



# 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

1125-45

## 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	MOBLEY JOHN W IV 1248 LAMB DR GULF BREEZE, FL 32563 28 MAR VISTA CIR 08-1351-957 LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201	Certificate #	2023 / 3564
		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)
# 2023/3564	06/01/2023	2,441.24	122.06	2,563.30
→ Part 2: Total*				2,563.30


## 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)
# 2024/3752	06/01/2024	2,549.88	6.25	169.46	2,725.59
Part 3: Total*					2,725.59

## 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)	5,288.89
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,413.36
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)	8,077.25

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>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: 2500418

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
08-1351-957	2023/3564	06-01-2023	LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

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				
<b>Parcel ID:</b>	502S305086000007	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	081351957	2024	\$180,000	\$0	\$180,000	\$180,000
<b>Owners:</b>	MOBLEY JOHN W IV	2023	\$180,000	\$0	\$180,000	\$166,375
<b>Mail:</b>	1248 LAMB DR GULF BREEZE, FL 32563	2022	\$180,000	\$0	\$180,000	\$151,250
<b>Situs:</b>	28 MAR VISTA CIR 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Change of Address</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for Exemption(s) Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data Type List: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
07/17/2014	7198	1729	\$170,000	WD	N	📄	<b>Legal Description</b>	
06/08/2009	6471	1721	\$100	WD	N	📄	LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201	
06/08/2009	6471	1719	\$100	WD	N	📄	<b>Extra Features</b>	
06/2002	4929	1288	\$560,000	WD	N	📄	None	
03/1998	4236	1074	\$448,400	WD	Y	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								

**Section Map Id:**  
CA201

**Approx. Acreage:**  
0.1816

**Zoned:** 🔑  
HDR

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

[Launch Interactive Map](#)

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

## Buildings

### Images



5/27/2003 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:05/15/2025 (tc.3247)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03564**, 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 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081351957 (1125-45)**

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

**JOHN W MOBLEY IV**

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 #: 08-1351-957 CERTIFICATE #: 2023-3564

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 #: **08-1351-957**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN W MOBLEY, IV**

**By Virtue of Warranty Deed recorded 7/21/2014 in OR 7198/1729**

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 #: 08-1351-957**

**Assessed Value: \$180,000.00**

**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): **COUNTRY CLUB CIRCEL HOMEOWNER'S 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:** NOV 5, 2025

**TAX ACCOUNT #:** 08-1351-957

**CERTIFICATE #:** 2023-3564

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.

**JOHN W MOBLEY IV**  
**1248 LAMB DR**  
**GULF BREEZE, FL 32563**

**JOHN W MOBLEY IV**  
**28 MAR VISTA CIR**  
**PENSACOLA, FL 32507**

**TIM NAGEL AS REGISTERED AGENT**  
**COUNTRY CLUB CIRCLE HOMEOWNER'S ASSOCIATION INC**  
**15 MAR VISTA CIR**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> 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 #:08-1351-957**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1351-957(1125-45)**

Recorded in Public Records 07/21/2014 at 09:12 AM OR Book 7198 Page 1729,  
Instrument #2014051159, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$1190.00

1,190.00  
rec 27.00

Prepared by:  
John W. Monroe, Jr.  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, Florida 32502  
File Number: 02354-131760  
Parcel ID Number: 502S30-5086-000-007

### Warranty Deed

This WARRANTY DEED, dated July 18, 2014 A.D. By:

**Linda T. Theriot and Don J. Theriot, as Trustees under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 AND**

**Don J. Theriot and Linda T. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008**

whose address is: 36 Port Royal Way, Pensacola, FL 32502

hereinafter called the GRANTOR, to:

**John W. Mobley, IV**

whose post office address is: 1248 Lamb Drive, Gulf Breeze, FL 32563,

hereinafter called the GRANTEE:

(Whenever used herein the term "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.)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 7, Country Club Circle Subdivision, according to the map or plat thereof as recorded in Plat Book 15 at page 86 of the public records of Escambia County, Florida.

The Grantors herein warrant and represent that the foregoing property does not constitute the homestead of either Grantor for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to either Grantors's homestead.

**Subject to** covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

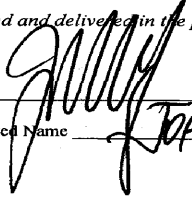
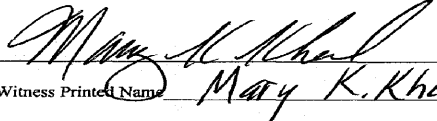
**To Have and to Hold**, the same in fee simple forever.

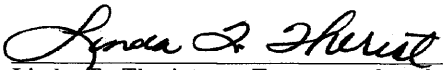
**And the Grantor** hereby covenants with said Grantee that except as above noted, the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of the following witnesses:

Witness Printed Name

  
  
Witness Printed Name Mary K. Kheel

  
Linda T. Theriot, as Trustee under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 (Seal)

  
Don J. Theriot, as Trustee under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 (Seal)

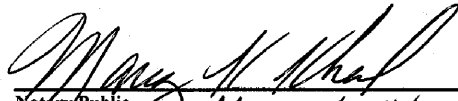
  
Don J. Theriot, as Trustee the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008 (Seal)

  
Linda T. Theriot, as Trustee under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008 (Seal)

BK: 7198 PG: 1730

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Linda T. Theriot and Don J. Theriot, as Trustees under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008, on behalf of the Trust, who are personally known to me or who has produced FL DRIVERS LICENSES as identification.


  
Notary Public  
Print Name: Mary K. Kheel



MARY K. KHEEL  
Notary Public, State of Florida  
My Comm. Expires Feb. 27, 2016  
Commission No. EE 161080

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Don J. Theriot and Linda J. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008, on behalf of the Trust, who are personally known to me or who has produced FL DRIVERS LICENSES as identification.

  
Notary Public  
Print Name: Mary K. Kheel



MARY K. KHEEL  
Notary Public, State of Florida  
My Comm. Expires Feb. 27, 2016  
Commission No. EE 161080

H:\MKK\Closings\Mobley, Theriot\DEED.rtf

BK: 7198 PG: 1731 Last Page

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Mar Vista Circle

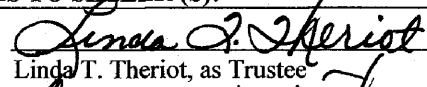
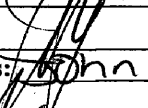
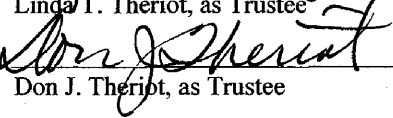
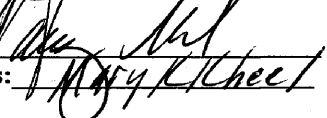
Legal Address of Property: 28 Mar Vista Circle, Pensacola, Florida 32507

The County ( ) has accepted (X) has not accepted the abutting roadway for maintenance.

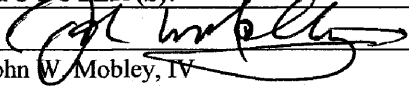
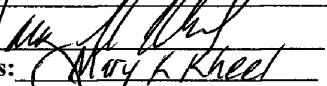
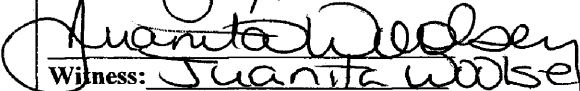
This form completed by:

**John W. Monroe, Jr.**  
**Emmanuel, Sheppard & Condon**  
**30 South Spring Street**  
**Pensacola, FL 32502**

**AS TO SELLER (S):**

 Linda T. Theriot, as Trustee	- Seller	Witness: 
 Don J. Theriot, as Trustee	- Seller	Witness: 

**AS TO BUYER (S):**

 John W. Mobley, IV	- Buyer	Witness: 
		Witness: 

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS**  
Effective: 4/15/95

