



# 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:	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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	<b>Total Paid (Lines 8-13)</b>
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.

# 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

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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**

**Parcel ID:** 332S311010019004  
**Account:** 094889580  
**Owners:** WARRES EDWARD C  
**Mail:** 2903 FORESTWOOD DR  
ARLINGTON, TX 76006  
**Situs:** 7816 BAY MEADOWS CIR 32507  
**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

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$35,000	\$179,457	\$214,457	\$176,443
2023	\$35,000	\$169,079	\$204,079	\$160,403
2022	\$15,000	\$150,872	\$165,872	\$145,821

## Disclaimer

## **Tax Estimator**

## Change of Address

## File for Exemption(s) Online

## Report Storm Damage

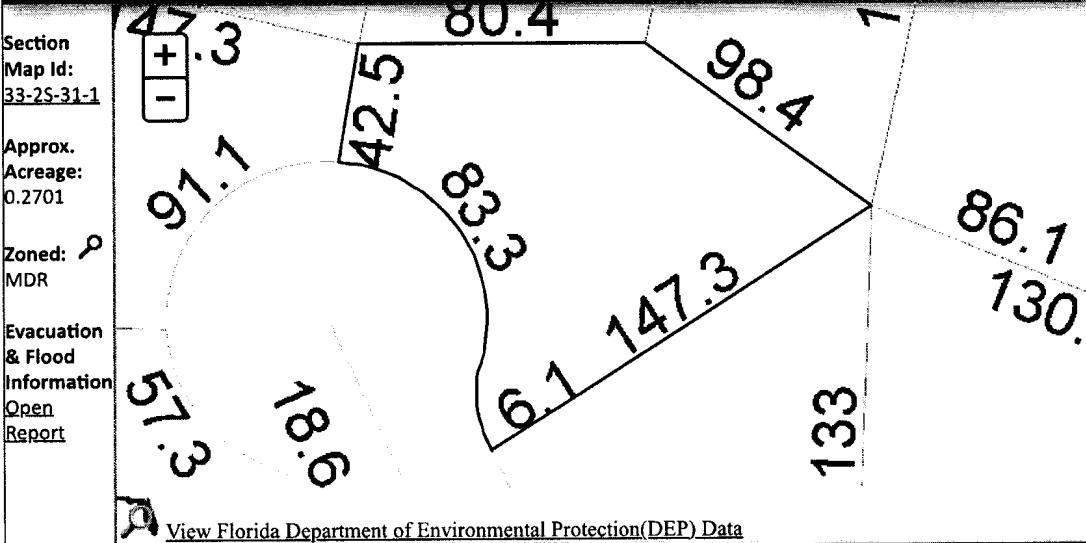
Sales Data Type List:							
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
11/1977	1162	539	\$52,500	WD	N		
05/1974	804	475	\$70,000	WD	Y		

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

<b>2024 Certified Roll Exemptions</b>
None
<b>Legal Description</b>
LT 19 BLK D BAY MEADOWS S/D PB 9 P 44 OR 1162 P 539

### Parcel Information

[Launch Interactive Map](#)



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



## 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



**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

7/11/2025



Clerk's Check

1

Clerk's Total

\$806.40

Postage

\$0.00

Tax Deed Court Registry \$772.40

Payor Name

EDWARD C WARRES  
25 NICKLAUS WALK  
NEWMAN GA 30265



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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2024 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 8<sup>th</sup> 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)**

4/2  
15750 St  
State of Florida,  
2/6/25  
ESCAMBIA  
COUNTY.

1162 PAGE 539

CORPORATION  
WARRANTY DEED.

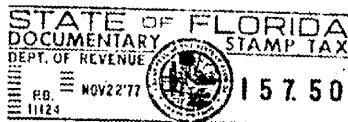
KNOW ALL MEN BY THESE PRESENTS, That the C. A. HOBBS, JR., INC., a Florida corporation, a Florida corporation, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto EDWARD C. WARRES, an 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  
NOV 21 1977  
JOE A. GRIFFIN, CLERK  
CLERK'S OFFICE, 4TH FLOOR  
100 W. GARDEN ST.  
PENSACOLA, FLA. 32501

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



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 assigns, 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 setforth 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 its name to be signed by its President, and its Corporate seal to be affixed hereto this 18th day of November, A.D. 1977.

ATTEST:

C. A. HOBBS, JR., INC.  
A Florida Corporation  
By: *Donald J. Hobbs*  
President



Signed, sealed and delivered in the presence of:

*Donald J. Hobbs*  
*James J. Reeves*

State of Florida,

ESCAMBIA

COUNTY.

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

known to me to be the individuals described by said name, who executed the foregoing instrument, and to be the President of C. A. HOBBS, JR., INC. a Florida corporation of the C. A. HOBBS, JR., INC. and acknowledged and declared that they as President of C. A. HOBBS, JR., INC. a Florida corporation 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

REDFERNS - LHM