



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

1025-77

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	SULLIVAN D ANGELO A 1609 W HERNANDEZ ST PENSACOLA, FL 32501 1609 W HERNANDEZ ST 06-1024-000 LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 7382 P 655	Certificate #	2023 / 2552
		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)
# 2023/2552	06/01/2023	1,081.47	139.92	1,221.39
→Part 2: Total*				1,221.39

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)
# 2024/2733	06/01/2024	1,163.95	6.25	82.69	1,252.89
Part 3: Total*					1,252.89

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)	2,474.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	570.28
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)	3,419.56

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.	35,830.00
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: 2500385

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

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
06-1024-000	2023/2552	06-01-2023	LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 7382 P 655

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 - 8023

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:

172S301000001024

Account:

061024000

Owners:

SULLIVAN D ANGELO A


Mail:

1609 W HERNANDEZ ST
PENSACOLA, FL 32501

Situs:

1609 W HERNANDEZ ST 32501

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	\$8,400	\$63,260	\$71,660	\$71,660
2023	\$8,400	\$59,882	\$68,282	\$68,016
2022	\$8,400	\$53,433	\$61,833	\$61,833

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

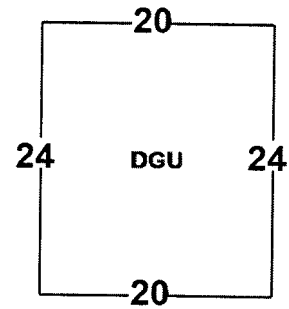
Sales Data Type List:							2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	HOMESTEAD EXEMPTION
07/27/2015	7382	655	\$100	CJ	N		
09/15/2009	6507	102	\$100	OT	N		
06/1977	1110	728	\$19,000	WD	N		
01/1966	297	237	\$8,000	WD	N		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 7382 P 655
							Extra Features None

Parcel Information	Launch Interactive Map
Section Map Id: 17-2S-30-2 Approx. Acreage: 0.1942 Zoned: HDMU Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection (DEP) Data	
Buildings	

Address: 1609 W HERNANDEZ ST, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1960, PA Building ID#: 78772

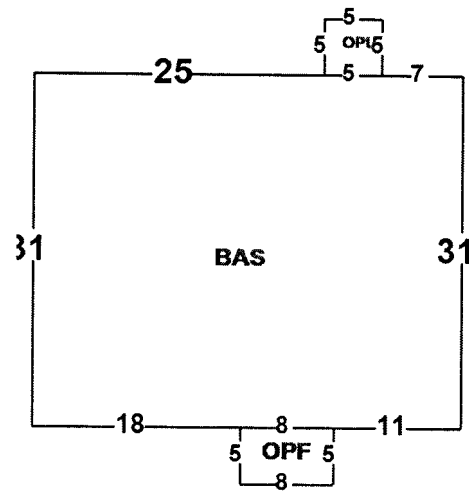
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1692 Total SF

BASE AREA - 1147
DET GARAGE UNF - 480
OPEN PORCH FIN - 40
OPEN PORCH UNF - 25



Images



11/1/2022 12:00:00 AM



11/1/2022 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034549 5/13/2025 2:29 PM
OFF REC BK: 9316 PG: 973 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02552**, 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:

LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 7382 P 655

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061024000 (1025-77)

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

D ANGELO A SULLIVAN

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 #: 06-1024-000 CERTIFICATE #: 2023-2552

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 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **06-1024-000**

1. The Grantee(s) of the last deed(s) of record is/are: **D'ANGELO A SULLIVAN**

By Virtue of Order Determining Homestead recorded 7/28/2015 in OR 7382/655

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. **Lien in favor of Emerald Coast Utilities Authority recorded 9/8/2015 – OR 7402/1726**

b. **Judgment in favor of OneMain Financial of America, Inc recorded 10/8/2020 – OR 8380/1396**

4. Taxes:

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

Tax Account #: 06-1024-000

Assessed Value: \$71,660.00

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: OCT 1, 2025

TAX ACCOUNT #: 06-1024-000

CERTIFICATE #: 2023-2552

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.

D'ANGELO A SULLIVAN
1609 W HERNANDEZ ST
PENSACOLA, FL 32501

D'ANGELO A SULLIVAN
1800 W WRIGHT ST
PENSACOLA, FL 32501

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

D'ANGELO SULLIVAN
1027 SIMPSON ST
PENSACOLA, FL 32526

ONEMAIN FINANCIAL OF AMERICA INC
601 NW 2ND ST
EVANSVILLE, IN 47708

Certified and delivered to Escambia County Tax Collector, this 16th 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 16, 2025

Tax Account #:06-1024-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 7382 P 655

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1024-000(1025-77)

Recorded in Public Records 09/08/2015 at 08:53 AM OR Book 7402 Page 1726,
Instrument #2015068444, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
DEBBIE DAUGHERTY,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 1 2 BLK 24 PARK PLACE PLAT DB 70 P 258 OR 1110 P 728 OR 6507 P 102

Customer: ESTATE OF JOHN L SULLIVAN /DANGELO A SULLIVAN

Account Number: 354859-3144

Amount of Lien: \$64.70, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

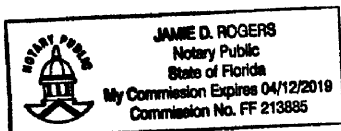
Dated: 9/3/15

EMERALD COAST UTILITIES AUTHORITY

BY: Debbie Daugherty

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of September, 2015, by DEBBIE DAUGHERTY of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 10/8/2020 3:54 PM OR Book 8380 Page 1396,
Instrument #2020083290, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 8/31/2020 4:07 PM OR Book 8360 Page 1002,
Instrument #2020072307, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 112616725 E-Filed 08/31/2020 11:17:26 AM

IN AND FOR
ESCAMBIA COUNTY, FLORIDA

UCN: 172017SC002802XXXXXX
CASE NO.: 2017-SC-002802
DIVISION:

ONEMAIN FINANCIAL OF AMERICA, INC.
f/k/a SPRINGLEAF FINANCIAL SERVICES OF AMERICA,
INC., a corporation,
601 NW 2nd Street
Evansville, IN 47708
Plaintiff,

vs.

D'ANGELO SULLIVAN and
JACQUELENE SULLIVAN,
1027 Simpson Street
Pensacola, FL 32526
dunndios60@gmail.com
Defendants.

FINAL JUDGMENT

At a Small Claims Pretrial Conference on November 8, 2017, the parties appeared and entered into a court-ordered payment plan. The plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is

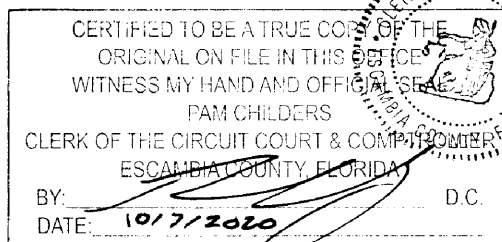
ORDERED AND ADJUDGED that the Plaintiff, ONEMAIN FINANCIAL OF AMERICA, INC. f/k/a SPRINGLEAF FINANCIAL SERVICES OF AMERICA, INC., a corporation, shall recover from the Defendant, D'ANGELO SULLIVAN (SSN: ***-**-****) and JACQUELENE SULLIVAN (SSN: ***-**-****), a total amount of \$4,781.25, which shall not accrue post-judgment interest, for all of which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

cc: Thomas Lobello, III, Attorney for Plaintiff
Defendant


Signed by COUNTY COURT JUDGE PAT KINSEY
on 08/31/2020 08:30:25 fZOERSGF

20171246



POST OFFICE BOX 4400 JACKSONVILLE, FL 32201-4400