

## **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

1025 - 13

| Part 1: Tax Deed                              | App  | lication Inforr                        | nation      |                                  |                               |              |  |  |
|---|--|--|-------------|----------------------------------|-------------------------------|--------------|--|--|
| Applicant Name<br>Applicant Address           | KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 |  |             | Application date                 |                               | Apr 21, 2025 |  |  |
| Property description                          | erty OSWALD BEVERLY K TRUSTEE FOR                                |  |             | Certificate #                    |                               | 2023 / 1241  |  |  |
|   |  |  |             | S FOLLOWS<br>ached.)             | Date certificate issued       |              | 06/01/2023                               |  |
| Part 2: Certificat                            | es O   |  |             | ,                                |                               | Appl         |  | <u> </u>                                     |
| Column 1 Certificate Number                   | er   | Column Date of Certific                | _           |                                  | olumn 3<br>unt of Certificate |              | Column 4<br>Interest                     | Column 5: Total<br>(Column 3 + Column 4)     |
| # 2023/1241                                   |  | 06/01/20                               | )23         |                                  | 5,089.23                      |              | 254.46                                   | 5,343.69                                     |
|   |  |  |             |                                  |                               |              | →Part 2: Total*                          | 5,343.69                                     |
| Part 3: Other Ce                              | rtifica  | ates Redeeme                           | d by Ap     | plicant (O                       | ther than Co                  | unty         | ). · · · · · · · · · · · · · · · · · · · |  |
| Column 1<br>Certificate Number                |  | Column 2 Date of Other ertificate Sale | Face A      | umn 3<br>mount of<br>Certificate | Column 4 Tax Collector's I    | Fee          | Column 5<br>Interest                     | Total<br>(Column 3 + Column 4<br>+ Column 5) |
| # 2024/1308                                   | (  | 06/01/2024                             |             | 5,082.79                         | .79 6.2                       |              | 372.74                                   | 5,461.78                                     |
|   | <u> </u>   |  |             |                                  | <del></del>                   |              | Part 3: Total*                           | 5,461.78                                     |
| Part 4: Tax Colle                             | ector  | Certified Am                           | ounts (Li   | ines 1-7)                        |                               |              |  |  |
| Cost of all cert                              | ificate  | s in applicant's                       | possessio   | n and othe                       |                               |              | ed by applicant<br>of Parts 2 + 3 above) | 10,805.47                                    |
| 2. Delinquent tax                             | 2. Delinquent taxes paid by the applicant 0.00                   |  |             |                                  | 0.00                          |              |  |  |
| 3. Current taxes paid by the applicant 4,868. |  |  |             | 4,868.10                         |                               |              |  |  |
| 4. Property information report fee            |  |  |             | 200.00                           |                               |              |  |  |
| 5. Tax deed appl                              | icatior  | n fee                                  |             |                                  |                               |              |  | 175.00                                       |
| 6. Interest accrue                            | ed by 1  | tax collector und                      | ler s.197.5 | 642, F.S. (s                     | ee Tax Collecto               | r Inst       | ructions, page 2)                        | 0.00   |
| 7.  |  |  |             |                                  |                               | To           | tal Paid (Lines 1-6)                     | 16,048.57                                    |
| I certify the above in have been paid, an     | ` `  |  |             |                                  |                               | y info       | mation report fee, ar                    | nd tax collector's fees                      |
|   | 1  |  |             |                                  |                               |              | Escambia, Florid                         | a  |
| Sign here:                                    | 2  | $\mathcal{X}$                          |             |                                  |                               | ſ            | Date <u>April 24th, 2</u>                |  |
| ✓ Sign  | ature, T   | ax Collector or Desi                   |             |                                  |                               |              | See Instructions on Pag                  |  |

Send this ertification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| Par  | Part 5: Clerk of Court Certified Amounts (Lines 8-14)   |  |  |  |  |
|------|---|--|--|--|--|
| 8.   | Processing tax deed fee   |  |  |  |  |
| 9.   | Certified or registered mail charge   |  |  |  |  |
|      | Clerk of Court advertising, notice for newspaper, and electronic auction fees                         |  |  |  |  |
| 11.  |   |  |  |  |  |
| 12.  |   |  |  |  |  |
| 13.  | Interest (see Clerk of Court Instructions, page 2)  |  |  |  |  |
| 14.  | Total Paid (Lines 8-13)   |  |  |  |  |
| 14.  |   |  |  |  |  |
| 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 10/01/2025  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.

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500184

| To: Tax Collector of ESC   | AMBIA COUNTY              | _, Florida          |   |
|--|---------------------------|---------------------|---|
| I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-15 hold the listed tax certificate an   |                           | e same to the Tax   | Collector and make tax deed application thereon:  |
| Account Number   | Certificate No.           | Date                | Legal Description   |
| 03-2192-100  | 2023/1241                 | 06-01-2023          | A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268 |
| l agree to:  |                           |                     |   |
| pay any current taxe   |                           | :                   |   |
|  | ing tax certificates plus | -                   |   |
| <ul> <li>pay all delinquent and omitted taxes, plus interest covering the property.</li> <li>pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.</li> </ul> |                           |                     |   |
| Attached is the tax sale certification which are in my possession.   | cate on which this applic | cation is based and | d all other certificates of the same legal description  |
| Electronic signature on file<br>KEYS FUNDING LLC - 6023<br>PO BOX 71540<br>PHILADELPHIA, PA 1917   | 3<br>6-1540               |                     | <u>04-21-2025</u><br>Application Date   |
| Applicar   | nt's signature            |                     |   |



Parcel Information

# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

Sale List

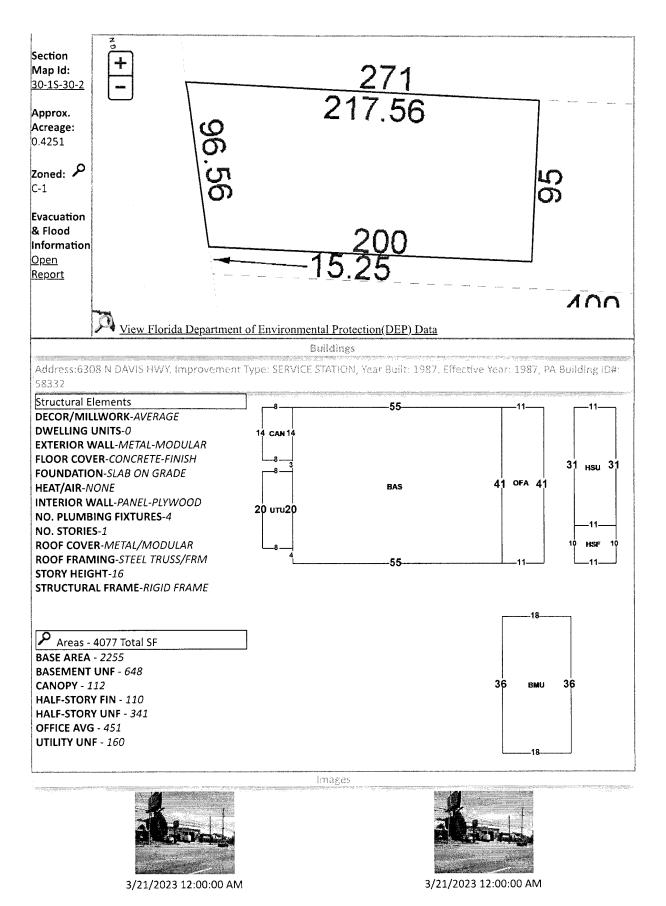
Launch Interactive Map

#### **Back**

Nav. Mode 

Account 

Parcel ID Printer Friendly Version General information Assessments 3015307901021001 Parcel ID: Year Land Imprv Total <u>Cap Val</u> Account: 032192100 2024 \$158,672 \$117,056 \$275,728 \$275,728 Owners: OSWALD BEVERLY K TRUSTEE FOR 2023 \$150,738 \$115,432 \$266,170 \$266,170 4718A LAND TRUST 2022 \$150,738 \$113,700 \$264,438 \$264,438 Mail: 323 NORTH MAIN ST COLUMBIA, IL 62236 Disclaimer Situs: 6308 N DAVIS HWY 32504 AUTO REPAIR 🔑 Use Code: Tax Estimator **Taxing** PENSACOLA CITY LIMITS **Change of Address** Authority: Tax Inquiry: Open Tax Inquiry Window **Report Storm Damage** Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Enter Income & Expense Survey Download Income & Expense Survey** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 Multi Records Sale Date Book Page Value Type Parcel Legal Description 03/01/2013 6996 268 Lb \$100 WD Ν A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 11/2003 5301 752 \$375,000 WD Ν 2... 2 04/1987 2382 503 \$150,000 WD Extra Features Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and **ASPHALT PAVEMENT** Comptroller CHAINLINK FENCE CONCRETE PAVING **CONCRETE WALKS** FRAME SHED



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
ESCAMBIA COUNTY FLORIDA
INST# 2025034463 5/13/2025 12:53 PM
OFF REC BK: 9316 PG: 837 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01241**, 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:

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032192100 (1025-13)

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

#### BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST

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 October, which is the 1st day of October 2025.

Dated this 13th 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.

COMPTO

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 REPO                                     | ORT IS ISSUED TO:  |  |   |                       |
|---|--|--|---|-----------------------|
| SCOTT LUNSFORD, ES                                    | SCAMBIA COUNTY TA  | X COLLECTOR  |   |                       |
| TAX ACCOUNT #:  | 03-2192-100  | _ CERTIFICATE #: _                                       | 2023-12                                 | 241                   |
| REPORT IS LIMITED T                                   | TITLE INSURANCE. TH<br>O THE PERSON(S) EXP<br>RT AS THE RECIPIENT(   | RESSLY IDENTIFIED I                                      | BY NAME IN THI                          | E PROPERTY            |
| listing of the owner(s) of tax information and a list | ared in accordance with the record of the land described ing and copies of all open in the Official Record Books 2 herein. | ed herein together with cu<br>or unsatisfied leases, mor | rrent and delinque<br>tgages, judgments | ent ad valorem<br>and |
|   | o: Current year taxes; taxe rface rights of any kind or boundary line disputes.  |  |   |                       |
|   | are or guarantee the validit<br>ce policy, an opinion of tit   |  |   |                       |
| Use of the term "Report"                              | herein refers to the Proper  | rty Information Report an                                | d the documents a                       | ttached hereto.       |
| Period Searched: J                                    | uly 11, 2005 to and inclu  | ding July 11, 2025                                       | Abstractor:                             | Andrew Hunt           |
| BY  |  |  |   |                       |
| Malalphel   |  |  |   |                       |

Michael A. Campbell, As President

Dated: July 14, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

July 14, 2025

Tax Account #: 03-2192-100

1. The Grantee(s) of the last deed(s) of record is/are: **BEVERLY K OSWALD AS TRUSTEE UNDER LAND TRUST DATED JANUARY 1, 2013, NUMBERED 4718A** 

By Virtue of Warranty Deed to Trustee recorded 4/2/2013 in OR 6996/268

- 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 #: 03-2192-100 Assessed Value: \$275,728.00

**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 INFORMATI | ON REPORT FOR TDA  |
|----------------|----------------------|--------------------|
| CENTITICATION  |                      | ON NEI ONI FON IDA |

|  | TION: PROPERTY INFORMATION D<br>SALE DATE:  | OCT 1, 2025                                  |  |  |  |
|--|---|--|--|--|--|
| TAX ACCO   |   | 03-2192-100                                  |  |  |  |
| CERTIFICA  |   | 2023-1241                                    |  |  |  |
| In compliance with Section 197.522, Florida Statutes, the following is a list of names and adthose persons, firms, and/or agencies having legal interest in or claim against the above-desproperty. The above-referenced tax sale certificate is being submitted as proper notificationsale. |   |  |  |  |  |
| YES NO   | Notify City of Pensacola, P.O. Box 129 Notify Escambia County, 190 Government Homestead for <u>2024</u> tax year. |  |  |  |  |
|  | K OSWALD TRUSTEE  | BEVERLY K OSWALD TRUSTEE<br>4718A LAND TRUST |  |  |  |
| 4718A LAND TRUST<br>323 NORTH MAIN ST  |   | 6308 N DAVIS HWY                             |  |  |  |
| COLUMBIA, IL 62236 PENSACOLA, FL 32504   |   |  |  |  |  |
| Certified and  | Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025.                             |  |  |  |  |

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

BY: Michael A. Campbell, As Its President

Malphel

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

#### PROPERTY INFORMATION REPORT

July 14, 2025 Tax Account #:03-2192-100

## LEGAL DESCRIPTION EXHIBIT "A"

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W** 

**TAX ACCOUNT NUMBER 03-2192-100(1025-13)** 

Recorded in Public Records 04/02/2013 at 03:42 PM OR Book 6996 Page 268, Instrument #2013022636, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared By and Return to: Price & Associates, LLC, Attorneys at Law 43 N. Kringle Place, P. O. Box 100 Santa Claus, IN 47579

#### WARRANTY DEED TO TRUSTEE UNDER LAND TRUST 4718A

THIS WARRANTY DEED made this 1<sup>st</sup> day of March, 2013, by Domex Properties Limited Partnership, an Indiana limited partnership, hereinafter called "Grantor", to Beverly K. Oswald, as Trustee under that certain land trust dated January 1, 2013, and numbered 4718A, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described.

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situated in Escambia County, Florida, to-wit:

A PART OF LOT 2, BLOCK 1, FERRY PASS HEIGHTS, A SUBDIVISION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, AT PAGE 60, OF THE PUBLIC RECORDS OF EXCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 10 DEGREES 48'04" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF DAVIS HIGHWAY (S.R. #291, 80' R/W) FOR A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10 DEGREES 48'04" WEST ALONG SAID EASTERLY RIGHT-OF-WAY FOR A DISTANCE OF 96.56 FEET; THENCE NORTH 89 DEGREES 40'26" EAST FOR A DISTANCE OF 95.00 FEET; THENCE SOUTH 00 DEGREES 20'34" EAST FOR A DISTANCE OF 95.00 FEET; THENCE SOUTH 89 DEGREES 40'26" WEST FOR A DISTANCE OF 200.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING. ALL LYING AND BEING IN SAID FERRY PASS HEIGHTS SUBDIVISION.

This conveyance is subject to:

- 1. Taxes and Assessments for the year 2013 and subsequent years.
- 2. Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Land Trust No. 4718A, dated January 1, 2013 (Trust Agreement).

BK: 6996 PG: 269

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof if all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any terms of this trust have ben complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease,

BK: 6996 PG: 270

mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be named in wiring by the Trustee, and upon a recording in the public records of Escambia County, Florida, of a death certificate of the Trustee or of any successor trustee, title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

The deed is given and accepted in accordance with Section 69.071, Florida Statues. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

BK: 6996 PG: 271 Last Page

And the Grantor by this Deed full warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whatsoever. "Grantor", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal this 1st.day of Narob 2013.

Domex Properties Limited Partnership, an Indiana limited Partnership

By: XOLULA S. Munical Beverly K. Ogyald, Manager

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared belong who is personally known to me OR [has produced as identification] and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this day of \_\_\_\_\_\_\_, 2013.

NOTARY PUBLIC

My commission expires:

"Official Seal"
Susan M. Degener
Notary Public, State of Illinois
My commission expires 8-31-13

8.31-13

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

## CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

#### **CERTIFICATE # 01241 of 2023**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST | BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST |
|---|---|
| 323 NORTH MAIN ST                             | 6308 N DAVIS HWY                              |
| COLUMBIA, IL 62236                            | PENSACOLA, FL 32504                           |

WITNESS my official seal this 14th day of August 2025.



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

#### WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01241**, 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:

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032192100 (1025-13)

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

#### BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of October, which is the 1st day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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**Post Property:** 

6308 N DAVIS HWY 32504



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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## ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

R

#### NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-008966

1025.13

**Document Number:** ECSO25CIV033728NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01241 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 8:22 AM on 8/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Βv

REID, CÉS

Service Fee: Receipt No: \$40.00 BILL

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#### BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST [1025-13] 323 NORTH MAIN ST COLUMBIA, IL 62236

9171 9690 0935 0127 1716 66



BEVERLY K OSWALD TRUSTEE FOR 4718A LAND TRUST [1025-13] 6308 N DAVIS HWY PENSACOLA, FL 32504

9171 9690 0935 0127 1716 59

**CENTIFIED WAIL** 

**Pam Childers** Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

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Pensacola, FL 32502

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AMBIA COUNTY.

BEVERLY KONVALD TRUSTEE FOR 47 [8A LAND TRUST [1025-13] 6308 N DAVIS HWY PENSACOLA, FL 32504

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quadient FIRST-CLASS MAIL

\$008.86° 08/21/2025 ZIP 32502



NIXIE 326 0009/06/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

BC: 32502583335 \*0532-03606-28-45 ուսի (Իսիզինիրիկիր հրակին իրակարհիրդինի արանագրիկին արև արարագրինի հայարական արև արև արև արև արև արև արև արև ա