



# 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

1025-19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	COLONY PARK HOMEOWNERS ASSOCIATION INC 5185 WILLOW RUN DR PENSACOLA, FL 32504 1345 BAKALANE CT 03-3111-010 LT 19 & 20 COLONY PARK PB 7 P 46 OR 1217 P 149	Certificate #	2023 / 1299
		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)
# 2023/1299	06/01/2023	2,333.20	116.66	2,449.86
→Part 2: Total*				2,449.86

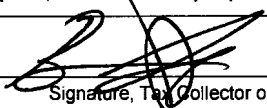
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	2,449.86
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)	2,824.86

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

<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>10/01/2025</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: 2500404

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
03-3111-010	2023/1299	06-01-2023	LT 19 & 20 COLONY PARK PB 7 P 46 OR 1217 P 149

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 - 2023

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		Assessments				
<b>Parcel ID:</b>	3115302800190001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	033111010	2024	\$38,000	\$132,622	\$170,622	\$126,253
<b>Owners:</b>	COLONY PARK HOMEOWNERS ASSOCIATION INC	2023	\$38,000	\$124,460	\$162,460	\$114,776
<b>Mail:</b>	5185 WILLOW RUN DR PENSACOLA, FL 32504	2022	\$38,000	\$108,458	\$146,458	\$104,342
<b>Situs:</b>	1345 BAKALANE CT 32504	Disclaimer				
<b>Use Code:</b>	MULTI-FAMILY <=9	Tax Estimator				
<b>Units:</b>	2	Change of Address				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	File for Exemption(s) Online				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						


Sales Data Type List:								2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel</b>	<b>Records</b>		None	
01/1978	1217	149	\$100	WD	N			Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Extra Features	
								METAL BUILDING	

Parcel Information

Launch Interactive Map


Section Map Id:  
31-1S-30-2

Approx. Acreage:  
0.5740

Zoned:   
R-1AA

Evacuation & Flood Information

[Open Report](#)



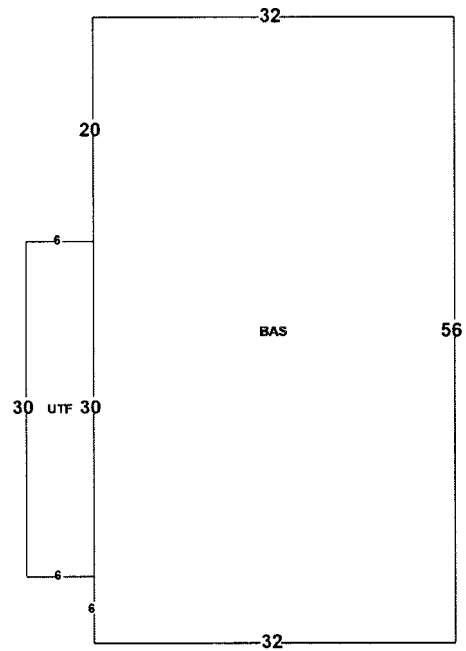
Buildings	
Address: 1345 BAKALANE CT, Improvement Type: MULTI-FAMILY <5, Year Built: 1969, Effective Year: 1995, PA Building ID#: 59752	

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-2  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-VINYL ASBESTOS  
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-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1972 Total SF

BASE AREA - 1792  
UTILITY FIN - 180



Images



5/22/2024 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. 01299**, 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 19 & 20 COLONY PARK PB 7 P 46 OR 1217 P 149**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 033111010 (1025-19)**

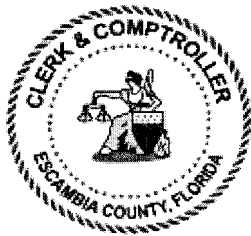
The assessment of the said property under the said certificate issued was in the name of

**COLONY PARK HOMEOWNERS ASSOCIATION INC**

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.



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 #: 03-3111-010 CERTIFICATE #: 2023-1299

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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: July 14, 2025

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

July 14, 2025

Tax Account #: **03-3111-010**

1. The Grantee(s) of the last deed(s) of record is/are: **COLONY PARK HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION**

**By Virtue of Warranty Deed recorded 5/16/1978 in OR 1217/149**

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 #: 03-3111-010**

**Assessed Value: \$126,253.00**

**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): **COLONY PARK HOMEOWNERS' ASSOCIATION, INC**

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:** OCT 1, 2025

**TAX ACCOUNT #:** 03-3111-010

**CERTIFICATE #:** 2023-1299

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.

**COLONY PARK HOMEOWNERS  
ASSOCIATION INC  
5185 WILLOE RUN DR  
PENSACOLA, FL 32504**

**COLONY PARK HOMEOWNERS  
ASSOCIATION INC  
1345 BAKALANE CT APT A  
PENSACOLA, FL 32504**

**CAROLYN MCFEE REGISTERED AGENT  
COLONY PARK HOMEOWNERS ASSOCIATION INC  
3965 HIDDEN OAKS DR  
PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of July 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**

**July 14, 2025**

**Tax Account #:03-3111-010**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 19 & 20 COLONY PARK PB 7 P 46 OR 1217 P 149**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-3111-010(1025-19)**

PREPARED BY:  
Thurston A. Shell  
OF SHELL, FLEMING, DAVIS & MENGE  
7TH FLOOR SEVILLE TOWER  
PENSACOLA, FLORIDA

INDEXED BOOK 1217 PAGE 149

SFD & M FILE NO. L 19-12

State of Florida,  
County of ESCAMBIA

CORPORATION  
WARRANTY DEED.

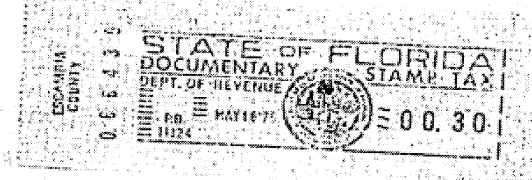
4.00 REC. FEE  
30 ST. STAMP  
55 SURTAX  
485 TOTAL

1345 BAKALANE COURT  
PENSACOLA, FL 32504

Grantee's Mailing Address  
KNOW ALL MEN BY THESE PRESENTS, That COPALE, LTD., a Florida limited partnership, 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 COLONY PARK HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, its ~~heirs~~ successors and assigns, forever, the following real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lots 19 and 20, COLONY PARK SUBDIVISION, Escambia County, Florida, according to plat recorded in Plat Book 7 at Page 46 of the public records of Escambia County, Florida.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions dated the 10th day of MAY, 1978, and recorded in Official Record Book 1215 at Page 534 of the public records of Escambia County, Florida, and this conveyance is subject to the terms of said Declaration of Covenants, Conditions and Restrictions.



FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO., FLA. ON  
MAY 16 2 57 PM '78  
JIM A. FLORES, COMPTROLLER  
ESCAMBIA COUNTY

877475

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto the said grantee, its ~~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 encumbrances, and that it, its successors and assigns, the said grantee, its ~~heirs~~ 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 General Partner its corporate seal to be affixed here this 13th day of MAY, A.D., 1978.

Signed, sealed and delivered in the presence of:  
COPALE, LTD., a Florida limited partnership  
By A. B. HOPKINS, JR., General Partner (SEAL)  
XXXXXXXXXXXX

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 13th day of MAY, 1978, by A. B. HOPKINS, General Partner, of ~~Residence of~~ COPALE, LTD., a Florida limited partnership on behalf of ~~that corporation~~ the limited partnership.

Vernie B. Murphy  
Notary Public

My commission expires 9-30-78  
Notary Public, State of Florida at Large  
My Commission Expires Sept. 30, 1978  
Bonded by American Fire & Marine Insurance Co., Inc.

