

## **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

							1125-61
Part 1: Tax Deed	Application Infor	mation	11				
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025
Property TOMAS ROMEO T Sescription 5442 KEEL DR PENSACOLA FL 32507				Certificate #		2023 / 4121	
	PENSACOLA, FL 32507 4616 BELLVIEW AVE A 09-1845-420 BEG AT NW COR OF SEC S 01 DEG 57 MIN 53 SE W 2639 07/100 FT S 88 DEG 40 MIN 50 SEC E 212 50/100 FT (Full legal attached.)				Date certificate issued		06/01/2023
Part 2: Certificat	es Owned by App	licant and	d Filed w	ith Tax Deed	Applic	ation	
Column 1 Certificate Number	Colum er Date of Certifi		-	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/4121	06/01/2	023		1,457.45	5 72.87		1,530.32
						→Part 2: Total*	1,530.32
Part 3: Other Ce	rtificates Redeem	ed by App	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	Amount of Certificate Collector's Fee		Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/						D 40 T-4-II	0.00
					49. (6)	Part 3: Total*	0.00
Control of the Contro	ector Certified An tificates in applicant's			r certificates red	deemed	by applicant	1,530.32
				(*	Total of	Parts 2 + 3 above	0.00
2. Delinquent taxes paid by the applicant						0.00	
Current taxes paid by the applicant     Property information report fee					200.00		
Property information report fee      Tax deed application fee						175.00	
	ed by tax collector un	der s.197.5	542, F.S. (s	see Tax Collecto	or Instru	ctions, page 2)	0.00
7.			<del>`</del>			al Paid (Lines 1-6)	1,905.32
I certify the above in have been paid, an	nformation is true and that the property in	d the tax ce formation s	rtificates, tatement i	interest, propert s attached.	y inform		nd tax collector's fees
Sign here:				•	Da	<u>Escambia,</u> Floridate <u>April 24th, 2</u>	
Sign	nature, Tax-Collector or Des	signee					

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
Processing tax deed fee	
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)
Plus one-half of the assessed value of homestead property, if ap F.S.	oplicable under s. 197.502(6)(c),
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicab	ole)
Sign here: Signature, Clerk of Court or Designee	Date of sale11/05/2025

#### **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

Application Number: 2500458

To: Tax Collector of <u>ESCAMBIA COUNTY</u> , Florida
l,
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- <del>4</del> 20	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

#### I agree to:

• pay any current taxes, if due and

Electronic signature on file

- 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.

KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	<u>04-21-2025</u> Application Date
Applicant's signature	



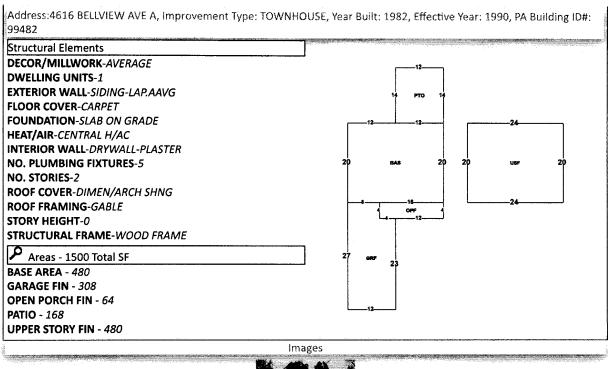
# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

Sale List

				<u>Back</u>				
Nav. Mod	le   Accour	nt OParcel ID	•				Printer Frier	ndly Version
General Inform	mation		<del>- Transport of Transport</del>	Assessr	nents	oten		·
Parcel ID:	391531244	10002003		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	091845420			2024	\$15,000	\$116,398	\$131,398	\$95,727
Owners:	TOMAS RO	MEO T		2023	\$15,000	\$108,981	\$123,981	\$87,025
Mail:	5442 KEEL	DR		2022	\$7,000	\$93,191	\$100,191	\$79,114
		A, FL 32507						
Situs:		VIEW AVE A 32	_	İ		Disclaim	er	
Use Code:	SINGLE FAI	MILY - TOWNH	OME 🔑		- va	Tay Catima		
Taxing	COUNTY M	ISTU				Tax Estima	itor	
Authority:					С	hange of Ac	ddress	
Tax Inquiry:		nquiry Windov						
iax inquiry iin Escambia Cou		f Scott Lunsford	u		File fo	r Exemptio	n(s) Online	
	uga (Faran Hari		ng - Yello - Heli		Re	port Storm I	<u>Damage</u>	
	۵			2024 C	ertified Roll E	xemptions		#
Sales Data T	ype List: /	luo Tuno Mu	ulti Parcel Record	7,000				in the Maria
	_		_	"		247		
08/1993 34		5,000 WD	N [5	11	Legal Description  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			
10/1982 169			N D					
10/1982 16		7,700 WD	N D	DEG 19	DEG 19 P			
		urtesy of Pam		Evtra 5	eatures	<del></del>	**************************************	<del></del>
Escambia Cou Comptroller	inty Clerk of	the Circuit Cou	irt and		None			
				THORE.				
Parcel Inform	ation					The state of the s	Launch Inte	ractive ivia
Approx. Acreage: 0.1879  Coned: P HDMU  Evacuation & Flood	189.34	189.34	189.34	189.34	189.34	39.9	164.63	
nformation Open Report	To the same of the		2 X					
Open Report		7 1 4 -	Promise 2000					***
Open Report	View Flo	7 A A •	ent of Environme	ntal Protec	tion(DEP) Da	<u>ta</u>		***************************************



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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036084 5/16/2025 10:39 AM
OFF REC BK: 9318 PG: 1525 Doc Type: TDN

### 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.

COMPTRO

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 LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR				
TAX ACCOUNT	#:09-1845-420	CERTIFICATE #:	2023-4	121		
REPORT IS LIMI	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.					
listing of the owne tax information and encumbrances reco	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.					
<b>This Report is subject to:</b> 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 "R	eport" herein refers to the Property	Information Report and	the documents	attached hereto.		
Period Searched:	August 11, 2005 to and includi	ng August 11, 2025	_ Abstractor:	Andrew Hunt		
ВУ						
Malal	phl					

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

<b>CERTIFICATION:</b>	PROPERTY INFORMATION REPORT FOR TDA	

TAX DEE	D SALE DATE:	NOV 5, 2025			
TAX ACC	OUNT #:	09-1845-420			
CERTIFIC	CATE #:	2023-4121			
those perso	ons, firms, and/or agencies hav	ida Statutes, the following is a list of names and addresses of ing legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed			
YES NO	Notify City of Pensacola, P	90 Governmental Center, 32502			
ROMEO T	TOMAS JR	ROMEO T TOMAS JR			

FOMEO I TOMAS JR

S442 KEEL DR

PENSACOLA, FL 32507

ROMEO I 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

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 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)

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Prepared by and return to: Judy Dykes 93017666 ÉILE NO. 315.00 DOC. Stewart Title of Pensacola, Inc. 10.50 9.00+1.50 Marranty Deed REC. 401 E. Chase St., Suite 104 325.50 Pensacola, Florida 32501. TOTAL Pursuant to the issuance of TAX ID # 39-15-31-2440-002-003 STATE OF FLORIDA a Title Insurance Policy. 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 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 4616-A Bellview Avenue, Pensacola, FL 32526 See Attached Exhibit "A" DATE DE A FLOWERS, COMPTROLLER BY: D. POLLER B 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 \*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 (SEAL) (SEAL) (SEAL) STATE OF Florida COUNTY OF Escambia Before me the subscriber personally appeared <u>Inseph I. Sawyer and Grace S. Sawyer</u> 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 liceuse as identification and who \_ did not take an oath. . did . August 6 Given under my hand and seal on 19 CLERK FILE NO. Notary Cublic (SEAL) My Commission Expires:7/31/95 CC131452 Serial #:.

Exhibit "A"

mm3423N (197

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.

