



# 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

1125-72

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	BIDDLE BARBARA J 2960 BENT OAK RD PENSACOLA, FL 32526 2960 BENT OAK DR 09-3229-380 LT 11 BLK G OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 8867 P 1856	Certificate #	2023 / 4262
		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)
# 2023/4262	06/01/2023	441.62	22.08	463.70
→ Part 2: Total*				463.70

## 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)
# 2024/4413	06/01/2024	2,093.76	6.25	143.95	2,243.96
Part 3: Total*					2,243.96

## 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)	2,707.66
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,943.05
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)	5,025.71

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

**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. <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)	
<p>Sign here: _____ Date of sale <u>11/05/2025</u></p> <p>Signature, Clerk of Court or Designee</p>	

**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: 2500241

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
09-3229-380	2023/4262	06-01-2023	LT 11 BLK G OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 8867 P 1856

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →


[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 102S313000011007 <b>Account:</b> 093229380 <b>Owners:</b> BIDDLE BARBARA J <b>Mail:</b> 2960 BENT OAK RD PENSACOLA, FL 32526 <b>Situs:</b> 2960 BENT OAK DR 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$25,000</td> <td>\$108,188</td> <td>\$133,188</td> <td>\$133,188</td> </tr> <tr> <td>2023</td> <td>\$25,000</td> <td>\$103,940</td> <td>\$128,940</td> <td>\$128,940</td> </tr> <tr> <td>2022</td> <td>\$15,000</td> <td>\$92,747</td> <td>\$107,747</td> <td>\$63,762</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>Change of Address</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>					Year	Land	Imprv	Total	Cap Val	2024	\$25,000	\$108,188	\$133,188	\$133,188	2023	\$25,000	\$103,940	\$128,940	\$128,940	2022	\$15,000	\$92,747	\$107,747	\$63,762																																				
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<b>Sales Data</b> <a href="#">Type List</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>09/30/2022</td> <td>8867</td> <td>1856</td> <td>\$145,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/04/2022</td> <td>8835</td> <td>1590</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>08/02/2022</td> <td>8834</td> <td>855</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>08/02/2022</td> <td>8834</td> <td>832</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> </tr> <tr> <td>09/19/2008</td> <td>6380</td> <td>502</td> <td>\$80,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/1971</td> <td>571</td> <td>939</td> <td>\$18,100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/1971</td> <td>571</td> <td>394</td> <td>\$8,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	09/30/2022	8867	1856	\$145,000	WD	N		08/04/2022	8835	1590	\$100	OT	N		08/02/2022	8834	855	\$100	CJ	N		08/02/2022	8834	832	\$100	CJ	N		09/19/2008	6380	502	\$80,000	WD	N		10/1971	571	939	\$18,100	WD	N		10/1971	571	394	\$8,000	WD	Y		2024 Certified Roll Exemptions None  Legal Description LT 11 BLK G OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 8867 P 1856  Extra Features None				
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																													

Section  
Map Id:  
10-2S-31-1



Approx.  
Acreage:  
0.2202

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

88

115

88

#### Buildings

Address: 2960 BENT OAK DR, Improvement Type: SINGLE FAMILY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 102049

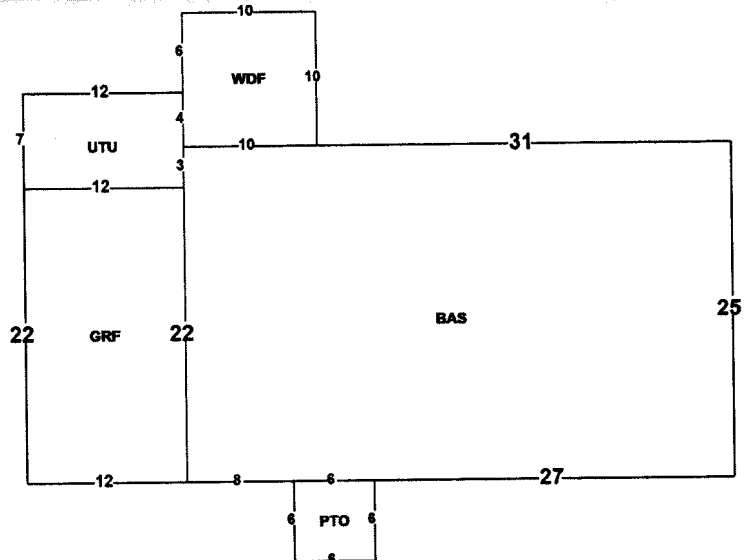
#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1509 Total SF

BASE AREA - 1025  
GARAGE FIN - 264  
PATIO - 36  
UTILITY UNF - 84  
WOOD DECK FIN - 100



#### Images



3/10/2025 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.4981)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04262**, 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 11 BLK G OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 8867 P 1856**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093229380 (1125-72)**

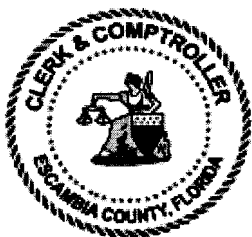
The assessment of the said property under the said certificate issued was in the name of

**BARBARA J BIDDLE**

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 #: 09-3229-380 CERTIFICATE #: 2023-4262

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 #: **09-3229-380**

1. The Grantee(s) of the last deed(s) of record is/are: **BARBARA J BIDDLE**

**By Virtue of Warranty Deed recorded 10/3/2022 in OR 8867/1856**

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 #: 09-3229-380**

**Assessed Value: \$133,188.00**

**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 #:** 09-3229-380

**CERTIFICATE #:** 2023-4262

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.

**BARBARA J BIDDLE**  
**2960 BENT OAK RD**  
**PENSACOLA, FL 32526**

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

**Tax Account #:09-3229-380**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 11 BLK G OAKCLIFF ESTATES UNIT #2 PB 8 P 3 OR 8867 P 1856**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3229-380(1125-72)**

Recorded in Public Records 10/3/2022 8:32 AM OR Book 8867 Page 1856,  
Instrument #2022098330, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,015.00



Prepared by and Return to:  
Amber Lynch, an employee of  
First International Title  
411 W Gregory Street  
Pensacola, FL 32502

File No.: 222070-59

### **WARRANTY DEED**

This indenture made on **September 30, 2022** by **Karen Anne Baldwin and Milton Joseph Baldwin, wife and husband**, whose address is: 3017 Christine Street, Pensacola, FL 32526 hereinafter called the "grantor", to **Barbara J. Biddle, a single woman**, whose address is: 2960 Bent Oak Road, Pensacola, FL 32526, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 11, Block G, Oakcliff Estates Unit 2, according to the plat thereof, recorded in Plat Book 8, Page(s) 3, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: **102S313000011007**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

**And** the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

BK: 8867 PG: 1857 Last Page

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Karen A. Baldwin  
**Karen Anne Baldwin**

Milton J. Baldwin  
**Milton Joseph Baldwin**

**Signed, sealed and delivered in our presence:**

[Signature]  
1st Witness Signature  
Print Name: Amber Lynch

[Signature]  
2nd Witness Signature  
Print Name: Christy K...

State of Florida

County of Escambia

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on September 30, 2022, by **Karen Anne Baldwin and Milton Joseph Baldwin**, who ( ) is/are personally known to me or who (X) produced a valid Driver's License as identification.

[Signature]  
Notary Public Signature  
Printed Name: Amber Lynch  
My Commission Expires: 8/24/2024

