



# 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

1225.31

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	WARD ROSALITA DARLENE 3570 MULDOON RD PENSACOLA, FL 32526 3570 MULDOON RD 10-1374-000 BEG AT NE COR OF SEC S 76 DEG W ALG N LI 1259 45/100 FT S 3 DEG 37 MIN E 935 8/10 FT FOR POB CONT SA (Full legal attached.)	Certificate #	2023 / 4955
		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)
# 2023/4955	06/01/2023	2,924.66	280.28	3,204.94
→ Part 2: Total*				3,204.94

## 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)
# 2024/5058	06/01/2024	3,145.10	6.25	230.64	3,381.99
Part 3: Total*					3,381.99

## 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)	6,586.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	907.22
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)	7,869.15

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

<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.	52,021.50
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.

BEG AT NE COR OF SEC S 76 DEG W ALG N LI 1259 45/100 FT S 3 DEG 37 MIN E 935 8/10 FT FOR POB CONT SAME COURSE 152 34/100 FT N 81 DEG 56 MIN E 918 59/100 FT N 2 DEG 17 MIN E 153 33/100 FT S 82 DEG 4 MIN W 934 25/100 FT TO POB LESS OR 4361 P 1194 RD R/W OR 8259 P 34

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500405

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 2023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-1374-000	2023/4955	06-01-2023	BEG AT NE COR OF SEC S 76 DEG W ALG N LI 1259 45/100 FT S 3 DEG 37 MIN E 935 8/10 FT FOR POB CONT SAME COURSE 152 34/100 FT N 81 DEG 56 MIN E 918 59/100 FT N 2 DEG 17 MIN E 153 33/100 FT S 82 DEG 4 MIN W 934 25/100 FT TO POB LESS OR 4361 P 1194 RD R/W OR 8259 P 34

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
KEYS FUNDING LLC - 2023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

#### General Information

Parcel ID: 3725311105002001  
Account: 101374000  
Owners: WARD ROSALITA DARLENE  
Mail: 3570 MULDOON RD  
PENSACOLA, FL 32526  
Situs: 3570 MULDOON RD 32526  
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	\$33,912	\$70,131	\$104,043	\$104,043
2023	\$33,912	\$180,967	\$214,879	\$197,501
2022	\$33,912	\$165,128	\$199,040	\$179,547

[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
03/05/2020	8259	34	\$100	CJ	Y	
02/19/2015	7307	1923	\$100	QC	N	
11/07/2008	6395	295	\$159,900	WD	N	
08/2007	6193	658	\$100	QC	N	
09/2006	5994	909	\$100	QC	N	
08/2002	4963	1387	\$100	QC	N	
11/1983	1832	399	\$100	QC	N	

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

#### 2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION,WIDOW

#### Legal Description

BEG AT NE COR OF SEC S 76 DEG W ALG N LI 1259 45/100  
FT S 3 DEG 37 MIN E 935 8/10 FT FOR POB CONT SAME  
COURSE 152...

#### Extra Features

CARPORT  
FRAME GARAGE  
OPEN PORCH

#### Parcel Information

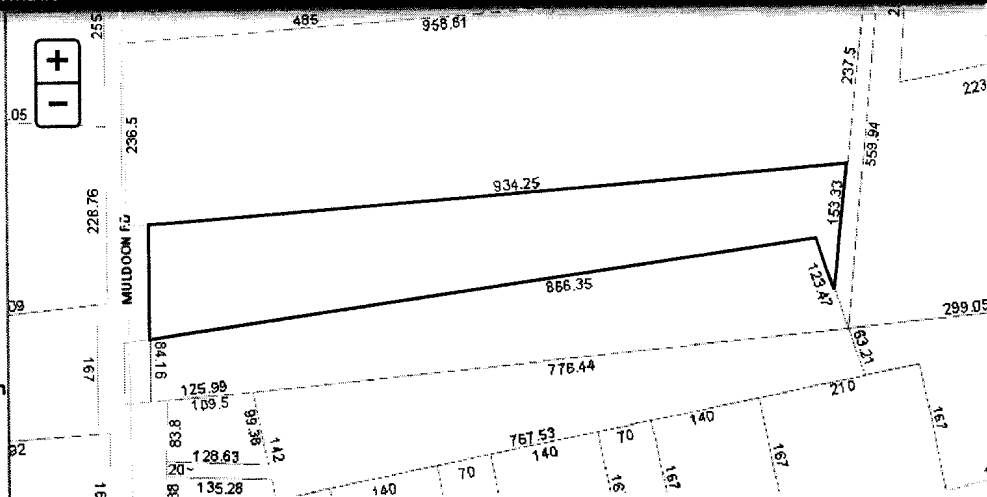
[Launch Interactive Map](#)

Section  
Map Id:  
37-2S-31-1

Approx.  
Acreage:  
2.4520

Zoned:   
HDMU

Evacuation  
& Flood  
Information  
[Open Report](#)

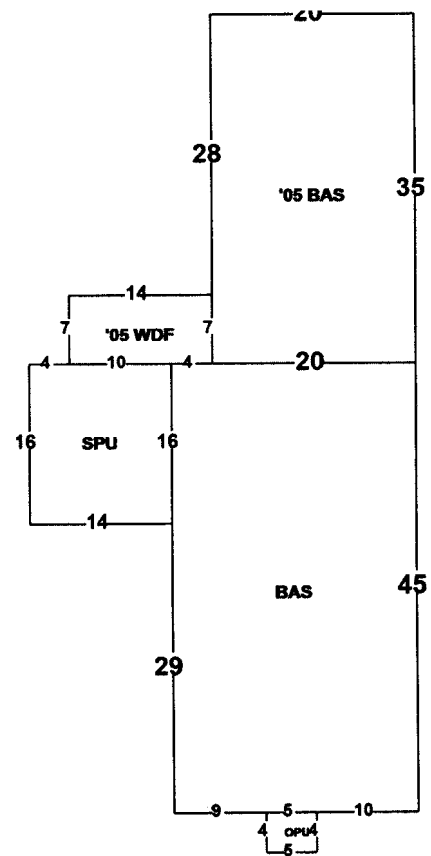


[View Florida Department of Environmental Protection \(DEP\) Data](#)

#### Buildings

Address: 3570 MULDOON RD, Improvement Type: SINGLE FAMILY, Year Built: 1953, Effective Year: 1988, PA Building ID#: 112029

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-HARDWOOD  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-7  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 2122 Total SF

BASE AREA - 1780  
OPEN PORCH UNF - 20  
SCRN PORCH UNF - 224  
WOOD DECK FIN - 98

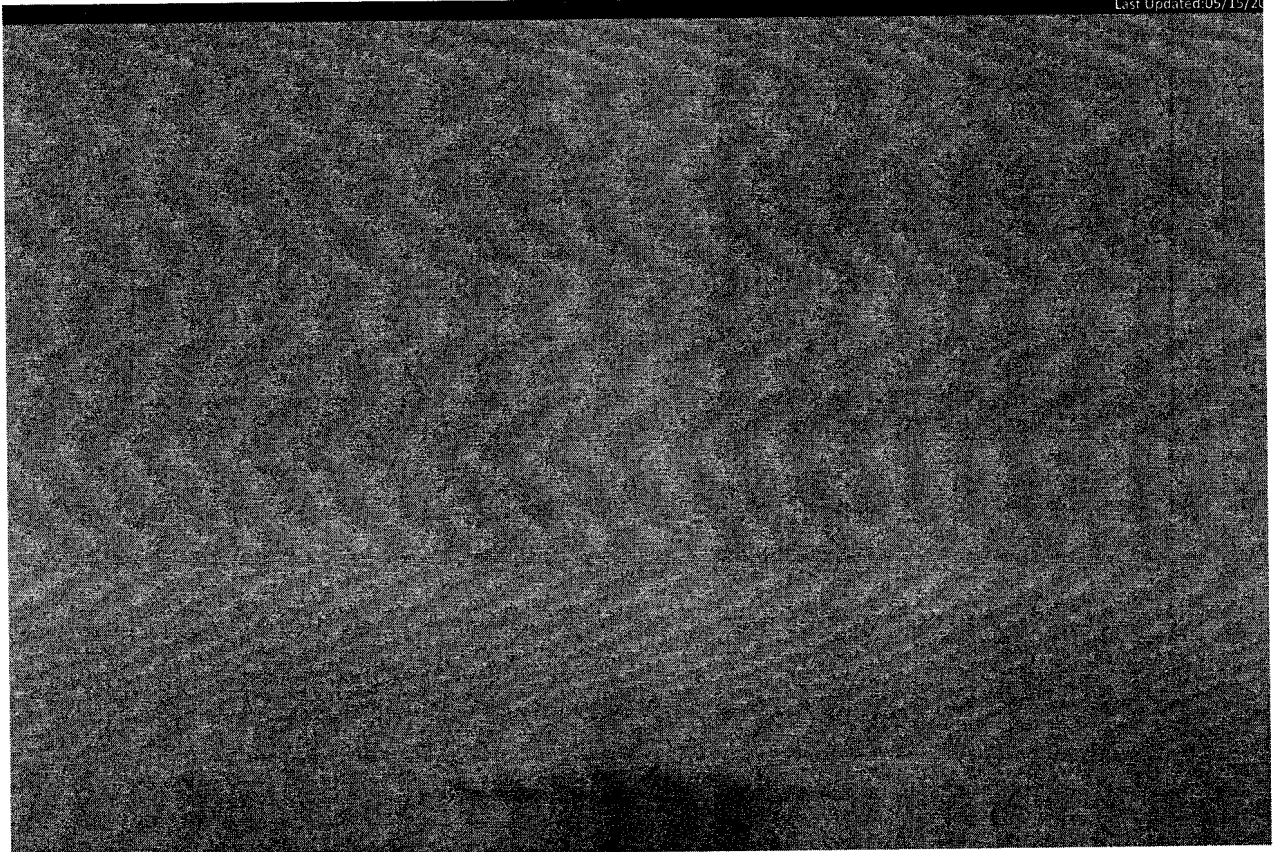
Images



3/5/2024 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. 04955**, 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 NE COR OF SEC S 76 DEG W ALG N LI 1259 45/100 FT S 3 DEG 37 MIN E 935 8/10 FT FOR  
POB CONT SAME COURSE 152 34/100 FT N 81 DEG 56 MIN E 918 59/100 FT N 2 DEG 17 MIN E 153  
33/100 FT S 82 DEG 4 MIN W 934 25/100 FT TO POB LESS OR 4361 P 1194 RD R/W OR 8259 P 34**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101374000 (1225-31)**

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

**ROSALITA DARLENE WARD**

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