

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

		- de-	** # ₁				1165 4
Part 1: lax Deed	Application Infor	A Company of the Comp	5.00				
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			Certifi	cate#	2023 / 3715	
	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			RINGTON PB	Date o	certificate issued	06/01/2023
Part 2: Certificate	es Owned by App	licant and	i Filed wi	th Tax Deed.	Applic	ation	
Column 1 Certificate Numbe	Column er Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3715	06/01/20	023		881.60		44.08	925.68
						→Part 2: Total*	925.68
Part 3: Other Cei	rtificates Redeem	d by App	olicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's F		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/3886	06/01/2024				6.25	60.55	977.86
.,,						Part 3: Total*	977.86
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)		1.5		All Andrews
Cost of all cert	ificates in applicant's	possessior	n and othe			by applicant 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				200.00			
5. Tax deed appli	cation fee						175.00
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	al Paid (Lines 1-6)	3,115.64
	nformation is true and				y inform	nation report fee, ar	nd tax collector's fees
10		. , , ,				Escambia, Florid	a
Sign here:	ature, Fax Collector or Desi	anee			Da	ate April 24th, 2	2025
Signi	atore, respector of Desi	gc					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Par	t 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.	in a control of the state of th	
12.		
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13	<u> </u>
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 sale11/05	/2025
	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

Application Number: 2500347

io: Tax Collector	or ESCAIN	BIA COUNTY,	-ioriga	
I, KEYS FUNDING L PO BOX 71540 PHILADELPHIA, P hold the listed tax	A 19176-1540		ame to the Tax	Collector and make tax deed application thereon
Account Numb	or.	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
redeempay all of sheriffs	delinquent and Fax Collector's for costs, if applications are sale certificated.	tax certificates plus into omitted taxes, plus inte ees, property informatio able.	rest covering the	•
Electronic signa KEYS FUNDING PO BOX 71540 PHILADELPHIA	G LLC - 2023			04-21-2025 Application Date
	Applicant 5	aignature		



Gary "Bubba" Peters Escambia County Property Appraiser

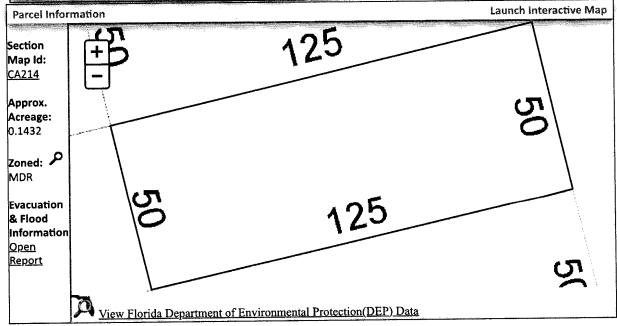
Real Estate Search

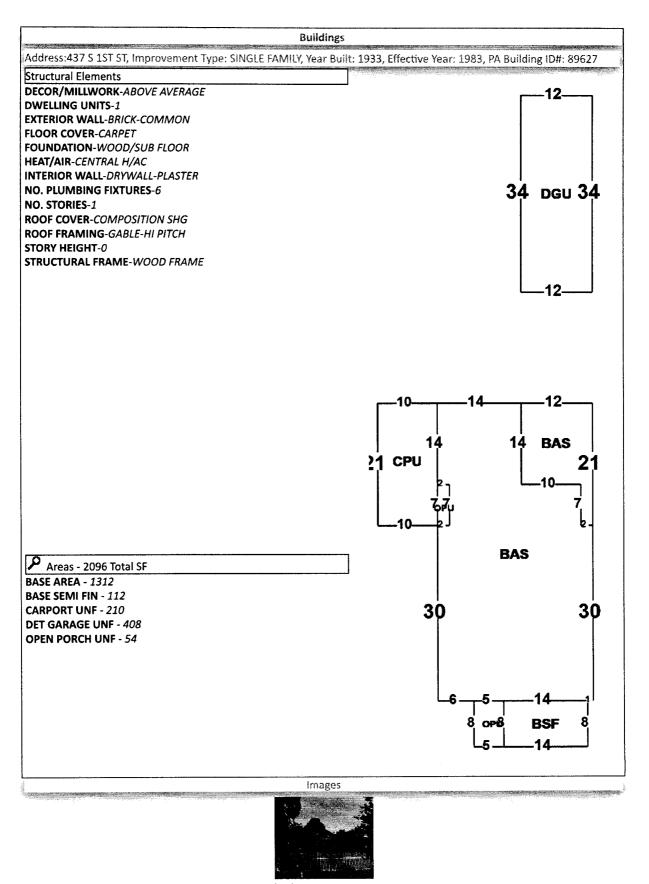
Tangible Property Search

Sale List

Back

Printer Friendly Version General Information **Assessments** Total <u>Cap Val</u> Land **Imprv** Parcel ID: 5125307062003035 Year \$93,779 \$180,058 083235000 2024 \$35,000 \$145,058 Account: \$174,197 \$91,048 \$139,197 2023 \$35,000 **GALAVITZ CHERYL LYNN Owners:** \$147,218 \$88,397 \$124,218 2022 \$23,000 Mail: 437 S 1ST ST PENSACOLA, FL 32507 437 S 1ST ST 32507 Situs: Disclaimer SINGLE FAMILY RESID A Use Code: **Tax Estimator Taxing COUNTY MSTU Authority: Change of Address Open Tax Inquiry Window** Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 HOMESTEAD EXEMPTION Records Sale Date Book Page Value Type Parcel 03/06/2015 7313 890 \$55,100 WD Ν Legal Description LT 3 BLK 35 2ND ADDN TO NEW WARRINGTON PB 1 P 35 OR 11/05/2014 7258 146 \$100 WD Ν 7313 P 890 CA 214 06/11/2014 7182 1171 \$3,300 CT 11/2006 6030 1425 \$119,000 WD Ν **Extra Features** 01/2006 5820 1819 \$76,000 WD Ν UTILITY BLDG Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Parcel Information Section





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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036033 5/16/2025 10:12 AM
OFF REC BK: 9318 PG: 1401 Doc Type: TDN

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.

COMPTO

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 LUNSFOR	D, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	08-3235-000	CERTIFICATE #:	2023-3	715
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXP EPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owner(tax information and	t prepared in accordance with the (s) of record of the land described a listing and copies of all open aded in the Official Record Bookin page 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinquetgages, judgments	ent ad valorem s and
and mineral or any s	ject to: Current year taxes; taxes subsurface rights of any kind or rlaps, boundary line disputes.			
	t insure or guarantee the validity surance policy, an opinion of title			
Use of the term "Re	port" herein refers to the Proper	ty Information Report and	d the documents a	attached hereto.
Period Searched:	August 8, 2005 to and include	ling August 8, 2025	_ Abstractor:	Pam Alvarez
ВҮ				
Malj	ahl/			

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX DEED SALE DATE:	NOV 5, 2025		
TAX ACCOUNT #:	08-3235-000 2023-3715		
CERTIFICATE #:			
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed		
YES NO ☐ ☑ Notify City of Pensacola, P.O ☐ ☑ Notify Escambia County, 190 ☑ Homestead for <u>2024</u> tax ye	Governmental Center, 32502		
CHERYL LYNN GALAVITZ 437 S 1ST ST	CHERYL LYNN GALAVITZ 4660 PEACOCK DRIVE APT A		
PENSACOLA EL 32507	DENSACOLA EL 32504		

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

Malphel

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



This Instrument Prepared by and Return to:

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

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ______ 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 Calavitz , who address 4560 Peacook Drive, Apt, A, Pensacola, FL 32504 and their assigns, hereinafter called Grantes

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^{st} 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, Escambla 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 day of March 2015.

CASE #091-412547

Secretary of & Urban Development

(CORPORATE SEAL)

Signed, sealed and delivered

the presence of:

Witness

STATE OF COUNTY

that on this day before me, who personally appeared , as contractor for the Secretary of Housing & Urban , & Urban Development and acknowledge before me that they executed

day of March , 2015.

Notary Public Commission Exp

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

{Seal}

BK: 7313 PG: 891 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 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. 1st St.	
Legal Address of Property: 437 S. 1 st S	treet, Pensacola, FL 32507
The County'(x) has accordadway for maintenance.	epted () has not accepted the abutting
Surety Land 358 W. Ni	ne Gunn Title of Florida, LLC ne Mile Rd. Ste. D ola, FL 32534
AS TO SELLER (S):	Witness to Seller(s):
U S. Department of Housing and Urban	n Development
AS TO BUYER (S): Cheryl Lynn Galavitz	Witness to Buyer(s): RETER R. RESEDEAN
	55HARD

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

