



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

1025-20

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	SAJOVIC ZORAN SAJOVIC HELENE HTRUSTEES FOR PO BOX 3057 SANTA MARIA, CA 93457 1808 LOYOLA ST 03-3205-100 LT 12 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 728 P 809 OR 7442 P 1820	Certificate #	2023 / 1307
		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)
# 2023/1307	06/01/2023	2,355.32	117.77	2,473.09
→Part 2: Total*				2,473.09

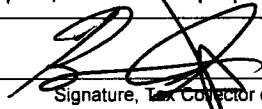
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1393	06/01/2024	2,565.17	6.25	170.48	2,741.90
Part 3: Total*					2,741.90

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)	5,214.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,519.58
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)	8,109.57

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.	
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: 2500471

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-3205-100	2023/1307	06-01-2023	LT 12 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 728 P 809 OR 7442 P 1820

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information								Assessments				
Parcel ID:	321S301700120001							Year	Land	Imprv	Total	Cap Val
Account:	033205100							2024	\$24,000	\$163,055	\$187,055	\$159,384
Owners:	SAJOVIC ZORAN SAJOVIC HELENE HTRUSTEES FOR SAJOVIC ZORAN & SAJOVIC HELENE 2015 REVOCABLE TRUST							2023	\$16,000	\$154,812	\$170,812	\$144,895
Mail:	PO BOX 3057 SANTA MARIA, CA 93457							2022	\$16,000	\$134,549	\$150,549	\$131,723
Situs:	1808 LOYOLA ST 32504							Disclaimer				
Use Code:	MULTI-FAMILY <=9-TWNHSE PROJ 🔑							Tax Estimator				
Units:	2							Change of Address				
Taxing Authority:	COUNTY MSTU							File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window							Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector								2024 Certified Roll Exemptions				
Sales Data Type List: 🔑								None				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	Legal Description					
10/12/2015	7442	1820	\$100	QC	Y	📄	LT 12 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 728					
01/1973	728	809	\$41,400	WD	N	📄	P 809 OR 7442 P 1820					
01/1972	631	861	\$16,000	WD	Y	📄	Extra Features					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								None				
Parcel Information								Launch Interactive Map				

Section
Map Id:
32-1S-30

Approx.
Acreage:
0.3086

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)



120

118.2

23.3

120

71.9

120

90

6.83 71.7 23.3 6.83



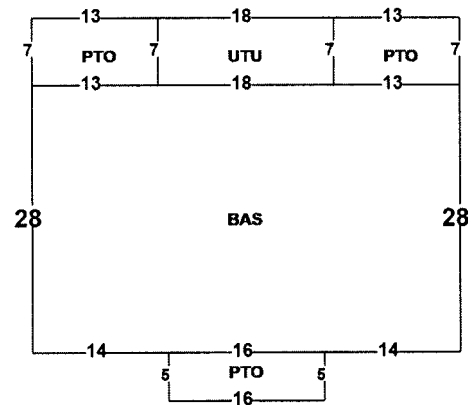
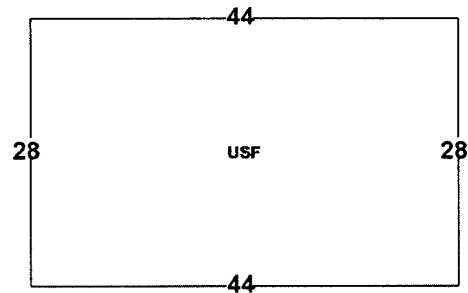
[View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address: 1808 LOYOLA ST, Improvement Type: TOWNHOUSE, Year Built: 1973, Effective Year: 1985, PA Building ID#: 59876

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-10
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 2852 Total SF

BASE AREA - 1232
PATIO - 262
UPPER STORY FIN - 1232
UTILITY UNF - 126

Images



5/8/2025 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. 01307**, 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 12 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 728 P 809 OR 7442 P 1820

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033205100 (1025-20)

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

**ZORAN SAJOVIC TRUSTEE FOR ZORAN & HELENE SAJOVIC 2015 REVOCABLE TRUST and
HELENE H SAJOVIC TRUSTEE FOR ZORAN & HELENE SAJOVIC 2015 REVOCABLE 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.



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 #: 03-3205-100 CERTIFICATE #: 2023-1307

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 #: **03-3205-100**

1. The Grantee(s) of the last deed(s) of record is/are: **ZORAN SAJOVIC AND HELENE SAJOVIC AS TRUSTEES OF THE ZORAN AJOVIC AND HELENE SAJOVIC 2015 REVOCABLE TRUST**

By Virtue of Warranty Deed recorded 9/10/1973 in OR 728/809 together with Quit Claim Deed recorded 12/1/2015 in OR 7442/1820

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) NONE are delinquent.

Tax Account #: 03-3205-100

Assessed Value: \$159,384.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: OCT 1, 2025

TAX ACCOUNT #: 03-3205-100

CERTIFICATE #: 2023-1307

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.

**ZORAN SAJOVIC AND
HELENE H SAJOVIC AS TRUSTEES
PO BOX 1130
TRINIDAD, CA 95570**

**ZORAN SAJOVIC AND
HELENE H SAJOVIC AS TRUSTEES
1808 LOYOLA ST
PENSACOLA, FL 32504**

**ZORAN SAJOVIC AND
HELENE H SAJOVIC AS TRUSTEES
PO BOX 3057
SANTA MARIA, CA 93457**

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

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 #:03-3205-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 12 BLK A 1ST ADDN COLLEGE PARK PB 6 P 70 OR 728 P 809 OR 7442 P 1820

SECTION 32, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-3205-100(1025-20)

12-4-83
47-6-83
175.85

CORPORATION WARRANTY DEED

PREPARED BY: Donald S. Metzger
METZGER & VIVIANO
ATTORNEYS AT LAW
322 S. ALCANIZ ST
PENSACOLA, FLORIDA 32501

FILE 728 PAGE 800

State of Florida,

ESCAMBIA County

1804 Loyola Street

KNOW ALL MEN BY THESE PRESENTS, That the Pageant Homes, Inc.

a corporation, for and in consideration of

Ten (\$10.00) Dollars and other good and valuable considerations

DOLLARS

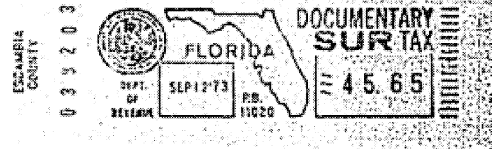
the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Zoran

Sajovic and Helene H. Sajovic, husband and wife

its heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia

State of Florida, to-wit:

Lot 12, Block "A", First Addition to College Park Subdivision, a portion of
ABB Subdivision, Section 32, Township 1 South, Range 30 West, as recorded
in Plat Book 6, page 70 of the public records of Escambia County, Florida



There is expressly excepted from the warranties herein contained all easements and restrictions of record, if any, and the lien of ad valorem real property taxes for the year 1973 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereunto 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 the 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 grantee, its heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

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 hereon this 7th day of September, A. D., 1973.

Signed, sealed and delivered in the presence of:

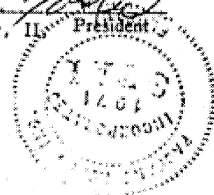
[Signature]
[Signature]

PAGEANT HOMES, INC.

By *[Signature]*
William E. Foster, II, President

ATTEST:

[Signature]
L. Fred Knodel, Secretary



State of FLORIDA
ESCAMBIA County

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared William E. Foster, II and L. Fred Knodel

known to me to be the individuals described by said names who executed the foregoing instrument, and to be the President and Secretary of the Pageant Homes, Inc.
a corporation, and acknowledged and declared that they as President and Secretary of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 7th day of September, A. D. 19 73

Marilyn A. Shul
Notary Public

My Commission expires 12/29/74

NOTES FORM 9-3

STATE OF FLORIDA

COUNTY

A CORPORATION
TO

Corporation Warranty Deed

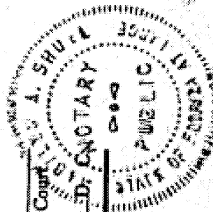
Received this _____ day of _____
A. D. 19 _____
at _____ o'clock _____ M.,
and recorded in Volume _____ Page _____
the _____ day of _____ 19 _____

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON
SEP 10 4 05 PM '73
IN BOOK 6 PAGES 1-13 ABOVE
JOE A. FLORES, COMPTROLLER
ESCAMBIA COUNTY

Clerk Circuit Court

By

564644



Recorded in Public Records 12/01/2015 at 03:51 PM OR Book 7442 Page 1820,
Instrument #2015090905, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to:
BAUER PITMAN LIFETIME LEGAL, PLLC
1235 Fourth Avenue East, Suite 200
Olympia, WA 98506

QUIT CLAIM DEED

The Grantors, ZORAN SAJOVIC and HELENE SAJOVIC, husband and wife, (GRANTEE ADDRESS: P.O. Box 3057, Santa Maria, CA 93457) for and in consideration of \$0.00 and no other valuable consideration, hereby convey and quit claim to ZORAN SAJOVIC and HELENE SAJOVIC, as Trustees of the ZORAN SAJOVIC and HELENE SAJOVIC 2015 REVOCABLE TRUST dated 10-12-2015, (GRANTEE ADDRESS: P.O. Box 3057, Santa Maria, CA 93457) all their right, title and interest in the real property located in the County of Escambia, State of Florida, together with all after acquired title of the Grantor therein, legally described as follows:

APN: 05-2S-29-5905-005-036

Commonly known as: 3102 E Desoto Street, Pensacola

Lots 5 and 6, Block 36, East Pensacola, according to the Plat thereof recorded in Deed Book 77, Page 520, of Public Records of Escambia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

APN: 32-1S-30-1700-120-001

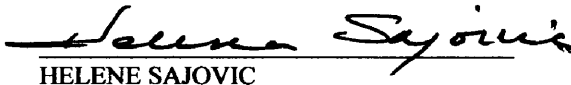
Commonly known as: 1804 and 1808 Loyola Street, Pensacola

Lot 12, Block "A", First Addition to College Park Subdivision, a portion of ABB Subdivision, Section 32, Township 1 South, Range 30 West, as recorded in Plat Book 6, page 70 of the public records of Escambia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DATED: 12 OCTOBER, 2015.


ZORAN SAJOVIC


HELENE SAJOVIC

//
//

QUIT CLAIM DEED

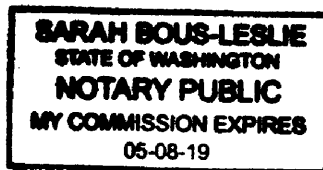
-1-

BK: 7442 PG: 1821 Last Page

//
//STATE OF WASHINGTON
COUNTY OF THURSTON

} ss.

I certify that I know or have satisfactory evidence that ZORAN SAJOVIC and HELENE SAJOVIC are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary acts for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN TO before me on October 12, 2015

[Notary Signature]

[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Washington,
residing at Olympia
My appointment expires: 5-8-19

In Witness thereof:

Witness:

Print Name: Laura A Pitman
Print Address: 1235 4th Ave Ste 200
Olympia WA 98506

Witness:

Print Name: Amberlyn Riecken Cowles
Print Address: 1235 4th Ave E Ste 200
Olympia WA 98506

QUIT CLAIM DEED

-2-

