

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

1125-76

Part 1: Tax Deed	Appli	cation Inform	nation	447	7 19 14 Especial 1			
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025	
Property description	TILLERY RUSSELL 6913 WEATHERWOOD DR PENSACOLA, FL 32506 6913 WEATHERWOOD DR 09-3347-475 LT C BLK 24 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 7754 P 1379				Certificate # Date certificate issued		2023 / 4302 06/01/2023	
Part 2: Certifical	es Ow	ned by Appl	icant and	i Filed w	ith Tax Deed	Applic	ation 1	Service Communication of the C
Column 1 Certificate Numb	ег	Column Date of Certific	_		olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/4302		06/01/20)23		558.22		27.91	586.13
	.					<u> </u>	→Part 2: Total*	586.13
Part 3: Other Ce	rtificat	es Redeeme	d by Ap	olicant (C	ther than Co	unty)		
Column 2 Column 3					Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
#/							Part 3: Total*	0.00
Part 4: Tax Coll	ector (`artifiad Am	ounte /I l	nee 171			Fait 3. Total	V.00
Cost of all cer	272		CALL STATES	Access to the second			by applicant Parts 2 + 3 above)	586.13
2. Delinquent tax	es paid	by the applica	nt		1			0.00
3. Current taxes	paid by	the applicant						494.00
J. J antoni 105130	4. Property information report fee							200.00
	mation i	-						
								175.00
4. Property inform	lication	fee	er s.197.5	42, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	
4. Property information5. Tax deed app	lication	fee	er s.197.5	42, F.S. (s	ee Tax Collecto		ctions, page 2)	0.00
4. Property inform5. Tax deed app6. Interest accrue7.	lication ed by ta	fee x collector und tion is true and	the tax ce	rtificates, i	nterest, property	Tota	l Paid (Lines 1-6)	0.00
4. Property information5. Tax deed app6. Interest accruance7.I certify the above in	lication ed by ta	fee x collector und tion is true and	the tax ce	rtificates, i	nterest, property	Tota	l Paid (Lines 1-6)	a

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	All the Samuel of Samuel Samue		Strate Strate Strate Contract
8.	Processing tax deed fee			
9.	Certified or registered mail charge			
10.	Clerk of Court advertising, notice for newspaper, and electronic auct	ion fees		
11.	Recording fee for certificate of notice			
12.	Sheriff's fees			
13.	Interest (see Clerk of Court Instructions, page 2)			
14.		Total Paid (L	ines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applic F.S.	able under s. 197.50	02(6)(c),	28.190.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)			
Sign	here:	Date of sale	11/05/2025	_
	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: 2500360

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 5 PO BOX 71540 PHILADELPHIA, PA 19			
•	·	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-3347-475	2023/4302	06-01-2023	LT C BLK 24 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 7754 P 1379
 redeem all or pay all deline pay all Tax C Sheriffs cost 	s, if applicable.	terest covering th	
which are in my posse		ation is based and	
Electronic signature (KEYS FUNDING LLC PO BOX 71540			
PHILADELPHIA, PA	19176-1540		04-21-2025 Application Date

Applicant's signature

Gary "Bubba" Peters Escambia County Property Appraiser

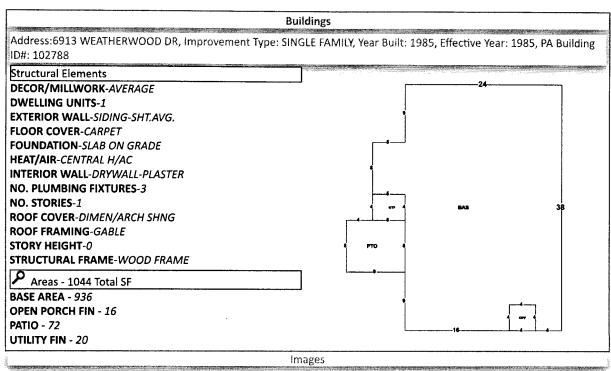
Real Estate Search

Tangible Property Search

Sale List

Back

	de Accour	it Oparcerio						L times time	ndly Version
General Infor	mation				Assessn	nents			
Parcel ID:	11253122	00003024		P. Milas (F)	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	09334747	5			2024	\$15,000	\$73,337	\$88,337	\$56,38
Owners:	TILLERY RI	JSSELL			2023	\$15,000	\$70,506	\$85,506	\$54,73
Mail:		THERWOOD DE LA, FL 32506	₹		2022	\$8,000	\$62,911	\$70,911	\$53,14
Situs:		THERWOOD DI	R 32506				Disclaime	er	
Use Code: Taxing		MILY RESID 🔑					Tax Estima	tor	
Authority:	COUNTY N	MSTU				C	nange of Ad	dress	<u> </u>
Tax Inquiry:	11 B (a.e. 2000) 11	Inquiry Windov							
iax inquiry iir Escambia Cou		f Scott Lunsford ctor				File fo	r Exemptior	n(s) Online	
		Set a minimum of the		Manufactus desilentes		<u>Re</u> p	ort Storm [<u>Damage</u>	
Sales Data T	ype List: 🔎				1	ertified Roll E			
Sale Date	Book Page \	/alue Type Mu	ulti Parce	Records	HOMES	TEAD EXEMP	rion	Mare Talkholm or a no commence of the last	
07/26/2017	7754 1379	\$100 QC	N	D)					
08/2005	5709 1909	\$100 WD	N	Ľ,	1 Commence of the Commence of	escription			
08/2005	5706 963	\$100 QC	N	Ē	II.		RWOOD WEST	PHASE I PB 1	2 P 70 OR
•	5472 885 \$6	53,400 WD	N	Ē.	7754 P	13/9			
06/2002	4928 1977 \$4	46,000 WD	N	٦					
		urtesy of Pam (the Circuit Cou			Extra Fe None	eatures			oglik og plæte til Fære
Parcel Inform	ation				<u> </u>			Launch Inte	ractive Ma
ection lap ld: 1-2S-31-1 pprox. creage: .0505 oned:	38	46		46	4	6	46	46	
Flood nformation pen eport			7 6		46			6	





1/13/2022 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.5194)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036114 5/16/2025 10:52 AM
OFF REC BK: 9318 PG: 1589 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04302, 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 C BLK 24 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 7754 P 1379

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093347475 (1125-76)

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

RUSSELL TILLERY

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.

COUNT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 093347475 Certificate Number: 004302 of 2023

Date Of Redemption Clerk's Check	7/29/2025	Clerk's Total	\$795.60	
Postage	\$0.00	Tax Deed Court Registry	\$761.60	
Payor Name	RUSSELL TILLERY 6913 WEATHERWOO	DD DR		^
	PENSACOLA FL 32	2506	pl pl	^
Notes				V
	Submit	eset Print Preview Commit Redemptio	Print Receipt n ✓	

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	#: 09-3347-475	CERTIFICATE #: _	2023-43	302
REPORT IS LIMI	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owne tax information an	ort prepared in accordance with the er(s) of record of the land described a listing and copies of all open of orded in the Official Record Books on page 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinquitgages, judgments	ent ad valorem s and
and mineral or any	bject to: Current year taxes; taxes y subsurface rights of any kind or relaps, boundary line disputes.			
	not insure or guarantee the validity nsurance policy, an opinion of title			
Use of the term "R	Report" herein refers to the Propert	y Information Report and	d the documents a	attached hereto.
Period Searched:	August 11, 2005 to and includ	ing August 11, 2025	_ Abstractor:	Andrew Hunt
BY				
Malp	hel/			

Michael A. Campbell, As President

Dated: August 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 12, 2025

Tax Account #: 09-3347-475

1. The Grantee(s) of the last deed(s) of record is/are: RUSSELL TILLERY

By Virtue of Quitclaim Deed recorded 8/3/2017 in OR 7754/1379

- 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) NONE are delinquent.

Tax Account #: 09-3347-475 Assessed Value: \$56,380.00

Exemptions: HOMESTEAD EXEMPTION

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.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HOIN.	INVIE	711111	VINIALION	INCI ON I	TUNIDA

TAX 1	DEED SA	LE DATE: NOV 5, 2025					
TAX	ACCOUN	T#:					
CERTIFICATE #:		E #: 2023-4302	2023-4302				
those	persons,	vith Section 197.522, Florida Statutes, the following is a list of names and addresses irms, and/or agencies having legal interest in or claim against the above-described bove-referenced tax sale certificate is being submitted as proper notification of tax					
YES	\square	otify City of Pensacola, P.O. Box 12910, 32521 otify Escambia County, 190 Governmental Center, 32502 omestead for <u>2024</u> tax year.					
	SELL TIL WEATHI	LERY RWOOD DR					

6913 WEATHERWOOD DR PENSACOLA, FL 32506

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 #:09-3347-475

LEGAL DESCRIPTION EXHIBIT "A"

LT C BLK 24 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 7754 P 1379 SECTION 11, TOWNSHIP 2 S, RANGE 31 W TAX ACCOUNT NUMBER 09-3347-475(1125-46)

Recorded in Public Records 8/3/2017 8:32 AM OR Book 7754 Page 1379, Instrument #2017059458, Pam Childers Clerk of the Circuit Court Escambia

County, FL Recording \$10.00 Deed Stamps \$0.70

7/5. 90¢

Prepared by: Margaret T. Stopp, of Moore, Hill & Westmoreland, P.A. Post Office Box 13290 Pensacola, Florida 32591-3190 Title to property conveyed has neither been examined nor approved by the preparer hereof.

QUITCLAIM DEED

COUNTY OF FLORIDA STATE OF ESCAMBIA

THIS QUITCLAIM DEED is executed this 26th day of 1, 2017, by BRETT A. HOFF AND MIRIAM C. HOFF, Husband and Wife, ("Grantor"), whose address is 1298 Sunset Drive, Luguoff, South Carolina 29078, to RUSSELL TILLERY, a single man, ("Grantee"), whose address is 6913 Weatherwood Drive, Pensacola, Florida 32506.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the Grantee, the receipt of which is acknowledged, does remise, release and quitclaim to Grantee forever the following described property in the County of Escambia State of Florida:

Lot C, Block 24, WEATHERWOOD WEST, according to the map or plat thereof as recorded in Plat Book 12, Page 70 of the Public Records of Escambia County, Florida.

Parcel Identification No. 112S31-2200-003-024

TO HAVE AND TO HOLD, together with all appurtenances belonging to or in anyway appertaining to, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print NI. Sage Mo

Print Blanche L. Riley

BRETT A. HOFF

MIRIAM C. HOFF

STATE OF South Carolina COUNTY OF Kershaw

The foregoing instrument was acknowledged before me this the 36 day of July 2017, by Brett A. Hoff and Miriam C. Hoff, who are personally known to me, or who produced SC Drivers Ciaenses as identification.

My Commission Expires:

September 06, 2021

Blanche Z. Rile, NOTARY PUBLIC

BLANCHE L RILEY
Notary Public, South Carolina
My Commission Expires
September 06, 2021