



# 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

1125-47

## 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	GALAVITZ CHERYL LYNN 437 S 1ST ST PENSACOLA, FL 32507 437 S 1ST ST 08-3235-000 LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7313 P 890 CA 214	Certificate #	2023 / 3715
		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)
# 2023/3715	06/01/2023	881.60	44.08	925.68
→Part 2: Total*				925.68

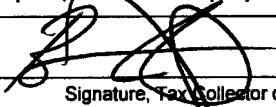
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/3886	06/01/2024	911.06	6.25	60.55	977.86
Part 3: Total*					977.86

## 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)	1,903.54
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	837.10
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)	3,115.64

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.	46,889.50
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: 2500347

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
08-3235-000	2023/3715	06-01-2023	LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7313 P 890 CA 214

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					
Parcel ID:	5125307062003035		Year	Land	Imprv	Total	Cap Val
Account:	083235000		2024	\$35,000	\$145,058	\$180,058	\$93,779
Owners:	GALAVITZ CHERYL LYNN		2023	\$35,000	\$139,197	\$174,197	\$91,048
Mail:	437 S 1ST ST PENSACOLA, FL 32507		2022	\$23,000	\$124,218	\$147,218	\$88,397
Situs:	437 S 1ST ST 32507		Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑		Tax Estimator				
Taxing Authority:	COUNTY MSTU		Change of Address				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>		File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector			<a href="#">Report Storm Damage</a>				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION	
03/06/2015	7313	890	\$55,100	WD	N		Legal Description	
11/05/2014	7258	146	\$100	WD	N		LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OF	
06/11/2014	7182	1171	\$3,300	CT	N		7313 P 890 CA 214	
11/2006	6030	1425	\$119,000	WD	N			
01/2006	5820	1819	\$76,000	WD	N		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							UTILITY BLDG	

### 2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

### Legal Description

LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR  
7313 P 890 CA 214

### Extra Features

UTILITY BLDG

### Parcel Information

Section Map Id: CA214

Approx. Acreage: 0.1432

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

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

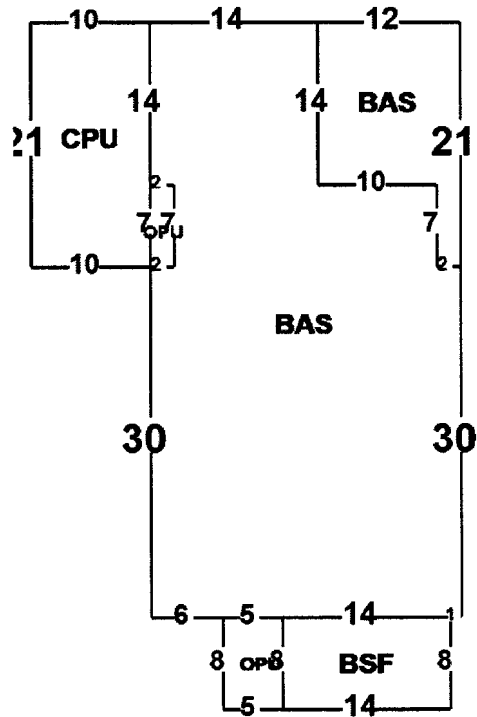
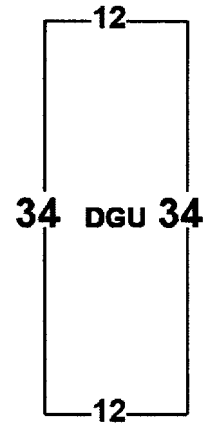
[Launch Interactive Map](#)

# Buildings

Address: 437 S 1ST ST, Improvement Type: SINGLE FAMILY, Year Built: 1933, Effective Year: 1983, PA Building ID#: 89627

## Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-COMMON  
 FLOOR COVER-CARPET  
 FOUNDATION-WOOD/SUB FLOOR  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-6  
 NO. STORIES-1  
 ROOF COVER-COMPOSITION SHG  
 ROOF FRAMING-GABLE-HI PITCH  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME



## Areas - 2096 Total SF

BASE AREA - 1312  
 BASE SEMI FIN - 112  
 CARPORT UNF - 210  
 DET GARAGE UNF - 408  
 OPEN PORCH UNF - 54

## Images



4/23/2018 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. 03715**, 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 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7313 P 890 CA 214**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 083235000 (1125-47)**

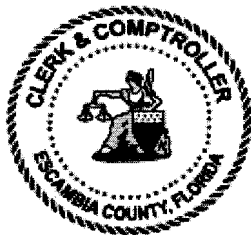
The assessment of the said property under the said certificate issued was in the name of

**CHERYL LYNN GALAVITZ**

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 #: 08-3235-000 CERTIFICATE #: 2023-3715

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: Pam Alvarez

BY



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

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

August 11, 2025

Tax Account #: **08-3235-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHERYL LYNN GALAVITZ**

**By Virtue of Special Warranty Deed recorded 3/12/2015 in OR 7313/890**

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 #: 08-3235-000**

**Assessed Value: \$93,779.00**

**Exemptions: HOMESTEAD**

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 #:** 08-3235-000

**CERTIFICATE #:** 2023-3715

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.

**CHERYL LYNN GALAVITZ**  
**437 S 1ST ST**  
**PENSACOLA, FL 32507**

**CHERYL LYNN GALAVITZ**  
**4660 PEACOCK DRIVE APT A**  
**PENSACOLA, FL 32504**

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 #:08-3235-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 7313 P 890 CA 214**

**SECTION 51, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-3235-000(1125-47)**

Recorded in Public Records 03/12/2015 at 01:32 PM OR Book 7313 Page 890,  
Instrument #2015019254, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$385.70

18.50  
385.70

This Instrument Prepared by and Return to:

Suretyland Title of Florida, LLC  
358 W. Nine Mile Road, Ste D  
Pensacola, FL 32534

Property Appraisals Parcel Identification  
512830-7062-003-035  
091-412547

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 6 day of March 2015 by and between Secretary of Housing & Urban Development, who address is 40 Marietta Street, Five Points Plaza, Atlanta, GA 30303 hereinafter called Grantor, Cheryl Lynn Galavitz, who address 4660 Peacock Drive, Apt. A, Pensacola, FL 32504 and their assigns, hereinafter called Grantee

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and 00/100'S DOLLARS (\$10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of Escambia, State of Florida, to-wit:

The property is commonly known as 437 S. 1<sup>st</sup> Street, Pensacola, FL 32507 and is more particularly described as

Lot 3, Block 35, Second Addition to New Warrington, being a subdivision of part of the Juan Donelson Grant, Section 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision prepared by Stephen Lee and recorded in Plat Book 1, Page 35, of the Public Records of said County.

TO HAVE AND TO HOLD the above described property, with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the undersigned Grantor has caused these presents to be signed in its name this 6 day of March 2015.

CASE #091-412547

Secretary of Housing & Urban Development

(CORPORATE SEAL)

By: [Signature]

Signed, sealed and delivered  
in the presence of:

Witness [Signature]

Witness [Signature]

STATE OF GA ss.  
COUNTY OF COB

I hereby certify that on this day before me, who personally appeared Cheryl Lynn Galavitz, as contractor for the Secretary of Housing & Urban Development of Housing & Urban Development and acknowledge before me that they executed.

Witness my hand [Signature] day of March, 2015.

Notary Public,  
My Commission Expires [Signature]



SHARON LEE  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JANUARY 21, 2019

{Seal}

**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 Ordinance 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 a 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: S. 1<sup>st</sup> St.

Legal Address of Property: 437 S. 1<sup>st</sup> Street, Pensacola, FL 32507

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

This form completed by: Joanne Gunn  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

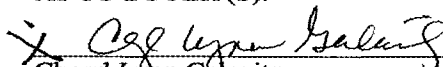
AS TO SELLER (S):

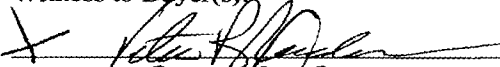
Witness to Seller(s):

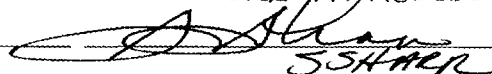
U.. S. Department of Housing and Urban Development

AS TO BUYER (S):

Witness to Buyer(s):

  
Cheryl Lynn Galavitz

  
PETER R. RESEDEAN

  
358 W. NINE MILE RD.

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