H. Eaton
President

Signed, sealed and delivered in the presence of:

Calvin Daugherty

State of Florida,

Escambia

COUNTY.

Charles H. Eaton

Before the subscriber personally appeared Veta V. Piga, known to me to be the individuals described by said names, who executed the foregoing instrument, and to be the President and Secretary, respectively, of the Millikin Construction Company, a Florida corporation, and acknowledged and declared that they as President and Secretary of said Corporation and authorized by its, signed its name and affixed its seal to and executed the said instrument for it and its heirs, executors, administrators, successors and assigns.

Given under my hand and official seal this 2nd day of Dec. A.D. 19 70



Notary Public State of Florida

My Commission expires

31, 1973

Recorded in Public Records 12/18/2020 9:53 AM OR Book 8427 Page 363,
Instrument #2020111763, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 118405546 E-Filed 12/17/2020 03:35:11 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 1994 MM 012546 A

WAYNE RICKY JR MATHEWS

DIVISION: I
DATE OF BIRTH: 07/29/1970

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES


On **JULY 2, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **WAYNE RICKY JR MATHEWS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$840.00**, which shall bear interest at the rate prescribed by law, **6.03%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

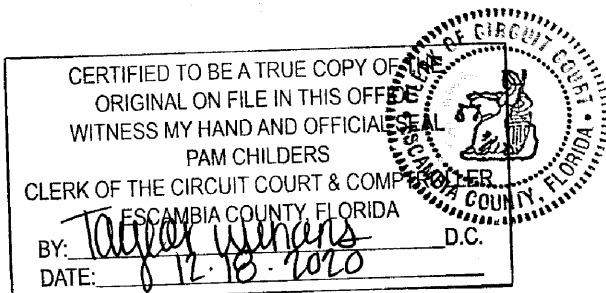
FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE CHARLES YOUNG
on 12/17/2020 12:21:16 VpHMcrYA

COUNTY JUDGE



(CFCTMMFNLCHRG2 #24984)

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 012986000 Certificate Number: 000240 of 2023

Date Of Redemption

Clerk's Check

Clerk's Total \$774.00

Postage

Tax Deed Court Registry \$740.00

Payor Name

Notes

Commit Redemption ☒