

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

1275.04

							1263.09	
Part 1: Tax Deed	Application Infor	mation			(E) (2)			
Applicant Name Applicant Address	KEYS FUNDING LL PO BOX 71540 PHILADELPHIA, PA	540		Application date		Apr 21, 2025		
Property CASTILLO AMANDA & CASTILLO AMANDA CUSTODIAN FO		DIAN FOR	Certificate #		2023 / 4420			
10850 LILLIAN HWY PENSACOLA, FL 32506 10850 LILLIAN HWY 09-3931-000 BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) (Full legal attached.)				ertificate issued	06/01/2023			
Part 2: Certificat	es Owned by App	licant and	i Filed wi	th Tax Deed.	Applica	ation	The point of the p	
Column 1 Certificate Numbe	Columi r Date of Certifi			olumn 3 unt of Certificate		Column 4 interest	Column 5: Total (Column 3 + Column 4)	
# 2023/4420	06/01/2	023		1,120.28		144.94	1,265.22	
	, , , , , , , , , , , , , , , , , , , ,					→Part 2: Total*	1,265.2	
Part 3: Other Ce	tificates Redeem	ed by Apr	olicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	mn 3 mount of ertificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/4531	06/01/2024		1,175.91		6.25	86.23	1,268.3	
						Part 3: Total*	1,268.3	
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				The first applied on the control of	
1. Cost of all cert	ificates in applicant's	possession	n and other			by applicant Parts 2 + 3 above	2,533.6	
2. Delinquent tax	es paid by the applica	ant					0.0	
3. Current taxes	paid by the applicant						1,111.1	
4. Property inform	nation report fee		-				200.0	
5. Tax deed appl	cation fee						175.0	
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	or instruc	ctions, page 2)	0.0	
7.		·			Tota	l Paid (Lines 1-6)	4,019.7	
	nformation is true and				y informa	ation report fee, a	nd tax collector's fees	
\mathcal{D}						Escambia, Florid	da	
Sign here: Sign	ature Tax Collector or Des	ignee			Da	te <u>April 24th,</u>	2025_	
Jigis	Send this certification to		Caud by 40 d	and affect the state of	Co	e Instructions on Pa	ne 2	

Pai	Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	8. Processing tax deed fee	
9.	9. Certified or registered mail charge	
10.	10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	11. Recording fee for certificate of notice	
12.	12. Sheriff's fees	
13.	13. Interest (see Clerk of Court Instructions, page 2)	
14.	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.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	Sign here: Date of sale 12/03/2 Signature, Clerk of Court or Designee	025

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 SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500323

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
I, KEYS FUNDING LLC - 8	8023	

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
09-3931-000	2023/4420	06-01-2023	BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

lagree to:

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

- · 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 - 8023	
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

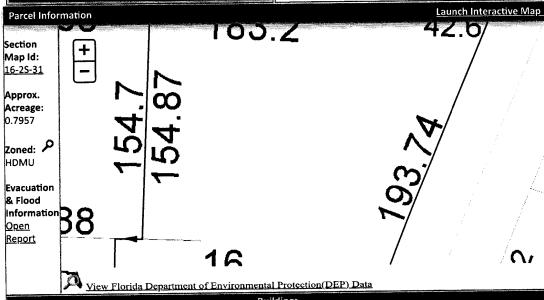
Sale List





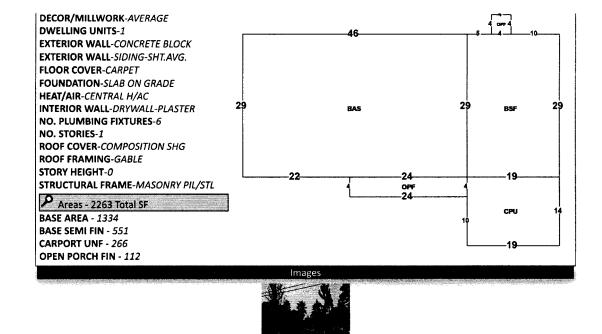
Printer Friendly Version

General Infor	mation					Assessr	nents			
Parcel ID:	1625314	00200000	7		2 234	Year	Land	lmprv	Total	<u>Cap Val</u>
Account:	0939310	00				2024	\$32,400	\$42,936	\$75,336	\$72,745
Owners:		AMAND				2023	\$32,400	\$40,975	\$73,375	\$66,132
		AMAND		ODIAN FO	R	2022	\$32,400	\$38,782	\$71,182	\$60,120
Mail:		LIAN HW DLA, FL 32						Disclaime	er	MIR DOZZET TO V. V. V. VIII ON TO
Situs:	10850 LI	LIAN HW	Y 3250	6				Tax Estima	tor	
Use Code:	SINGLE F	AMILY RE	SID 🔎			procedurate construction and				
Taxing Authority:	COUNTY	MSTU						hange of Ad		
Tax Inquiry:	Open Tax	Inquiry \	Vindow	<u>.</u>			File to	r Exemption	i(s) Unline	
Tax Inquiry lir Escambia Cot			unsfor	d			<u>Re</u> i	oort Storm (Damage	
Sales Data <u>I</u>	Гуре List:	•				2024 C None	ertified Roll E	exemptions	n (e	
Sale Date	Book Page	Value	Туре	Multi Parcel	Records					
03/01/2016	7490 1365	\$43,300	WD	N	D.		Description			400 FT TO
12/17/2015	7453 1925	\$34,100	WD	N	D)	BEG AT	SE COR OF L	r 4 n alg e li : Ron Villa Pl	OF LT 1106 /\ (66 FT R/W) F	OR POB W
	6099 616	\$139,000	WD	N	D _o	ALG S	_	NOIT VIEDATE	(00111,1171	
02/2007 (N	Ē,		•			
	5635 1451				حرب	H				
04/2005	_		WD	N	L.					
04/2005 S	_	\$80,000		N N	C) C)		eatures GARAGE			



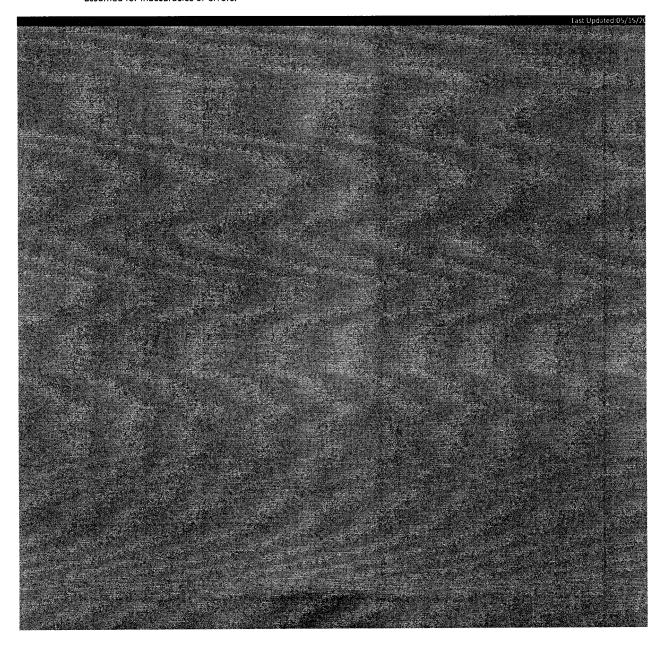
Buildings

Address:10850 LILLIAN HWY, Improvement Type: SINGLE FAMILY, Year Built: 1976, Effective Year: 1976, PA Building ID#:



12/13/2023 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038046 5/22/2025 3:47 PM
OFF REC BK: 9321 PG: 1865 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04420**, 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 SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

SECTION 16, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093931000 (1225-04)

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

AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN and JAMES CASTILLO III

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 December, which is the 3rd day of December 2025.

Dated this 22nd 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 TOWN

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 #: 09-3931-000 CERTIFICATE #: 2023-4420				
	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.				
P	reriod Searched: September 5, 2005 to and including September 5, 2025 Abstractor: Andrew Hunt				
	BY MACOLPHU				
	1/1-1 (0) / 100				

Michael A. Campbell, As President

Dated: September 8, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 8, 2025

Tax Account #: 09-3931-000

- 1. The Grantee(s) of the last deed(s) of record is/are: AMANDA CASTILLO AND AMANDA CASTILLO AS CUSTODIAN FOR JAMES CASTILLO III, UNDER THE FLORIDA UNIFORM TRANSFERS TO MINORS ACT
 - By Virtue of Warranty Deed recorded 3/11/2016 in OR 7490/1365
- 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 #: 09-3931-000 Assessed Value: \$72,745.00

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 INFORMATI	ON REPORT FOR TDA
CENTITICATION		ON KEI OKI TOK IDA

TAX DEED SALE DATE:		ALE DATE:	DEC 3, 2025		
TAX A	ACCOU	NT #:	09-3931-000		
CERTIFICATE #:		E #:	2023-4420		
those	persons,	firms, and/or agencies	Florida Statutes, the following is a list of names and addresses of shaving legal interest in or claim against the above-described sale certificate is being submitted as proper notification of tax deed		
YES			la, P.O. Box 12910, 32521 ity, 190 Governmental Center, 32502 tax year.		
ANTAI	NIDA CA	CTILLOAND			

AMANDA CASTILLO AND AMANDA CASTILLO AS CUSTODIAN FOR JAMES CASTILLO III 10850 LILLIAN HWY PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 8th day of September 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

September 8, 2025 Tax Account #:09-3931-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

SECTION 16, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3931-000(1225-04)

Recorded in Public Records 03/11/2016 at 11:54 AM OR Book 7490 Page 1365, Instrument #2016017902, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$69.50 Deed Stamps \$303.10

16-022203 Rec. Docs. 303.¹⁰

Prepared by and return to:
Jennise Rodriguez
Legal Assistant
Alexander P. Almazan, P.A.
7901 Ludlam RD Suite 100
Miami, FL 33143
305-665-6681
File Number: SAM15-1287
Will Call No.:

[Space Above This Line For Recording Data]	

Special Warranty Deed

(Whenever used herein the terms granter and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum Forty-Three Thousand Three Hundred and 00/100 Dollars(\$43,300.00) 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 09-3931-000

PA: 10850 Lillian Hwy., Pensacola, FL 32506

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 will defend the same against the lawful claims of all persons claiming by, through or under grantors.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 Specialized Loan Servicing, LLC, as Attorney-in-Fact
and he	By:
Witness Name: Alexander Asinof	Specialized Asset Management LLC, as Attorney-in- Fact for Specialized Loan Servicing, LLC
Witness Name: Androw Atencio	Jeff Harnish, Assistant Vice President Specialized Asset Management, LLC as Attorney in Fact
	For Specialized Loan Servicing, LLC
Specialized Asset Management LLC, as Attorney-in-Fact: BANK OF NEW YORK MELLON FKA THE	of for Specialized Loan Servicing, LLC, as Attorney-in-Fact for THE BANK OF NEW YORK, AS TRUSTEE FOR THE ET-BACKED CERTIFICATES, SERIES 2007-5, on behalf of the
[Notary Seal]	Notary Public
ALEXANDER S ASINOF NOTARY PUBLIC STATE OF COLOMADO NOTARY ID 20154034451 MY COMMISSION EXPIRES 08/31/2019	Printed Name: My Commission Expires:
<u> </u>	
Special Wassensin Dood - Page 2	Northle Times

LIMITED POWER OF ATTORNEY

Reference is hereby made to (x) each of the pooling and servicing agreements listed in Schedule 1 attached hereto, by and among The Bank of New York Mellon f/k/a The Bank of New York ("BNY Mellon"), as trustee, Countrywide Home Loans Servicing LP, as master servicer, Countrywide Home Loans, Inc., as seller, one or more additional sellers identified therein, and either of CWALT, Inc. or CWABS, Inc. or CWMBS, Inc., as depositor (each, a "Pooling and Servicing Agreement" and collectively, the "Pooling and Servicing Agreements"), and (y) that certain settlement agreement (the "Settlement Agreement"), dated as of June 28, 2011, by and among BNY Mellon, in its capacity as trustee or indenture trustee of certain mortgage-securitization trusts identified therein, Bank of America Corporation, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP (f/k/a Countrywide Home Loans Servicing LP) (the "Master Servicer"), Countrywide Financial Corporation and Countrywide Home Loans, Inc. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Pooling and Servicing Agreements or the Settlement Agreement, as the context requires.

BNY Mellon, as Trustee under the Pooling and Servicing Agreements, hereby constitutes and appoints Specialized Loan Servicing, LLC and its authorized officers (collectively, "SLS") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, (iv) defense of the Trustee in litigation and to resolve any litigation where SLS has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement, which settlement shall release with prejudice all claims and liabilities against BNY Mellon and will not result in admission of guilt by BNY Mellon, (v) title claim resolution, including but not limited to settlement agreements or (vi) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage, (vii) the protection, enforcement and/or assignment of BNY Mellon's interest, as Trustee, in a Mortgage Loan, the property secured thereby, or the proceeds related thereto, including but not limited to preparation or execution of documents relating to tax . sales, in each case solely in the performance of SLS's duties and obligations in respect of Mortgage Loans that are then being subserviced by SLS pursuant to a subservicing agreement (the "Subservicing Agreement") with the Master Servicer, then in effect in accordance with the terms of the Settlement Agreement. BNY Mellon also grants unto said attorneys-in-fact and agents, and each of them, subject to the foregoing limitations, the full power and authority to correct minor ambiguities and errors in documents necessary to effect items (i), (ii), (iii), (iv), (v), (vi) and (vii) above, BNY Mellon also grants unto said attorneys-in-fact and agents, and each of them, subject to the foregoing limitations, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii), (iii), (iv), (v), (vi) and (vii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof; provided that this instrument is to be construed and interpreted as a limited power of attorney and does not empower or authorize the said attorneys-in-fact and agents to do any act or execute any document on behalf of BNY Mellon not specifically described herein.

For the purposes of clarification, but not limitation, BNY Mellon grants unto said attorneys-in-fact and agents, and each of them the full power and authority to (x) execute, acknowledge, seal and deliver deeds, deed of trust/mortgage note endorsements, assignments of deed of trust/mortgage and other recorded documents, tax authority notifications and other instruments of sale, conveyance and transfer, full or partial releases and subordinations, each appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary and proper to effect the execution, delivery, conveyance, recordation or filing of said documents; (y) execute and deliver affidavits of

debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of the Trustee in connection with foreclosure, bankruptcy and eviction actions; and (z) endorse and/or assign any borrower or Mortgagor's check or negotiable instrument received by SLS as a payment under a Mortgage Loan.

Nothing in this Limited Power of Attorney shall be deemed to amend or modify the Pooling and Servicing Agreements, the Settlement Agreement, the applicable Subservicing Agreement or the respective rights, duties or obligations of SLS thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. Without limiting the generality of the foregoing, this Limited Power of Attorney does not provide, and shall not be read so as to provide, SLS with the power to perform or undertake actions which SLS is not authorized to take pursuant to the applicable Subservicing Agreement or that the Master Servicer is not authorized to take pursuant to the applicable Pooling and Servicing Agreement. In addition, each attorney-in-fact and agent is only authorized to act pursuant to this Limited Power of Attorney in a manner which complies with all applicable laws, rules and regulations.

SLS shall indemnify, defend and hold BNY Mellon and its successors and assigns harmless, from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever, arising out of, related to or in connection with any misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby. Acceptance of this Limited Power of Attorney by SLS, or the taking by SLS of any action pursuant to this Limited Power of Attorney, shall be deemed an agreement and acceptance by SLS of this indemnity obligation.

The rights, power, and authority of said attorneys-in-fact and agents granted in this Limited Power of Attorney will commence and be in full force and effect on the date of execution and such rights, powers, and authority will remain in full force and effect until the earlier of (x) 11:59 p.m., New York City time, on the date that is 2 year[s] from such date and (y) the date, if any, on which SLS is no longer an "Approved Subservicer" under the Settlement Agreement; provided, however, that BNY Mellon may terminate this Limited Power of Attorney prior to such date by delivering a written notice of revocation to SLS, with a copy to the Master Servicer.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, as Trustee

Witness. Thomas Johns

Antonio DePinto

Gerard F. Facendola Managing Director

By:_____

Gavin Tsang Vice President

STATE OF: NEW YORK COUNTY OF: NEW YORK

On the 1st day of February in the year 2016 before me, the undersigned, personally appeared Gerard F. Facendola and Gavin Tsang, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

Notary Public

RAFAL BAR
NOTARY PUBLIC, State of New York
No. 01BA6293822
Qualified in Kings County
Commission Expires Dec. 16, 2017

SCHEDULE 1

List of Pooling and Servicing Agreements

#5001 & 5035	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9
#5002 <u>& 5036</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA6 Mortgage Pass-Through Certificates, Series 2006-OA6
<u>#5003</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC8 Mortgage Pass-Through Certificates, Series 2006-OC8
#5006 & 5037	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12
<u>#5007 & 5038</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15
#5008 & 5039	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-17
#5009, 5040 <u>& 5041</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18
<u>#5010</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21
<u>#5011</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22
#5012 & 5042	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-24
#5013 & 5043	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-25
#5014 <u>& 5044</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26
#5015 & 5045	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-7
#5017 & 5046	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1

	#5018 & 5047	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc Asset-Backed Certificates, Series 2007-10
	#5019 <u>& 5048</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-11
	#5022	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-3
	<u>#5023</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-4
R	<u>#5024</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-5
	<u>#5025</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-6
	<u>#5026</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7
	<u>#5027</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10
	#502 8 & 5049	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13
	<u>#5029</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14
	<u>#5030</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-20
	<u>#5032 &5050</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13
	#5033 & 5051 <u>& 5052</u>	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-8

BK: 7490 PG: 1372 Last Page

File Number: 16-022203

EXHIBIT "A"

Commence at the Southeast corner of Lot 4, Section 16, Township 2 South, Range 31 West, Escambia County, Florida; thence North along the East line of said Lot 4 a distance of 1106.70 feet to a point on the South right-of-way line of Herron Villa Place (66 foot R/W) and the Point of Beginning; thence West along said South right-of-way line a distance of 183.20 feet; thence Southerly deflecting at an angle of 92 degrees 39 minutes 53 seconds left a distance of 154.87 feet; thence West deflecting at an angle of 92 degrees 39 minutes 53 seconds right a distance of 16.00 feet; thence South at right angles a distance of 34.50 feet to the Northwest corner of that parcel of property as described in O.R. Book 1062 at Page 77 of the public records of Escambia County, Florida; thence Easterly deflecting at an angle of 92 degrees 20 minutes 00 seconds left and along the North line of said parcel of property a distance of 169.20 feet to the Westerly right-of-way line of Lillian Highway (U.S. Highway No. 98, 66 foot R/W); thence Northeasterly deflecting at an angle of 67 degrees 53 minutes 37 seconds left along the Westerly right-of-way line of said Lillian Highway a distance of 193.74 feet; thence West deflecting at an angle of 109 degrees 46 minutes 23 seconds left a distance of 42.60 feet to the Point of Beginning. Being a portion of an unrecorded subdivision by J.W. Cook, Surveyor, dated October 19, 1957.

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04420 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

AMANDA CASTILLO	AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III	l
10850 LILLIAN HWY	10850 LILLIAN HWY	l
PENSACOLA, FL 32506	PENSACOLA, FL 32506	l

WITNESS my official seal this 16th day of October 2025.



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04420**, 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:

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SECTION 16, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093931000 (1225-04)

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

AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of December, which is the **3rd day of December 2025.**

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

GOMPTAO

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Post Property:

10850 LILLIAN HWY 32506



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

AMANDA CASTILLO 10850 LILLIAN HWY PENSACOLA, FL 32506

COMPTROLES

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Personal Services:

AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III 10850 LILLIAN HWY PENSACOLA, FL 32506



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV046688NON Agency Number: 26-000664

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04420 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff: RE AMANDA CASTILLO AND AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:30 AM and served same at 8:59 AM on 10/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

D. NELSON, CPS

Service Fee: Receipt No: \$40.00

BILL

1225.01

000000

WARNING

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10850 LILLIAN HWY 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV046757NON

Agency Number: 26-000706

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 04420 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: AMANDA CASTILLO AND AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/24/2025 at 8:32 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for AMANDA CASTILLO, Writ was returned to court UNEXECUTED on 10/28/2025 for the following reason:

RESIDENT ADVISED ABOVE SUBJECT IS DECEASED.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

D. NELSON, CPS

Service Fee:

\$40.00 Receipt No: BILL

1225.04

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Personal Services:

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STATE COUNTY OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

AMANDA CASTILLO 10850 LILLIAN HWY PENSACOLA, FL 32506

STATE COUNTY OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225, D

Document Number: ECSO25CIV046761NON

Agency Number: 26-000707

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04420 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: AMANDA CASTILLO AND AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/24/2025 at 8:32 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III , Writ was returned to court UNEXECUTED on 10/28/2025 for the following reason:

RESIDENT AT GIVEN ADDRESS ADVISED ABOVE SUBJECT IS DECEASED.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Rv.

D. NELSON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: LCMITCHE

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04420, 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,

BEG AT SE COR OF LT 4 N ALG E LI OF LT 1106 70/100 FT TO PT ON S R/W LI HERRON VILLA PL (66 FT R/W) FOR POB W ALG S R/W LI 183 20/100 FT SLY DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC LEFT 154 87/100 FT W DEFLECTING AT AN ANG 92 DEG 39 MIN 53 SEC RT 16 FT S AT RT ANG 34 50/100 FT ELY DEFLECTING AT AN ANG 92 DEG 20 MIN 0 SEC LEFT 169 20/100 FT TO WLY R/W LI LILLIAN HWY (US HWY 98 66 FT R/W) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY R/W LI LILLIAN HWY 193 74/100 FT W DEFLECTING AT AN ANG 109 DEG 46 MIN 23 SEC LEFT 42 60/100 FT TO POB OR 7490 P 1365

SECTION 16, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093931000 (1225-04)

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

AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III

10850 LILLIAN HWY

PENSACOLA, FL 32506

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: **Emily Hogg** Deputy Clerk

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk