



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

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025	
Property description	CASTILLO AMANDA & CASTILLO AMANDA CUSTODIAN FOR 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.)	Certificate #	2023 / 4420	
		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)
# 2023/4420	06/01/2023	1,120.28	144.94	1,265.22
→Part 2: Total*				1,265.22
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)
# 2024/4531	06/01/2024	1,175.91	6.25	86.23 1,268.39
Part 3: Total*				1,268.39
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)				2,533.61
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				1,111.11
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)				4,019.72
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:			Escambia, Florida	
	Signature, Tax Collector or Designee		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: _____ Signature, Clerk of Court or Designee	Date of sale <u>12/03/2025</u>

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

512
R. 12/16

Application Number: 2500323

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

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
09-3931-000	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

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 - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature

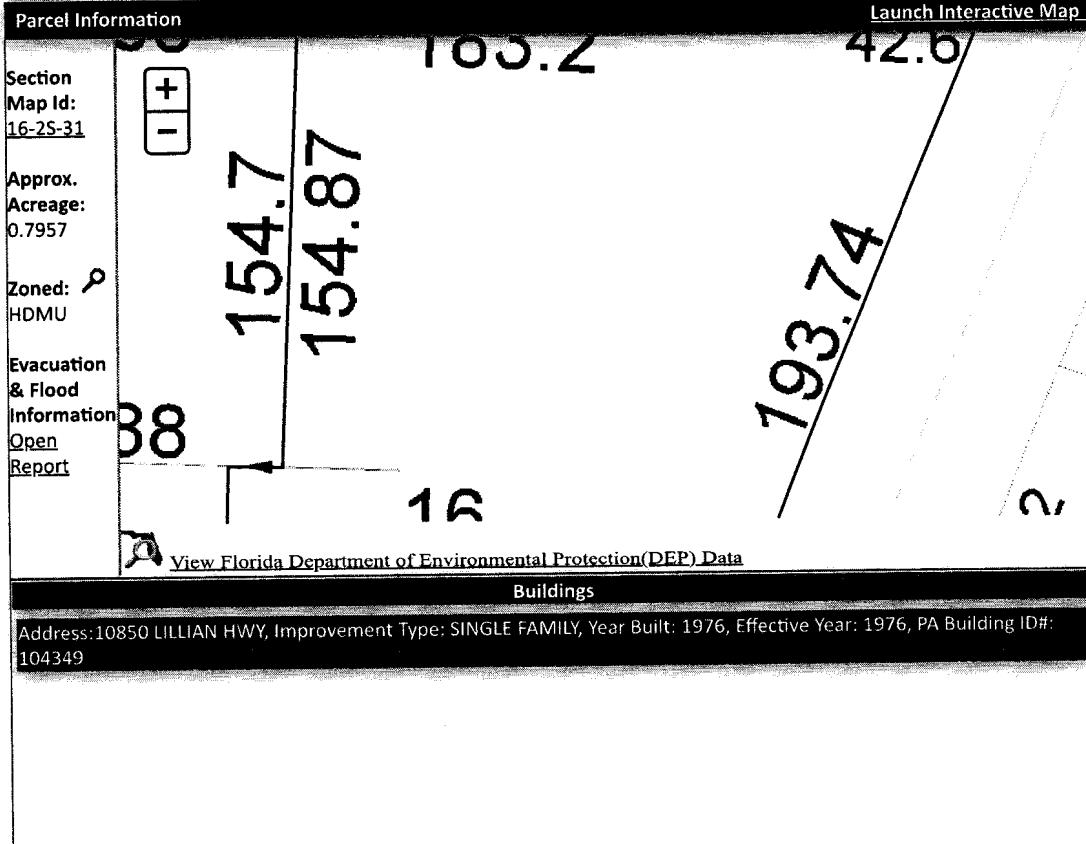


Gary "Bubba" Peters

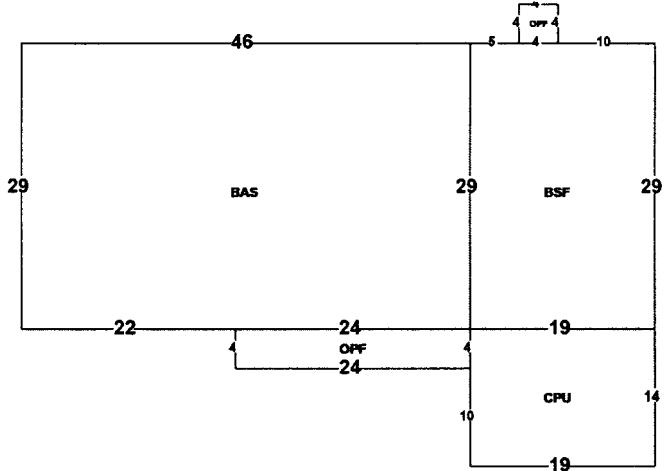
Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)← Nav. Mode Account Parcel ID →[Printer Friendly Version](#)

General Information						Assessments													
Parcel ID:	162S314002000007					Year	Land	Imprv	Total	Cap Val									
Account:	093931000					2024	\$32,400	\$42,936	\$75,336	\$72,745									
Owners:	CASTILLO AMANDA & CASTILLO AMANDA CUSTODIAN FOR CASTILLO JAMES III					2023	\$32,400	\$40,975	\$73,375	\$66,132									
Mail:	10850 LILLIAN HWY PENSACOLA, FL 32506					2022	\$32,400	\$38,782	\$71,182	\$60,120									
Situs:	10850 LILLIAN HWY 32506																		
Use Code:	SINGLE FAMILY RESID																		
Taxing Authority:	COUNTY MSTU																		
Tax Inquiry:	Open Tax Inquiry Window																		
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector																			
Sales Data Type List: *						2024 Certified Roll Exemptions													
Sale Date	Book	Page	Value	Type	Multi Parcel	None													
03/01/2016	7490	1365	\$43,300	WD	N														
12/17/2015	7453	1925	\$34,100	WD	N														
02/2007	6099	616	\$139,000	WD	N														
04/2005	5635	1451	\$122,500	WD	N														
03/2001	4682	43	\$80,000	WD	N														
07/1987	2423	864	\$55,000	WD	N														
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller																			
Parcel Information						Launch Interactive Map													
Section																			
Map Id:	16-2S-31																		
Approx. Acreage:	0.7957																		
Zoned:	HDMU																		
Evacuation & Flood Information																			
Open Report																			
Buildings																			
Address: 10850 LILLIAN HWY, Improvement Type: SINGLE FAMILY, Year Built: 1976, Effective Year: 1976, PA Building ID#: 104349																			



DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
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-MASONRY PIL/STL
 Areas - 2263 Total SF
BASE AREA - 1334
BASE SEMI FIN - 551
CARPORT UNF - 266
OPEN PORCH FIN - 112

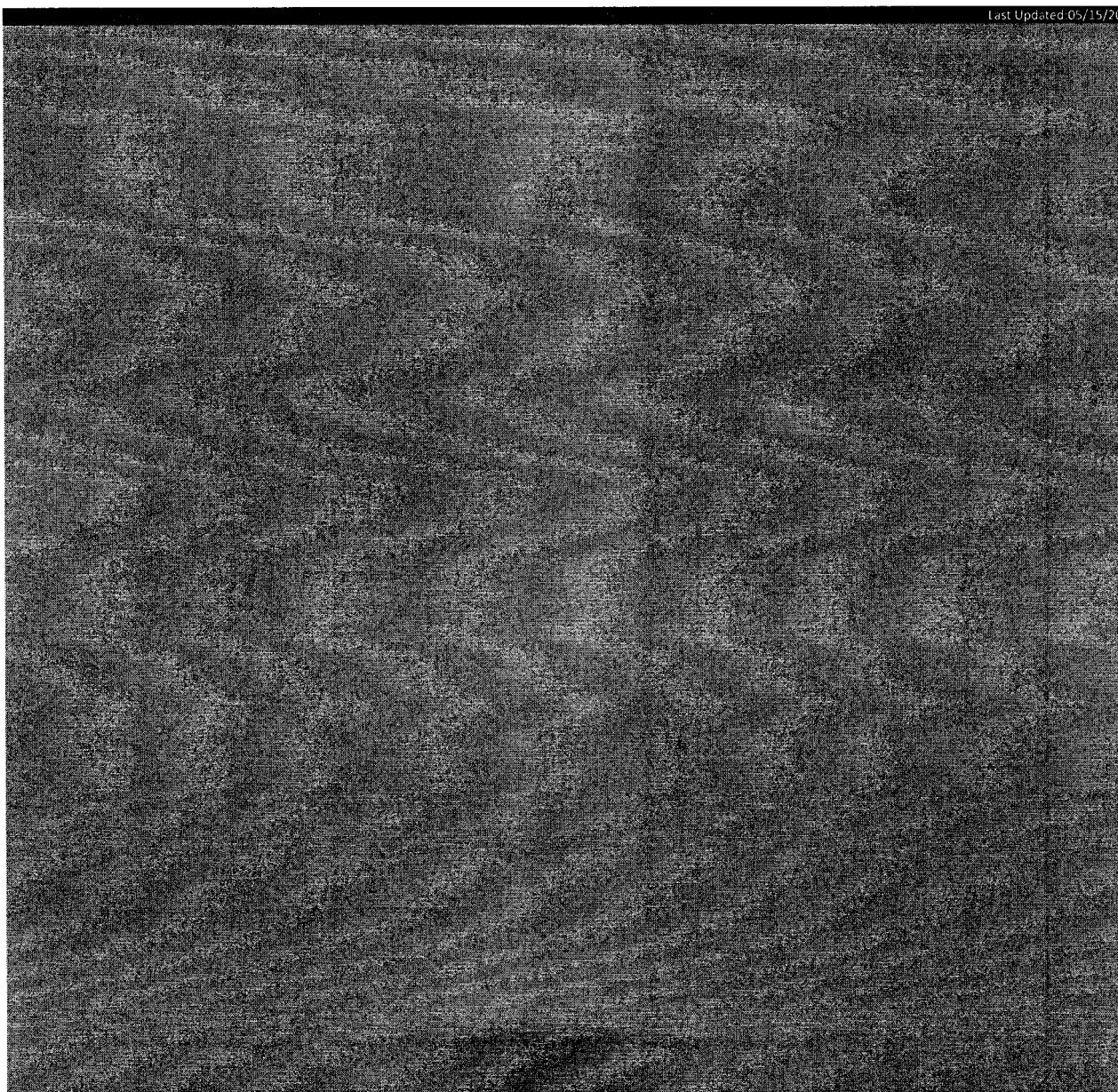


Images



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.



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

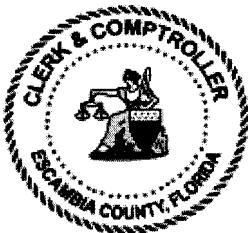
AMANDA CASTILLO and AMANDA CASTILLO CUSTODIAN and JAMES CASTILLO III

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.

**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.

Period Searched: September 5, 2005 to and including September 5, 2025 Abstractor: Andrew Hunt

BY



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 INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: DEC 3, 2025

TAX ACCOUNT #: 09-3931-000

CERTIFICATE #: 2023-4420

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2024 tax year.

**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

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
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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

This Special Warranty Deed made this 1 day of March, 2016, between 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 whose post office address is 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129, grantor, and Amanda Castillo and Amanda Castillo as custodian for James Castillo III, under the Florida Uniform Transfers to Minors Act whose post office address is 10850 Lillian Hwy., Pensacola, FL 32506, grantee:

(Whenever used herein the terms grantor 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 and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

BK: 7490 PG: 1366

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

By:

Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC

Jeff Harnish, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact
For Specialized Loan Servicing, LLC

Witness Name:

Alexander Asinof

Witness Name:

Andrew Atencio

State of Colorado
County of Douglas

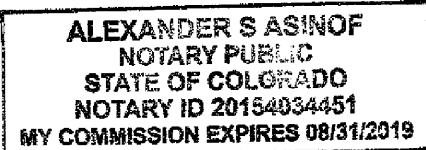
The foregoing instrument was acknowledged before me this 1 day of March, 2016, by Jeff Harnish,
Specialized Asset Management LLC, as Attorney-in-Fact for Specialized Loan Servicing, LLC, as Attorney-in-Fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



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

BK: 7490 PG: 1368

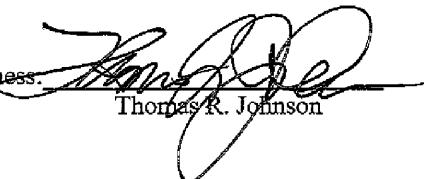
debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents 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 R. Johnson

By: 
Gerard F. Facendola
Managing Director

Witness: 
Antonia DePinto

By: 
Gavin Tsang
Vice President

BK: 7490 PG: 1369

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 & 5036 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

#5003 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

#5007 & 5038 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 & 5041 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

#5010 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

#5011 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 & 5044 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

BK: 7490 PG: 1371

#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 & 5048 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

#5023 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

#5024 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

#5025 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

#5026 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

#5027 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

#5028 & 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

#5029 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

#5030 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

#5032 & 5050 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 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
& 5052

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

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

WARNING

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:

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.

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

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

(This box contains a repeating pattern of the word 'REPEATED' in a grid format.)

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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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

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

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1225.01

Document Number: ECSO25CIV046688NON

Agency Number: 26-000664

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04420 2023

Attorney/Agent:

PAM CHILDEERS
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

By:



D. NELSON, CPS

Service Fee: \$40.00
Receipt No: BILL

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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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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225.04

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

By: _____



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

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NOTICE OF APPLICATION FOR TAX DEED

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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.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

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Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1225.04

Document Number: ECSO25CIV046761NON

Agency Number: 26-000707

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04420 2023

Attorney/Agent:

PAM CHILDEERS
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

By:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

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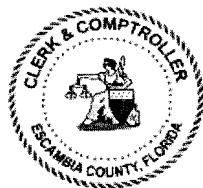
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FOR JAMES CASTILLO III
10850 LILLIAN HWY
PENSACOLA, FL 32506**

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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PENSACOLA, FL 32506**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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TAX DEED SEARCH RESULTS:

FILE #:
CERTIFICATE #:
ACCOUNT #:
PROPERTY ADDRESS:
TITLE HOLDER:

INDIVIDUAL
COMPANY

ADDRESSES WHERE LETTERS MAILED:

10850 LILLIAN HILL 37500

STATUS:
STATUS:
STATUS:
STATUS:
STATUS:
STATUS:
STATUS:
STATUS:

UNCLAIMED

DATE OF ADDITIONAL RESEARCH

11/18/2025

Escambia Property Appraiser Website
Escambia Tax Collector Software
Most Recent Tax Roll
Escambia Tax Deed records
Florida Corporation Search
Escambia Official Records Search
Escambia Court Records Search
Google (Truepeoplesearch.com)

NOTES:

1/3 TRAVIS MONTGOMERY CALLED TO OFFICE.
WHO IS TRAVIS?

1/17 CHELSEA ENMAILED FOR PLAYOFF (TC OFFICE)
CHELSEA.PARTY.18(a)@gmail.com

2021 REDEEMED By Ananias CASTILLO

- FRANKIE HOLTER (MOMIE) 512.16328 CALLED
Beverly Burns (Aunt) 501.590.2533, 2021

1/18 NO UN BOX FOR FRANKIE

1/18 LEFT UM FOR BEAUCHAMP.

AMANDA CASTILLO [1225-04]
10850 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1920 36

11/11/25 unclaimed

AMANDA CASTILLO CUSTODIAN
FOR JAMES CASTILLO III [1225-04]
10850 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1920 43

11/11/25 unclaimed

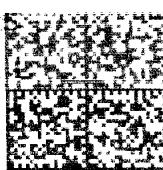
CERTIFIED MAIL™

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1920 43

PENSACOLA, FL 32502
28 OCT 2005 AM 1



quadrant
FIRST-CLASS MAIL
IMI
\$008.86
10/27/2025 ZIP 32502
043M31219251

US POSTAGE

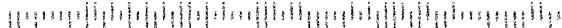
AMANDA CASTILLO CUSTODIAN
FOR JAMES CASTILLO III [1225-04]
10850 LILLIAN HWY
PENSACOLA, FL 32506

NIXIE 326 DE 1 0611/14/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC B.C. 32502583335 *2638-02583-28-18

32502583335



CERTIFIED MAIL

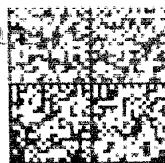
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1920 36

File 52500-6 E 325

03 OCT 1995 AM 1



gradient

FIRST-CLASS MAIL

\$008.86?

10/27/2025, ZIP 32

043M312192E1

U.S. POSTAGE

AMANDA CASTILLO [1225-04]
10850 LILLIAN HWY
PENSACOLA, FL 32506

NAME: 326 201 1 6011/14/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2638-03361-28-18

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 23rd day of October 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: K315
Order Date: 10/23/2025
Number Issues: 4
Pub Count: 1
First Issue: 10/29/2025
Last Issue: 11/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

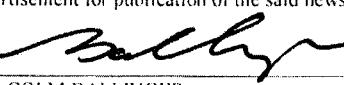
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 04420 KEYS FUNDING LLC Castillo

was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2025 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-3931-000	06		1625314002000007

CASTILLO AMANDA &
CASTILLO AMANDA CUSTODIAN FOR
10850 LILLIAN HWY
PENSACOLA, FL 32506

PROPERTY ADDRESS:

10850 LILLIAN HWY

EXEMPTIONS:

23/4420

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	74,202	0	74,202	489.73
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	74,202	0	74,202	166.81
BY STATE LAW	3.1110	74,202	0	74,202	230.84
WATER MANAGEMENT	0.0207	74,202	0	74,202	1.54
SHERIFF	0.6850	74,202	0	74,202	50.83
M.S.T.U. LIBRARY	0.3590	74,202	0	74,202	26.64
ESCAMBIA CHILDRENS TRUST	0.3798	74,202	0	74,202	28.18
TOTAL MILLAGE	13.4035			AD VALOREM TAXES	\$994.57
NON-AD VALOREM ASSESSMENTS					
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 V See Additional Legal on Tax Roll	FP FIRE PROTECTION				226.78
				NON-AD VALOREM ASSESSMENTS	\$226.78
Pay online at EscambiaTaxCollector.com Payments must be in U.S. funds drawn from a U.S. bank				COMBINED TAXES AND ASSESSMENTS	\$1,221.35
If Paid By Please Pay	Dec 31, 2025 \$1,184.71	Jan 31, 2026 \$1,196.92	Feb 28, 2026 \$1,209.14	Mar 31, 2026 \$1,221.35	

RETAIN FOR YOUR RECORDS

2025 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

ACCOUNT NUMBER
09-3931-000
PROPERTY ADDRESS
10850 LILLIAN HWY

CASTILLO AMANDA &
CASTILLO AMANDA CUSTODIAN FOR
10850 LILLIAN HWY
PENSACOLA, FL 32506

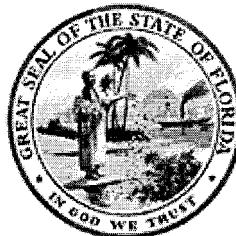
PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Dec 31, 2025 1,184.71
AMOUNT IF PAID BY	Jan 31, 2026 1,196.92
AMOUNT IF PAID BY	Feb 28, 2026 1,209.14
AMOUNT IF PAID BY	Mar 31, 2026 1,221.35
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cert # 004420 of 2023 Date 12/3/2025

Name HARRY NORTHERN

Cash Summary

Cash Deposit	\$4,450.00
Total Check	\$85,215.50
Grand Total	\$89,665.50

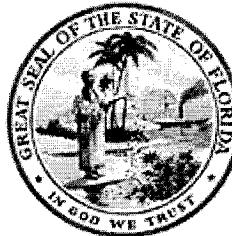
Purchase Price (high bid amount)	\$89,000.00	Total Check	\$85,215.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$623.00	Adv Doc. Stamps	\$623.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$6,482.45	Postage	\$17.80
		Researcher Copies	\$0.00
- postage	\$17.80		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$6,464.65	Registry of Court	\$6,464.65
Purchase Price (high bid)	\$89,000.00	Overbid Amount	\$82,517.55
-Registry of Court	\$6,464.65		
-advance recording (for mail certificate)	\$18.50		
-postage	\$17.80		
Researcher Copies	\$0.00		
= Overbid Amount	\$82,517.55		

PAM CHILDERS

Clerk of the Circuit Court

By:
 Deputy Clerk

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 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 004420

Sold Date 12/3/2025

Name HARRY NORTHERN

RegistryOfCourtT = TAXDEED	\$6,464.65
overbidamount = TAXDEED	\$82,517.55
PostageT = TD2	\$17.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$623.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 004420	
6/3/2025	TD83	TAX COLLECTOR CERTIFICATION	
6/3/2025	TD84	PA INFO	
6/3/2025	TD84	TDA NOTICE	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025044976	
9/18/2025	TD82	PROPERTY INFORMATION REPORT	
10/27/2025	TD81	CERTIFICATE OF MAILING	
11/3/2025	TD84	SHERIFF RETURN OF SERVICE	
11/7/2025	CheckVoided	CHECK (CHECKID 146384) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
11/7/2025	CheckVoided	CHECK (CHECKID 146382) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
11/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900039719 - - REGISTRY CHECK	
11/18/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL / ADDITIONAL RESEARCH INFO	
11/20/2025	TD84	PROOF OF PUBLICATION	
12/2/2025	TD84	2025 TAX BILL	

FEES

Effective Date	Fee Code	Fee Desc	Total Fee	Amount Paid	Waived Amount	Amount Outstanding
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6/3/2025 4:06:12 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/3/2025 4:06:13 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
6/3/2025 4:06:11 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/3/2025 4:06:14 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/3/2025 4:08:04 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 12:09:59 PM	2025044976	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/7/2025 10:21:19 AM	Check (outgoing)	102050811	BALLINGER PUBLISHING	PO BOX 12665	200.00	900039719 CLEARED ON 11/7/2025
6/11/2025 12:09:59 PM	Deposit	102007781	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
	Check (outgoing)	102059204	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	120.00	
Deposited			Used		Balance	
584.00			7,720.00		-7,136.00	

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Star	Total Due	Auction Status	Certificate Number	Name On Title	Title Address	
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0047 332S312												350.70	\$47,988.20	Sold	04747	VMA Investment	1346 The Alamed
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0044 162S314												623.00	\$85,215.50	Sold	04420	Harry Northern	P.O. Box 17101

Case Number: 2023 TD 004420
Result Date: 12/03/2022

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

φ ?

Page of 1 > 30

View 1 - 2 of 2

78952

Harry Northern

\$89,000.00

Deposit

\$ 4,450.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025093329 12/8/2025 2:42 PM
OFF REC BK: 9417 PG: 437 Doc Type: COM
Recording \$18.50

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

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

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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 RW LI HERRON VILLA PL (66 FT RW) FOR POB W ALG S RW 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 RW LI LILLIAN HWY (US HWY 98 66 FT RW) NELY DEFLECTING AT AN ANG 67 DEG 53 MIN 37 SEC LEFT ALG WLY RW 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 23rd day of October 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name	Emily Hogg, Deputy Clerk
Order Number	R315
Order Date	10/23/2025
Number Issues	4
Pub Count	1
First Issue	10/29/2025
Last Issue	11/19/2025
Order Price	\$200.00
Publications	The Summation Weekly
Pub Dates	The Summation Weekly 10/29/2025, 11/3/2025, 11/12/2025, 11/19/2025

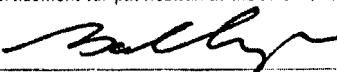
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

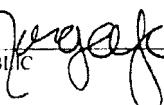
2023 TD 04420 KEYS FUNDING LLC Castillo

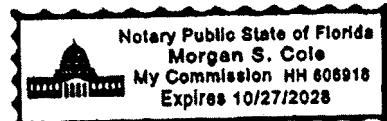
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025093330 12/8/2025 2:42 PM
OFF REC BK: 9417 PG: 439 Doc Type: TXD
Recording \$10.00 Deed Stamps \$623.00

Tax deed file number 1225-04

Parcel ID number 162S314002000007

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 04420 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of December 2025, the land was offered for sale. It was sold to **Harry Northen**, P.O. Box 17101 Urbana IL 61803, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: 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

**** Property previously assessed to: AMANDA CASTILLO, AMANDA CASTILLO CUSTODIAN FOR JAMES CASTILLO III**

On 3rd day of December 2025, in Escambia County, Florida, for the sum of (\$ 89,000.00) EIGHTY NINE THOUSAND AND 00/100 Dollars, the amount paid as required by law.

M. Johnson
M. Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



Emily Hogg
Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 3rd day of December, 2025, before me personally appeared Pam Childers, Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg
Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2023 TD 004420
Account #	093931000
Property Owner	Amanda Castillo, Amanda Castillo
Property Address	10850 Lillian Hwy 32506 custodian for
SOLD TO:	Harry Northern \$ 89,000.00 James Castillo III

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 651.50 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 1,255.26 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 5,308.49 ✓	\$
Refund High Bidder unused sheriff fees	\$ 229.20 ✓	\$
Additional taxes <u>2025 Taxes</u>	\$ 1,184.71 ✓	\$ 81,262.29
Postage final notices	\$ 17.80	\$ 81,244.49
	\$	\$
	\$	\$
	\$	\$

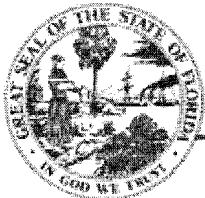
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

AMANDA CASTILLO
10850 LILLIAN HWY
PENSACOLA, FL 32506

Tax Deed File # 1225-04
Certificate # 04420 of 2023
Account # 093931000

Property legal description:

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

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$81,244.49** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

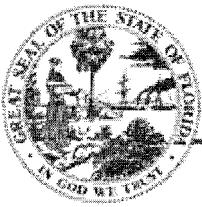


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0841 55



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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

Tax Deed File # 1225-04
Certificate # 04420 of 2023
Account # 093931000

Property legal description:

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Dated this 10th day of December 2025.



ESCAMPIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0841 62

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
COMPTROLLER
FILED
JAN -6 A.M. 18
FLA COUNTY, FL

AMANDA CASTILLO
10850 LILLIAN HWY
PENSACOLA, FL 32506

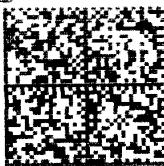
Tax Deed File # 1225-04



9171 9690 0935 0129 0841 55

PENSACOLA FL 325

DEC 2025 AM 1



quadrant

FIRST-CLASS MAIL

IMI

\$008.86⁰

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

102

N/L

12-12-25

NIXIE 326 DE 1 0001/03/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32585873833

BC: 32582583335

*2638-01138-11-16