



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

0925-68

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 | OJEDA JESUS OJEDA AMANDA 9511 PLAINFIELD AVE PENSACOLA, FL 32514 9511 PLAINFIELD AVE 01-3936-100 LT 7 BLK 1 PLAINFIELD PB 3 P 47 OR 8824 P 1731 | Certificate # | 2023 / 290 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/290 | 06/01/2023 | 1,526.84 | 76.34 | 1,603.18 |
| →Part 2: Total* | | | | 1,603.18 |

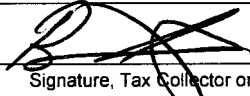
Part 3: Other Certificates Redeemed by Applicant (Other than County)

| 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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2024/331 | 06/01/2024 | 3,512.99 | 6.25 | 217.37 | 3,736.61 |
| Part 3: Total* | | | | | 3,736.61 |

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) | 5,339.79 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 0.00 |
| 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) | 5,714.79 |

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:  Signature, Tax Collector or Designee

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. | 138,957.50 |
| 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: 2500199

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 |
|----------------|-----------------|------------|---|
| 01-3936-100 | 2023/290 | 06-01-2023 | LT 7 BLK 1 PLAINFIELD PB 3 P 47 OR 8824 P 1731 |

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: 051S300407070001
Account: 013936100
Owners: OJEDA JESUS OJEDA AMANDA
Mail: 9511 PLAINFIELD AVE
PENSACOLA, FL 32514
Situs: 9511 PLAINFIELD AVE 32514
Use Code: SINGLE FAMILY RESID
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 | \$35,000 | \$251,191 | \$286,191 | \$277,915 |
| 2023 | \$32,000 | \$237,821 | \$269,821 | \$269,821 |
| 2022 | \$17,000 | \$214,938 | \$231,938 | \$132,290 |

[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 |
|------------|------|------|-----------|------|--------------|---------|
| 07/15/2022 | 8824 | 1731 | \$335,000 | WD | N | |
| 05/1997 | 4129 | 182 | \$130,000 | WD | N | |
| 08/1996 | 4028 | 506 | \$15,000 | WD | N | |
| 07/1993 | 3404 | 845 | \$13,500 | WD | N | |
| 11/1985 | 2148 | 292 | \$12,500 | WD | N | |

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 7 BLK 1 PLAINFIELD PB 3 P 47 OR 8824 P 1731

Extra Features

DETACHED GARAGE
UTILITY BLDG

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
05-15-30

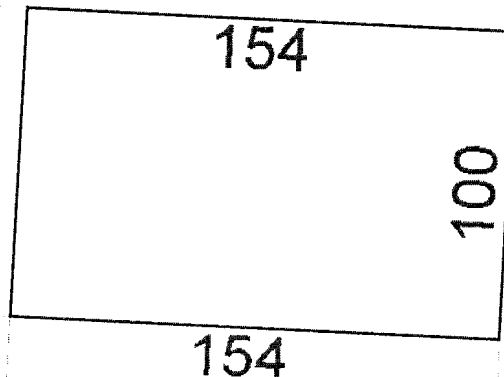
Approx.
Acreage:
0.3611

Zoned:
MDR

Evacuation
& Flood
Information
[Open
Report](#)




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

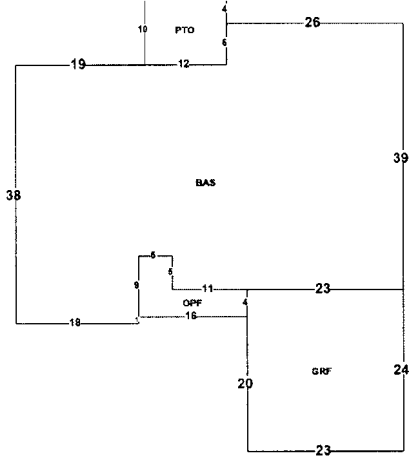


Buildings

Address: 9511 PLAINFIELD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1996, Effective Year: 1996, PA Building ID#: 43600

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORATIVE
NO. PLUMBING FIXTURES-10
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

| |
|---|
|  Areas - 2863 Total SF |
| BASE AREA - 2102 |
| GARAGE FIN - 552 |
| OPEN PORCH FIN - 89 |
| PATIO - 120 |



Images



12/6/2024 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.



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00290**, 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 7 BLK 1 PLAINFIELD PB 3 P 47 OR 8824 P 1731

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013936100 (0925-68)

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

JESUS OJEDA and AMANDA OJEDA

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 #: 01-3936-100 CERTIFICATE #: 2023-290

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 #: **01-3936-100**

1. The Grantee(s) of the last deed(s) of record is/are: **AMANDA OJEDA AND JESUS OJEDA**

By Virtue of Warranty Deed recorded 7/19/2022 in OR 8824/1731

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 #: 01-3936-100

Assessed Value: \$277,915.00

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: SEPT 3, 2025

TAX ACCOUNT #: 01-3936-100

CERTIFICATE #: 2023-290

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2024</u> tax year. |

JESUS OJEDA AND AMANDA OJEDA
9511 PLAINFIELD AVE
PENSACOLA, FL 32514

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 #:01-3936-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK 1 PLAINFIELD PB 3 P 47 OR 8824 P 1731

SECTION 05, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-3936-100(0925-68)

Recorded in Public Records 7/19/2022 10:19 AM OR Book 8824 Page 1731,
Instrument #2022073298, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$2,345.00



SUNBELT
TITLE AGENCY

Prepared by: Sarah Seegren
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1790222-06873

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 15th day of July, 2022 by **Danna S. Barnes, A Single Woman**, hereinafter called the Grantor, to **Amanda Ojeda and Jesus Ojeda, Wife And Husband**, whose post office address is: **9511 Plainfield Ave, Pensacola, FL 32514**, hereinafter called the Grantee:

(Whenever used herein the term "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)

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, all that certain land situated in Escambia County, Florida, viz:

Lot 7, Block 1, Plainfield, being a portion of Section 5, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 3, Page 47, of the Public Records of said County.

Parcel Identification Number: 051S300407070001

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Witness: (Signature)

Print Name: Danna Szymonick

Danna S. Barnes
5793 Northrop Road
Milton, FL 32570

Witness: (Signature)

Print Name: Sarah Seegren

State of Florida
County of Santa Rosa

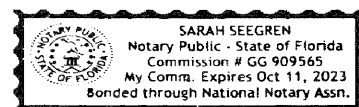
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022, by Danna S. Barnes, who: ☐ is personally known to me or ☒ produced valid ID as identification.

NOTARY PUBLIC (signature)

Print Name: Sarah Seegren

My Commission Expires: 10/11/2023

Stamp/Seal:



Incident to the issuance of title insurance.
WARRANTYDEED
REV. 1/21/2021
LS