



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

1125-77

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	NEW WORLD CLEANING LLC 7225 W FAIRFIELD DR F1 PENSACOLA, FL 32506 7225 W FAIRFIELD DR F-1 09-3360-215 UNIT F-1 OAK MEADOW CONDOMINIUMS PHASE V ALSO 1/40 INT IN COMMON ELEMENTS OR 8845 P 359	Certificate #	2023 / 4307
		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)
# 2023/4307	06/01/2023	936.08	46.80	982.88
→ Part 2: Total*				982.88

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)
# 2024/4453	06/01/2024	1,270.79	6.25	93.19	1,370.23
Part 3: Total*					1,370.23

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)	2,353.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,277.92
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)	4,006.03

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. 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500342

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
09-3360-215	2023/4307	06-01-2023	UNIT F-1 OAK MEADOW CONDOMINIUMS PHASE V ALSO 1/40 INT IN COMMON ELEMENTS OR 8845 P 359

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							Assessments				
Parcel ID:	112S312300001006						Year	Land	Imprv	Total	Cap Val
Account:	093360215						2024	\$0	\$91,630	\$91,630	\$83,006
Owners:	NEW WORLD CLEANING LLC						2023	\$0	\$75,460	\$75,460	\$75,460
Mail:	7225 W FAIRFIELD DR F1 PENSACOLA, FL 32506						2022	\$0	\$70,070	\$70,070	\$40,174
Situs:	7225 W FAIRFIELD DR F-1 32506						Disclaimer				
Use Code:	CONDO-RES UNIT						Tax Estimator				
Taxing Authority:	COUNTY MSTU						Change of Address				
Tax Inquiry:	Open Tax Inquiry Window						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Report Storm Damage				
Sales Data Type List:							2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	None				
08/11/2022	8845	359	\$69,900	WD	N		Legal Description UNIT F-1 OAK MEADOW CONDOMINIUMS PHASE V ALSO 1/40 INT IN COMMON ELEMENTS OR 8845 P 359				
12/19/2014	7276	141	\$26,000	WD	N						
04/16/2012	6844	1516	\$25,000	WD	N						
04/16/2012	6844	1513	\$100	WD	N						
09/19/2011	6765	672	\$100	QC	N						
08/2007	6199	1724	\$58,000	WD	N						
07/2003	5190	835	\$46,000	WD	N						
08/1999	4462	707	\$40,000	WD	N						
07/1996	4011	844	\$100	WD	N		Extra Features None				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											
Parcel Information							Launch Interactive Map				

Section
Map Id:
11-2S-31-1

Approx.
Acreage:
4.9403

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)

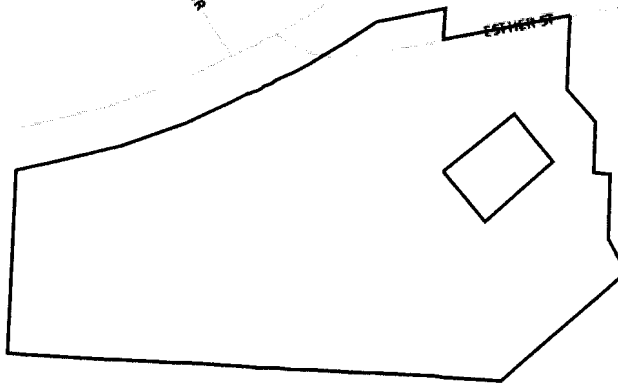


FAIRFIELD DR

PONTIAC DR

ESTHER ST

WEATHERWOOD DR




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

Buildings

Address: 7225 W FAIRFIELD DR F-1, Improvement Type: CONDOMINIUM, Year Built: 1986, Effective Year: 1986, PA Building ID#: 102891

Structural Elements

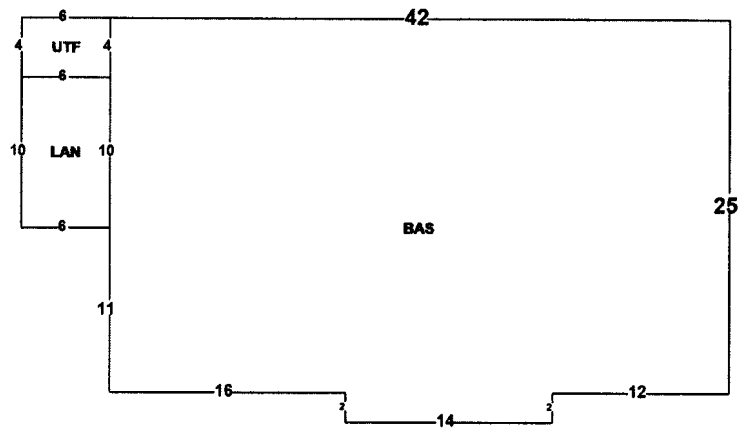
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1162 Total SF

BASE AREA - 1078

LANAI - 60

UTILITY FIN - 24



Images

None

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.5218)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04307**, 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:

**UNIT F-1 OAK MEADOW CONDOMINIUMS PHASE V ALSO 1/40 INT IN COMMON ELEMENTS
OR 8845 P 359**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093360215 (1125-77)

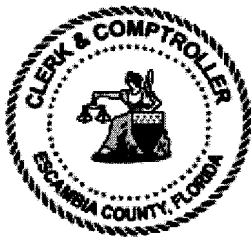
The assessment of the said property under the said certificate issued was in the name of

NEW WORLD CLEANING LLC

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.

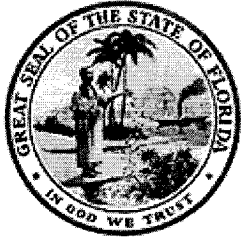
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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: 093360215 Certificate Number: 004307 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$795.60

Postage Tax Deed Court Registry \$761.60

Payor Name

Notes

<input type="button" value="Submit"/>	<input type="button" value="Reset"/>	<input type="button" value="Print Preview"/>	<input type="button" value="Print Receipt"/>
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☒

PERDIDO TITLE SOLUTIONS

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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 #: 09-3360-215 CERTIFICATE #: 2023-4307

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 #: **09-3360-215**

1. The Grantee(s) of the last deed(s) of record is/are: **NEW WORLD CLEANING, LLC**
By Virtue of Warranty Deed recorded 8/23/2022 in OR 8845/359
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 #: 09-3360-215
Assessed Value: \$83,006.00
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): **OAK MEADOW CONDOMINIUM ASSOCIATION OF PENSACOLA, FLORIDA**

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 #: 09-3360-215

CERTIFICATE #: 2023-4307

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.

NEW WORLD CLEANING LLC
7225 W FAIRFIELD DR F1
PENSACOLA, FL 32506

NEW WORLD CLEANING AS REGISTERED AGENT
2112 WEST YONGE ST
PENSACOLA, FL 32505

OAK MEADOW CONDOMINIUM
ASSOCIATION OF PENSACOLA
PO BOX 3223
PENSACOLA, FL 32516

MICHAEL J RUSSO AS REGSETERED AGENT
OAK MEADOW CONDOMINIUM
ASSOCIATION OF PENSACOLA, FLORIDA INC
7225 W FAIRFIELD 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

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 #:09-3360-215

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT F-1 OAK MEADOW CONDOMINIUMS PHASE V ALSO 1/40 INT IN COMMON ELEMENTS
OR 8845 P 359**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3360-215(1125-77)

Recorded in Public Records 8/23/2022 8:20 AM OR Book 8845 Page 359,
Instrument #2022085226, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$489.30

Prepared By and Return To:
Tradewinds Title Company, LLC
24 W. Chase Street, Suite 200
Pensacola, FL 32502

Order No.: 20220276T

Property Appraiser's Parcel I.D. (folio) No.:
112S312300001006

**STATUTORY WARRANTY DEED
(\$ 689.02, F.S.)**

THIS INDENTURE, made this 11 day of August 2022 between **KIPLING STREET, LLC**, whose post office address is 1307 E. Cervantes St., Pensacola, FL 32501 ("**Grantor**") and **NEW WORLD CLEANING, LLC**, whose post office address is 7225 West Fairfield Drive F-1, Pensacola, FL 32506 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **ESCAMBIA** County, Florida, to wit:

Unit 1, Building F, Oak Meadow, a Condominium, Phase V, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1844, Page 96, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[SIGNATURES FOLLOW ON NEXT PAGE]

BK: 8845 PG: 360

Kipling Street, LLC

BY: Brandon R. Spain
Manager

Signed, sealed and delivered in presence of:

Taylor Dennis
Witness Signature

Printed Name of First Witness

Chris Hu
Witness Signature

Printed Name of Second Witness

STATE OF FLORIDA

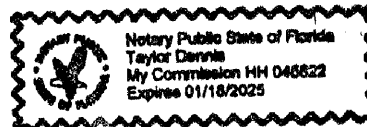
COUNTY OF Escambia

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 11th day of August, 2022 by Brandon R. Spain, as member of Kipling Street, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ (type of identification) as identification.

Taylor Dennis
Notary PublicPrinted Name: Taylor Dennis

Commission # _____

My Commission Expires: _____



BK: 8845 PG: 361 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 Ordinances Chapter 1-29.0, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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: **W. Fairfield Drive**Legal Address of Property: **7225 W. Fairfield Drive, F-1, Pensacola, FL 32506**The County (X) has accepted () has not accepted

the abutting roadway for maintenance.

This form completed by:
Tradewinds Title Company, LLC
24 W Chase Street, Suite 200
Pensacola, FL 32502

AS TO THE SELLER(S):

Seller Name

*intentionally
left blank*

Witness:

Seller Name

Witness:

AS TO THE BUYER(S):

Buyer Name

Witness:

Buyer Name

*intentionally
left blank*

Witness: