



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

1125-67

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	TOMAS ROMEO T 5442 KEEL DR PENSACOLA, FL 32507 4616 BELLVIEW AVE A 09-1845-420 BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E 2124 50/100 FT (Full legal attached.)	Certificate #	2023 / 4121
		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)
# 2023/4121	06/01/2023	1,457.45	72.87	1,530.32
→ Part 2: Total*				1,530.32

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)
# /					
Part 3: Total*					0.00

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)	1,530.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,905.32

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.

BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E 2124 50/100 FT N 01 DEG 19 MIN 10 SEC E 30 FT TO N R/W LI OF BELLVIEW RD FOR POB CONT N 1 DEG 19 MIN 10 SEC E 189 34/100 FT S 88 DEG 40 MIN 50 SEC E 173 37/100 FT S 1 DEG 19 MIN 10 SEC W 164 63/100 FT N 88 DEG 40 MIN 50 SEC W 38 99/100 FT N 88 DEG 40 MIN 50 SEC W 146 48/100 FT TO POB OR 3423 P 96 LESS OR 2113 P 21 CONNORS LESS OR 2285 P 540 MCGUIRE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500458

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
09-1845-420	2023/4121	06-01-2023	BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E 2124 50/100 FT N 01 DEG 19 MIN 10 SEC E 30 FT TO N R/W LI OF BELLVIEW RD FOR POB CONT N 1 DEG 19 MIN 10 SEC E 189 34/100 FT S 88 DEG 40 MIN 50 SEC E 173 37/100 FT S 1 DEG 19 MIN 10 SEC W 164 63/100 FT N 88 DEG 40 MIN 50 SEC W 38 99/100 FT N 88 DEG 40 MIN 50 SEC W 146 48/100 FT TO POB OR 3423 P 96 LESS OR 2113 P 21 CONNORS LESS OR 2285 P 540 MCGUIRE

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

Parcel ID:

391S312440002003

Account:

091845420

Owners:

TOMAS ROMEO T

Mail:

5442 KEEL DR
PENSACOLA, FL 32507

Situs:

4616 BELLVIEW AVE A 32526

Use Code:

SINGLE FAMILY - TOWNHOME

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	\$15,000	\$116,398	\$131,398	\$95,727
2023	\$15,000	\$108,981	\$123,981	\$87,025
2022	\$7,000	\$93,191	\$100,191	\$79,114

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	None	
08/1993	3423	96	\$45,000	WD	N		Legal Description	
10/1982	1693	285	\$73,000	WD	N		BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639	
10/1982	1693	284	\$7,700	WD	N		07/100 FT S 88 DEG 40 MIN 50 SEC E 2124 50/100 FT N 01	
Official Records Inquiry courtesy of Pam Childers							DEG 19...	
Escambia County Clerk of the Circuit Court and							Extra Features	
Comptroller							None	

Parcel Information	Launch Interactive Map
Section Map Id: 39-1S-31-1 + 1 Approx. Acreage: 0.1879 Zoned: HDMU Evacuation & Flood Information Open Report 189.34 189.34 189.34 189.34 189.34 39.9 164.63 View Florida Department of Environmental Protection(DEP) Data	
Buildings	

Address: 4616 BELLVIEW AVE A, Improvement Type: TOWNHOUSE, Year Built: 1982, Effective Year: 1990, PA Building ID#: 99482

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 1500 Total SF

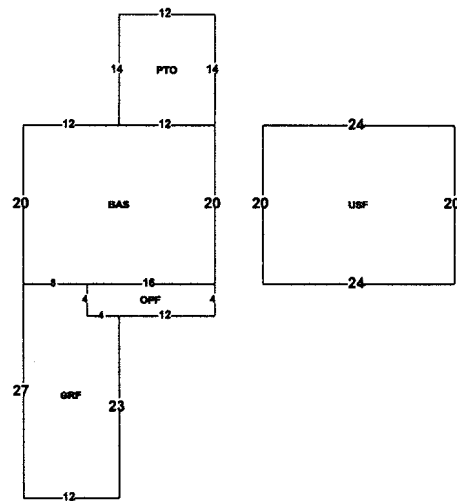
BASE AREA - 480

GARAGE FIN - 308

OPEN PORCH FIN - 64

PATIO - 168

UPPER STORY FIN - 480



Images



8/23/2022 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.

Last Updated: 05/15/2025 (tc.4743)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04121**, 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:

BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E 2124 50/100 FT N 01 DEG 19 MIN 10 SEC E 30 FT TO N R/W LI OF BELLVIEW RD FOR POB CONT N 1 DEG 19 MIN 10 SEC E 189 34/100 FT S 88 DEG 40 MIN 50 SEC E 173 37/100 FT S 1 DEG 19 MIN 10 SEC W 164 63/100 FT N 88 DEG 40 MIN 50 SEC W 38 99/100 FT N 88 DEG 40 MIN 50 SEC W 146 48/100 FT TO POB OR 3423 P 96 LESS OR 2113 P 21 CONNORS LESS OR 2285 P 540 MCGUIRE

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091845420 (1125-67)

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

ROMEO T TOMAS

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 #: 09-1845-420 CERTIFICATE #: 2023-4121

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 11, 2005 to and including August 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 12, 2025

Tax Account #: **09-1845-420**

1. The Grantee(s) of the last deed(s) of record is/are: **ROMEO T TOMAS JR**

By Virtue of Warranty Deed recorded 8/27/1993 in OR 3423/96

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 #: 09-1845-420

Assessed Value: \$95,727.00

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 #: 09-1845-420

CERTIFICATE #: 2023-4121

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2024</u> tax year.

ROMEO T TOMAS JR
5442 KEEL DR
PENSACOLA, FL 32507

ROMEO T TOMAS JR
4616-A BELLVIEW AVE
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 12th 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 12, 2025

Tax Account #:09-1845-420

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SEC W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E
2124 50/100 FT N 01 DEG 19 MIN 10 SEC E 30 FT TO N R/W LI OF BELLVIEW RD FOR POB CONT
N 1 DEG 19 MIN 10 SEC E 189 34/100 FT S 88 DEG 40 MIN 50 SEC E 173 37/100 FT S 1 DEG 19 MIN
10 SEC W 164 63/100 FT N 88 DEG 40 MIN 50 SEC W 38 99/100 FT N 88 DEG 40 MIN 50 SEC W 146
48/100 FT TO POB OR 3423 P 96 LESS OR 2113 P 21 CONNORS LESS OR 2285 P 540 MCGUIRE**

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1845-420(1125-67)

FILE NO. 93017666
 DOC. 315.00
 REC. 10.50-9.00+1.50
 TOTAL 325.50

Warranty Deed

TAX ID # 39-1S-31-2440-002-003

STATE OF FLORIDA
 COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That
Joseph J. Sawyer and Grace S. Sawyer, Husband and Wife

who reside at: 5209 Westwind Circle, Pensacola, FL 32526, Grantor*
 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby
 acknowledged has bargained, sold, conveyed and granted unto Romeo T. Tomas, Jr., a single man

Address: 4616-A Bellview Avenue, Pensacola, FL 32526, Grantee*
 grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in
 the County of Escambia, State of Florida, to wit:

See Attached Exhibit "A"

D. S. PD. \$315.00
 DATE 8-27-93
 JOE A. FLOWERS, COMPTROLLER
 BY: J. Flowers D.C.
 CERT. REG. #59-2043328.27.01

Subject to taxes for current year and to valid easements and restrictions affecting the above property, if any, which are
 not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons
 whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the
 respective parties hereto; the use of singular member shall include the plural, and the plural the singular; the use of any gender shall include
 the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on August 26, 1993

Signed, sealed and delivered
 in the presence of

Michael French
Judy Dykes

Joseph J. Sawyer (SEAL)
Grace S. Sawyer (SEAL)

STATE OF Florida
 COUNTY OF Escambia

Before me the subscriber personally appeared Joseph J. Sawyer and Grace S. Sawyer,
Husband and Wife
 known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument
 and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth, who produced
their driver's license as identification and who XX did not take an oath.
 Given under my hand and seal on August 6 19 93

CLERK FILE NO.

(SEAL)

Notary Public

Judy Dykes

My Commission Expires: 7/31/95

Serial #: CCL31452

Exhibit "A"

34230 097

Commencing at the N.W. corner of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; thence South 01 degrees 57' 53" West along the West Line of said Section 39 for 2639.07 feet; thence South 88 degrees 40' 50" East for 2124.50 feet; thence North 01 degrees 19' 10" East for 30.00 feet to the North R/W line of Bellview Road (County Road) for Point of Beginning; thence continue North 01 degrees 19' 10" East for 189.34 feet, thence South 88 degrees 40' 50" East for 83.37 feet; thence South 01 degrees 19' 10" West for 189.34 feet to said North R/W line; thence North 88 degrees 40' 50" West along said R/W line to Point of Beginning.

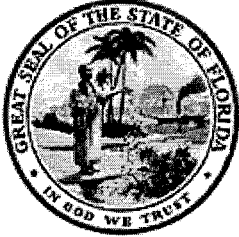
LESS AND EXCEPT

Commencing at the N.W. Corner of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; Thence South 01 degrees 57 minutes 53 seconds West along the West line of said Section for 2639.07 feet; thence South 88 degrees 40 minutes 50 seconds East for 2124.50 feet; thence North 01 degrees 19 minutes 10 seconds East for 30.0 feet to an Iron Pipe on the North R/W Line of Bellview Road (A 60' R/W) and Point of Beginning; thence continue North 01 degrees 19 minutes 10 seconds East along same course for 189.34 feet to an Iron Pipe; thence South 88 degrees 40 minutes 50 seconds East and along the Southern Boundary Line of Magnolia Park Subdivision as recorded in Plat Book 11 at page 85 of the Public Records of said County for 40.10 feet to an Iron Pipe; thence South 01 degrees 19 minutes 10 seconds West for 89.45 feet to the Point of Beginning of a common Party Wall; thence continue South 01 degrees 19 minutes 10 seconds West along the centerline of said Party Wall for 47.25 feet to the Point of Termination of said Party Wall; thence continue South 01 degrees 19 minutes 10 seconds West for 52.84 feet to an Iron Pipe; thence North 86 degrees 40 minutes 50 seconds West for 40.10 feet to the P.O.B. Containing 0.17 acres more or less.

FILED
MAY 21 4 50 PM '25
CLERK OF DISTRICT COURT
J. H. HARRIS

000004

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale
Account: 091845420 Certificate Number: 004121 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$795.60

Postage Tax Deed Court Registry \$761.60

Payor Name

Notes

