

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 Infor	mation		100 1 - 100 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Applicat	tion date	Apr 21, 2025	
Property description	WARD ROSALITA DARLENE 3570 MULDOON RD			Certificate #		2023 / 4955	
	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.)			Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	The state of the s					
Column 1 Certificate Numbe	Colum To Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/4955	06/01/2	023		2,924.66		280.28	3,204.94
						→Part 2: Total*	3,204.94
Part 3: Other Cer	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		Anna Carrier Control of Control o
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	ımn 3 mount of Certificate	Column 4 Tax Collector's I	ee	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 Colle	ector Certified Am	ounts (L	ines 1-7)		1		The second secon
1. Cost of all cert	ificates in applicant's	possessio	n and othe			oy applicant Parts 2 + 3 above)	6,586.93
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes paid by the applicant 907.22							
4. Property information report fee 200.0							
5. Tax deed application fee 175.0							
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							
7. Total Paid (Lines 1-6) 7,869.15							
_	nformation is true and				/ informa	tion report fee, ar	nd tax collector's fees
Sign here: Date April 24th, 2025							
Signa	ature, 1907 Collector or Des	ignee					

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

per, and electronic auction fees	
per, and electronic auction fees	
per, and electronic auction fees	
per, and electronic auction fees	
e 2)	
Total Paid (Lines 8-13)	
stead property, if applicable under s. 197.502(6)(c),	52,021.50
5, and 16 if applicable)	
Date of sale12/03/2025	
	stead property, if applicable under s. 197.502(6)(c), 5, and 16 if applicable)

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

Application Number: 2500405

To: Tax Collector of ESCAMBIA COUNTY		_, Florida		
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176- hold the listed tax certificate		e 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	
 pay all delinquent 	ding tax certificates plus and omitted taxes, plus it or's fees, property informa	nterest covering th		
Attached is the tax sale cert which are in my possession		cation is based and	d all other certificates of the same legal description	
Electronic signature on file KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 191	23		<u>04-21-2025</u> Application Date	
Applic	ant's signature			



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>



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	<u>Cap Val</u>	
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

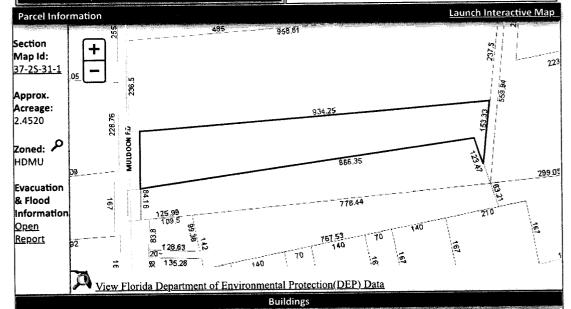
Sales Data	Туре	List:	•	(-0.11.00 t -0.11		
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
03/05/2020	8259	34	\$100	CJ	Y	D _o
02/19/2015	7307	1923	\$100	QC	N	C _o
11/07/2008	6395	295	\$159,900	WD	N	Cò
08/2007	6193	658	\$100	QC	N	C _o
09/2006	5994	909	\$100	QC	N	Ľ,
08/2002	4963	1387	\$100	QC	N	C ₂
11/1983	1832	399	\$100	QC	N	₽.

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

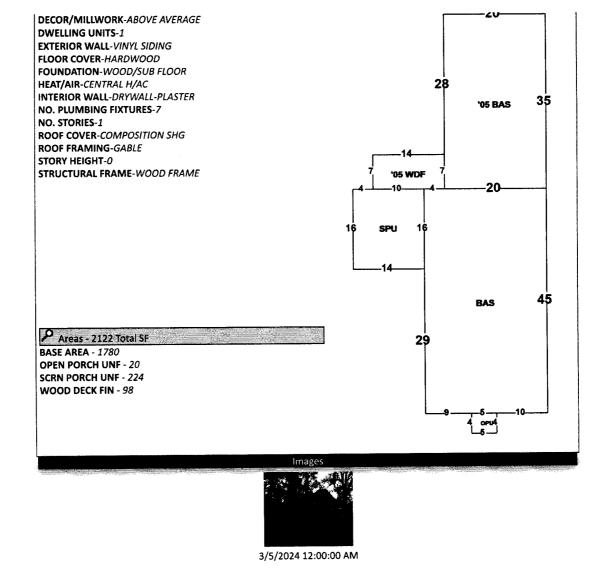
2024 Certified Roll Exemptions HOMESTEAD EXEMPTION, WIDOW

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...

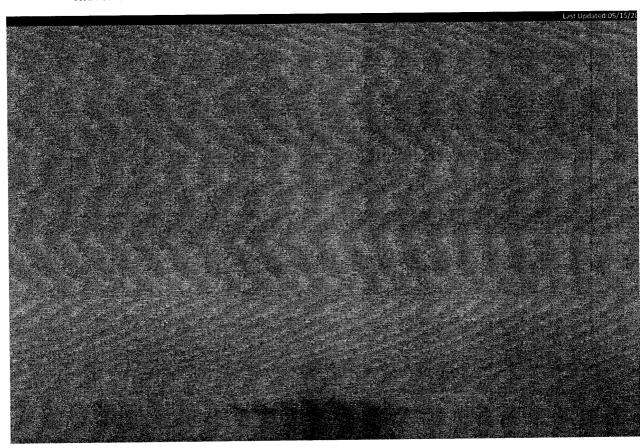
Extra Features
CARPORT
FRAME GARAGE
OPEN PORCH



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



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



Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025038228 5/23/2025 9:50 AM OFF REC BK: 9322 PG: 461 Doc Type: TDN

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.

COMPTRO

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 REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	10-1374-000	CERTIFICATE #:	2023-4955	
REPORT IS LIMITED	TO THE PERSON(S) EXI		RS OR OMISSIONS IN THIS YNAME IN THE PROPERTY IFORMATION REPORT.	
listing of the owner(s) o tax information and a list	f record of the land describ sting and copies of all oper in the Official Record Boo	ped herein together with curr n or unsatisfied leases, mortg	user named above includes a ent and delinquent ad valorem ages, judgments and rida that encumber the title to	
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 Propo	erty Information Report and	the documents attached hereto.	
Period Searched: Septen	nber 11, 2005 to and incl	uding September 11, 2025	Abstractor: Pam Alvarez	
BY				
Malphel				

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-1374-000

1. The Grantee(s) of the last deed(s) of record is/are: ROSALITA DARLENE WARD

By Virtue of Order Determining Homestead Status of Real Property recorded 3/6/2020 in OR 8259/34

ABSTRACTOR'S NOTE: PROPERTY WAS SOLD IN OR 8537/1762 BUT WAS NOT ADDED TO THE APPRAISER'S TAX ROLL. WE HAVE INCLUDED A COPY OF DEED FOR PORTION SOLD.

- 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. Judgment in favor of Escambia County recorded 2/22/2022 OR 8726/1514
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 10-1374-000 Assessed Value: \$104,043.00

Exemptions: HOMESTEAD, WIDOW

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX I	DEED SA	ALE DATE: DEC 3, 2025
TAX A	ACCOU	NT #:
CERT	ΓIFICAT	TE #: 2023-4955
those	persons,	with Section 197.522, Florida Statutes, the following is a list of names and addresses of firms, and/or agencies having legal interest in or claim against the above-described above-referenced tax sale certificate is being submitted as proper notification of tax deed
YES 		Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for <u>2024</u> tax year.
ROSA	ALITA D	ARLENE WARD

3570 MULDOON RD PENSACOLA, FL 32526

Malphel

Certified and delivered to Escambia County Tax Collector, this 12th 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 12, 2025 Tax Account #:10-1374-000

LEGAL DESCRIPTION EXHIBIT "A"

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 10-1374-000(1225-31)

Recorded in Public Records 2/22/2022 2:12 PM OR Book 8726 Page 1514, Instrument #2022017880, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 144196492 E-Filed 02/18/2022 11:49:42 AM IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS 2021 CF 002938 B CASE NO:

ROSALITA DARLENE WARD 3570 MULDOON ROAD

DATE OF BIRTH: 08/03/1966 PENSACOLA, FL 32526

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

DIVISION:

On FEBRUARY 15, 2022, an order assessing fines, costs, and additional charges was entered against the Defendant, ROSALITA DARLENE WARD. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$618.00, which shall bear interest at the rate prescribed by law, 4.25%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

eSigned by CIRCUIT COURT JUDGE COLEMAN L. ROBINSON on 02/17/2022 16:06:44 +r5DAsW9

Column In Plis

CIRCUIT JUDGE

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

(CFCTMMFNLCHRGS2 #24984)

Recorded in Public Records 5/25/2021 2:13 PM OR Book 8537 Page 1762, Instrument #2021057492, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$385.00

ABSTRACTOR'S NOTE: PROPERTY WAS SOLD IN 2021 BUT NEVER REMOVED FROM THE PROPERTY APPRAISER'S ROLL.

Prepared By:

Knight Barry Title Solutions Inc. 1015 North 12th Avenue Pensacola, FL 32501

Return To:

Knight Barry Title Solutions Inc. 1015 North 12th Avenue Pensacola, FL 32501

Order No.: 2057519

Property Appraiser's Parcel I.D. (folio) Number: 37-2S-31-1105-003-001

WARRANTY DEED

THIS WARRANTY DEED dated May 24th , 2021, by Rosalita Darlene Ward, whose post office address is 3570 Muldoon Rd, Pensacola, Florida 32526 (the "Grantor"), to Cornerstone Properties of Northwest Florida, LLC, a Florida Limited Liability Company, whose post office address is 3151 Cornell Dr., Gulf Breeze, Florida, 32563 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Fifty-Five Thousand And No/100 Dollars (\$55,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of ESCAMBIA, State of Florida, viz:

Begin at an existing Permanent Reference Monument, being the Northeast comer of Lot 1, Lamar Subdivision, recorded in Plat Book 2 at Page 79 of the Public Records of Escambia County, Florida, thence run North 85 degrees 12 minutes 48 seconds East for 776.44 feet, thence run North 20 degrees 58 minutes 50 seconds West for 123.47 feet, thence run South 82 degrees 27 minutes 35 seconds West for 866.35 feet, thence run South 3 degrees 07 minutes 30 seconds East for 84.16 feet, thence run North 81 degrees 57 minutes East for 125.99 feet to the Point of Beginning, all lying and being in Section 37, Township 2 South, Range 31 West, Escambia County, Florida.

The property herein conveyed does not represent the homestead property of the Grantor

Subject to easements, restrictions, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

above written.

Signed, sealed and delivered in presence of: Witness Signature Rosalita Darlene Kimberly D Johnson
Printed Name of First Witness **Grantor Address:** 3570 Muldoon Rd Pensacola, FL 32526 Witness Signature Colleen M Vert Printed Name of Second Witness STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me by means of X__ Physical Presence or ____ Online Notarization this 24th of May , 2021, by Rosalita Darlene Ward. Notary Public: Kimberly D. Johnson Notary Public, State of Florida Kimberly D. Johnson Notary Public - State of Florida Commission #HH 103092 Produced identification: My Comm. Expires March 10, 2025 driver's license / state identification card other: _

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first

BK: 8537 PG: 1764 Last Page

EXHIBIT A

Begin at an existing Permanent Reference Monument, being the Northeast corner of Lot 1, Lamar Subdivision, recorded in Plat Book 2 at Page 79 of the Public Records of Escambia County, Florida, thence run North 85 degrees 12 minutes 48 seconds East for 776.44 feet, thence run North 20 degrees 58 minutes 50 seconds West for 123.47 feet, thence run South 82 degrees 27 minutes 35 seconds West for 866.35 feet, thence run South 3 degrees 07 minutes 30 seconds East for 84.16 feet, thence run North 81 degrees 57 minutes East for 125.99 feet to the Point of Beginning, all lying and being in Section 37, Township 2 South, Range 31 West, Escambia County, Florida.

For informational purposes only:

Property Address: 3540 Muldoon Rd, Pensacola, FL 32526

Tax Key Number: 37-2S-31-1105-003-001

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04955 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:

ROSALITA DARLENE WARD	ESCAMBIA COUNTY / STATE OF FLORIDA
3570 MULDOON RD	190 GOVERNMENTAL CENTER
PENSACOLA, FL 32526	PENSACOLA FL 32502

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



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily H

Emily Hogg Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

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

COMPTROLLER

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.

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. 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

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Post Property:

3570 MULDOON RD 32526



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 REOUIRED.

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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 WALG 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 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:

ROSALITA DARLENE WARD 3570 MULDOON RD PENSACOLA, FL 32526



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

Document Number: ECSO25CIV046725NON

Agency Number: 26-000680

1225-31

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04955 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE ROSALITA DARLENE WARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 11:28 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

Bv:

A. DUDA, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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.

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Dated this 17th day of October 2025.

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Post Property:

3570 MULDOON RD 32526



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 1225-31

Document Number: ECSO25CIV046728NON

Agency Number: 26-000715

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO# 04955 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: ROSALITA DARLENE WARD

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 10/24/2025 at 8:32 AM and served same on ROSALITA DARLENE WARD , at 11:28 AM on 10/27/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

ROSALITA DARLENE WARD 3570 MULDOON RD PENSACOLA, FL 32526

SALE COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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