



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

1125-25

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	AGABIN JOAQUIN 9 BENTON RD PENSACOLA, FL 32504 10 BENTON RD 07-2998-000 LOT 5 BLK 2 MEADOWBROOK PB 4 P 7 OR 7342 P 674	Certificate #	2023 / 3304
		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)
# 2023/3304	06/01/2023	1,193.18	154.37	1,347.55
→ Part 2: Total*				1,347.55

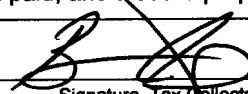
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/3506	06/01/2024	1,290.21	6.25	91.66	1,388.12
Part 3: Total*					1,388.12

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)	2,735.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,226.46
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)	4,337.13

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: 	Escambia, Florida
Signature, Tax Collector or Designee	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>11/05/2025</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: 2500329

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
07-2998-000	2023/3304	06-01-2023	LOT 5 BLK 2 MEADOWBROOK PB 4 P 7 OR 7342 P 674

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		Assessments				
Parcel ID:	352S306100005002	Year	Land	Imprv	Total	Cap Val
Account:	072998000	2024	\$20,000	\$71,231	\$91,231	\$77,066
Owners:	AGABIN JOAQUIN	2023	\$20,000	\$67,426	\$87,426	\$70,060
Mail:	9 BENTON RD PENSACOLA, FL 32504	2022	\$15,000	\$63,276	\$78,276	\$63,691
Situs:	10 BENTON RD 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None
04/24/2018	7888	1921	\$100	QC	N		Legal Description LOT 5 BLK 2 MEADOWBROOK PB 4 P 7 OR 7342 P 674
05/08/2015	7342	674	\$100	QC	N		
11/1984	1984	306	\$32,300	WD	N		
01/1966	315	288	\$11,200	WD	N		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features FRAME SHED

Parcel Information		Launch Interactive Map	
Section Map Id: 35-2S-30-2			
Approx. Acreage: 0.1845			
Zoned: MDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data			

Buildings

Address: 10 BENTON RD, Improvement Type: SINGLE FAMILY, Year Built: 1956, Effective Year: 1956, PA Building ID#: 84759

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

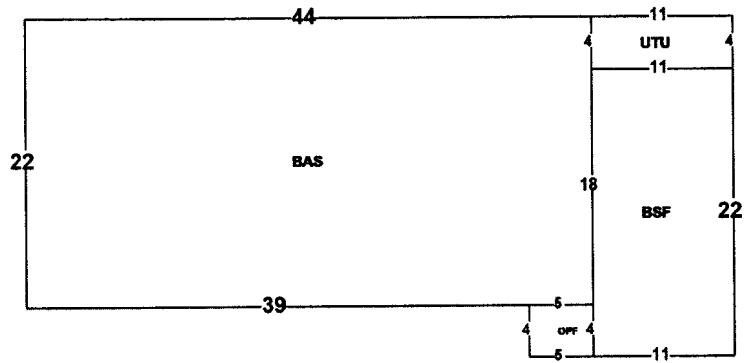
Areas - 1274 Total SF

BASE AREA - 968

BASE SEMI FIN - 242

OPEN PORCH FIN - 20

UTILITY UNF - 44



Images



5/11/2016 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.

Last Updated:05/14/2025 (tc.9619)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03304**, 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:

LOT 5 BLK 2 MEADOWBROOK PB 4 P 7 OR 7342 P 674

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072998000 (1125-25)

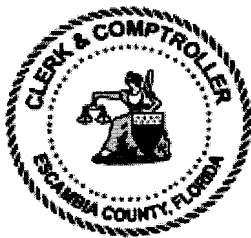
The assessment of the said property under the said certificate issued was in the name of

JOAQUIN AGABIN

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 07-2998-000 CERTIFICATE #: 2023-3304

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-2998-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOAQUIN AGABIN**

By Virtue of Quit Claim Deed recorded 5/12/2015 in OR 7342/674

ABTRACTOR'S NOTE: THERE IS A DEED FROM JUDY MARIE TITUS AND JAMES PAUL GILL INTO THEMSELVES RECORDED 4/24/2018 IN OR 7888/1921, BUT THERE IS NO EVIDENCE THEY EVER OWNED AN INTEREST IN THE PROPERTY. WE HAVE INCLUDED THEM FOR NOTICE

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 #: 07-2998-000

Assessed Value: \$77,066.00

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:	NOV 5, 2025
TAX ACCOUNT #:	07-2998-000
CERTIFICATE #:	2023-3304

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.

JOAQUIN AGABIN
9 BENTON RD
PENSACOLA, FL 32504

JOAQUIN AGABIN
10 BENTON RD
PENSACOLA, FL 32506

JUDY TITUS AND JAMES GILL
1603 NORTH KIRK ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025

Tax Account #:07-2998-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 5 BLK 2 MEADOWBROOK PB 4 P 7 OR 7342 P 674

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2998-000(1125-25)

Recorded in Public Records 05/12/2015 at 08:50 AM OR Book 7342 Page 674,
Instrument #2015035173, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

Prepared by and return to:

Michael D. Tidwell, P.A.
811 North Spring Street
Pensacola, Florida 32501
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 8th day of **May, 2015** between **Orlino R. Agabin and Cleta D. Agabin, husband and wife** whose post office address is: **2391 Ursula Lane, Pensacola, FL 32526** grantor; and **Joaquin Agabin, a married man** whose post office address is: **9 Benton Road, Pensacola, FL 32504** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 5, Block 2, Meadowbrook, being a portion of Section 35, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat filed in Plat Book 4, at Page 7 of the Public Records of said County.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Witness Signature: Candice L. Scales

Witness Print Name: Candice L. Scales

Witness Signature: Jamie L. Watkins

Witness Print Name: Jamie L. Watkins

Orlino R. Agabin

Cleta D. Agabin

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of **May, 2015** by **Orlino R. Agabin and Cleta D. Agabin, husband and wife** who produced a driver's license as identification.



CANDICE L. SCALES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE838692
Expires 10/25/2016

Candice L. Scales
Notary Public

Recorded in Public Records 4/24/2018 10:09 AM OR Book 7888 Page 1921,
Instrument #2018031073, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

Quit Claim Deed

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This Quit Claim Deed made the 24 day of April 2018, by and between
Judy Marie Titus or James Paul Gill hereinafter called the grantor, to Judy Marie Titus and James
Paul Gill as joint tenants with full right of survivorship, and not as tenants in common, hereinafter
called the Grantee(s),

WITNESSETH

That the Grantor, for and in consideration of the sum of \$10.00
receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto the Grantee(s), all
that certain land situate in to wit:

Lot 5, block 2, Meadowbrook Subdivision, being a portion of Section 33, Township 2 South,
Range 30 West, Escambia county, Florida, according to plat thereof, recorded in Plat Book
3, Page 53, of the Public Records of Escambia County, Florida.

Together with all the tenements, Hereditaments and appurtenances thereto belonging or in any
wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee(s) that the Grantor has good right and
lawful authority to sell and convey said land; that the Grantor fully warrants the title to said land and
will defend the same against the lawful claim of all persons whomsoever; and that said land is free
of all encumbrance.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and
year first above written.

Signed, Sealed and delivered in our presence

Emily Hogg Judy Marie Titus
Emily Hogg Judy Marie Titus
The foregoing instrument was acknowledged before me this 24th day of April 2018, by
Judy Marie Titus, who produced identification of FL DL

Emily Hogg
Notary Public

