



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

1225.23

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	WARRES EDWARD C 2903 FORESTWOOD DR ARLINGTON, TX 76006 7816 BAY MEADOWS CIR 09-4889-580 LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539	Certificate #	2023 / 4684
		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)
# 2023/4684	06/01/2023	2,520.05	126.00	2,646.05
→ Part 2: Total*				2,646.05

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)
# 2024/4794	06/01/2024	2,841.57	6.25	195.36	3,043.18
Part 3: Total*					3,043.18

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)	5,689.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,760.21
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)	8,824.44

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/03/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500420

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

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
09-4889-580	2023/4684	06-01-2023	LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539

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 - 5023

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

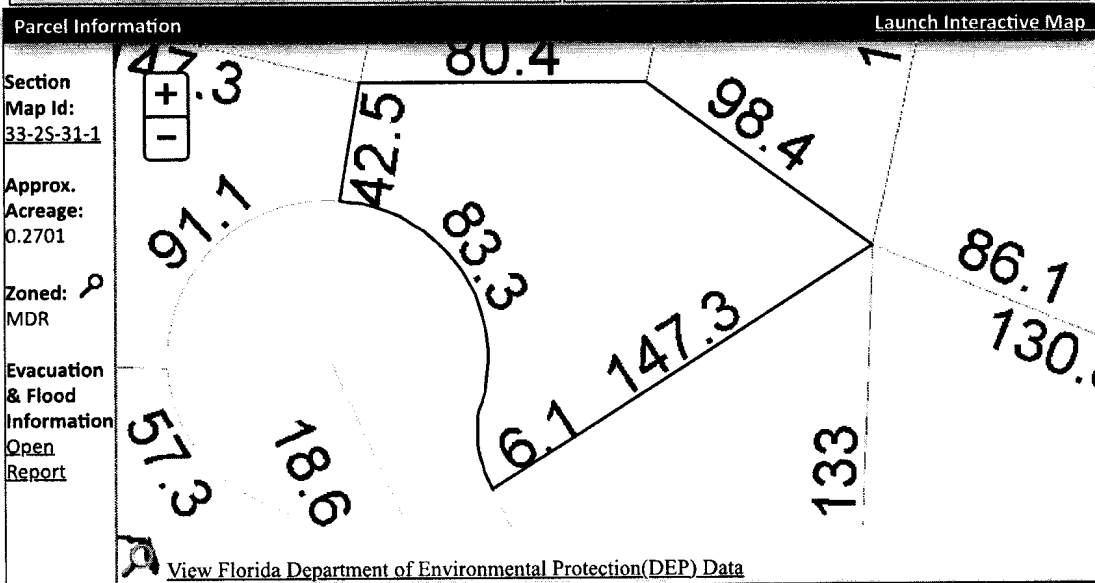
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	332S311010019004	Year	Land	Imprv	Total	Cap Val
Account:	094889580	2024	\$35,000	\$179,457	\$214,457	\$176,443
Owners:	WARRES EDWARD C	2023	\$35,000	\$169,079	\$204,079	\$160,403
Mail:	2903 FORESTWOOD DR ARLINGTON, TX 76006	2022	\$15,000	\$150,872	\$165,872	\$145,821
Situs:	7816 BAY MEADOWS CIR 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:		2024 Certified Roll Exemptions				
Sale Date	Book Page Value Type Multi Parcel Records	None				
11/1977	1162 539 \$52,500 WD N	Legal Description				
05/1974	804 475 \$70,000 WD Y	LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features				
		None				



Buildings	
Address: 7816 BAY MEADOWS CIR, Improvement Type: SINGLE FAMILY, Year Built: 1977, Effective Year: 1977, PA Building ID#: 109721	

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

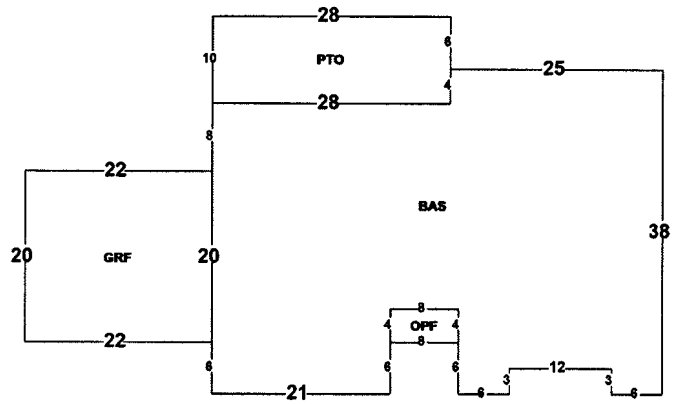
Areas - 2538 Total SF

BASE AREA - 1786

GARAGE FIN - 440

OPEN PORCH FIN - 32

PATIO - 280



Images



5/16/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated 05/15/20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04684**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094889580 (1225-23)

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

EDWARD C WARRES

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.

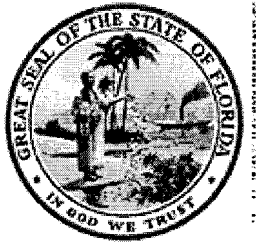
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Redeemed From Sale



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale
Account: 094889580 Certificate Number: 004684 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$806.40

Postage Tax Deed Court Registry \$772.40

Payor Name

Notes

Commit Redemption ☒

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 #: 09-4889-580 CERTIFICATE #: 2023-4684

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 #: **09-4889-580**

1. The Grantee(s) of the last deed(s) of record is/are: EDWARD C WARRES

By Virtue of Warranty Deed recorded 11/21/1977 in OR 1162/539

2. The land covered by this Report is: See Attached Exhibit "A"

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-4889-580

Assessed Value: \$176,443.00

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 #: 09-4889-580

CERTIFICATE #: 2023-4684

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

EDWARD C WARRES
2903 FORESTWOOD DR
ARLINGTON, TX 76006

EDWARD C WARRES
7816 BAY MEADOWS CIR
PENSACOLA, FL 32507

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 #:09-4889-580

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4889-580(1225-23)

400
15750 ST
S 7th
219 25

State of Florida,

ESCAMBIA

COUNTY.

CORPORATION
WARRANTY DEED.

1162 PAGE 539

KNOW ALL MEN BY THESE PRESENTS, That the C. A. HOBBS, JR., INC., a Florida
corporation, a Florida corporation, for and in consideration of Ten Dollars
and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and
grant unto EDWARD C. WARRES, an unmarried man, whose address is 7816 Bay Meadows
Drive, Pensacola, Florida 32506, his heirs,
executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the
County of Escambia, State of Florida, to-wit:

Lot 19, Block "D", Bay Meadows, as recorded in Plat Book 9,
Page 44, of the Official Records of Escambia County, Florida,
being a part of Section 33, Township 2 South, Range 31 West,
Escambia County, Florida.

842785

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.

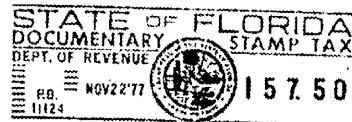
Nov 21 10 03 AM '77

IN WITNESS WHEREOF
I, CLAUDE J. ARBORE
JOE A. GIBSON, Notary Public
ESCAMBIA COUNTY, FLA.

This instrument prepared by:
James J. Reeves, of
Reeves, Barfield & King
98 East Garden Street
Pensacola, Florida 32501

ESCAMBIA
COUNTY

054455



Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if
any.

To have and to hold, unto the said grantee, his heirs, successors and assigns, forever. Together with
all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free
from all exemptions and right of homestead. And the said corporation covenants that it is well seized of an indefeasible
estate in fee simple in said property and has a good right to convey the same; that it is free from incumbrances, and
that it, its successors and assigns, the said grantee, his heirs, executors, administrators, successors and as-
signs, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same,
shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders
and Board of Directors, has executed these presents, causing as name to be signed by its President, and its Corporate
seal to be affixed hereto this 18th day of November, A.D., 1977

ATTEST:

Secretary

C. A. HOBBS, JR., INC.
A Florida Corporation
By [Signature] President

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

State of Florida,

ESCAMBIA

COUNTY.

ESCAMBIA
COUNTY

041455



Before the subscriber personally appeared C. A. HOBBS, JR.

known to me to be the individuals described by said names,
who executed the foregoing instrument, and to be the President
of the C. A. HOBBS, JR., INC.

and acknowledged and declared that they as President
and being duly authorized by its, signed its name and affixed its seal to and executed the said instrument for it and
as its act and deed.

Given under my hand and official seal this 18th day of November, A.D., 1977

Notary Public, State of Florida

My Commission expires 10-18-81