

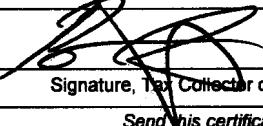


CERTIFICATION OF TAX DEED APPLICATION

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: 			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.	52,021.50
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 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:	372S311105002001
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

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	Record
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	

2024 Certified Roll Exemptions
HOMESTEAD EXEMPTION, WIDOW

Legal Description
BEG AT NE COR OF SEC 5 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

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

Approx. Acreage: 2.4520

Zoned: HDMU

Evacuation & Flood Information

Open Report

Launch Interactive Map

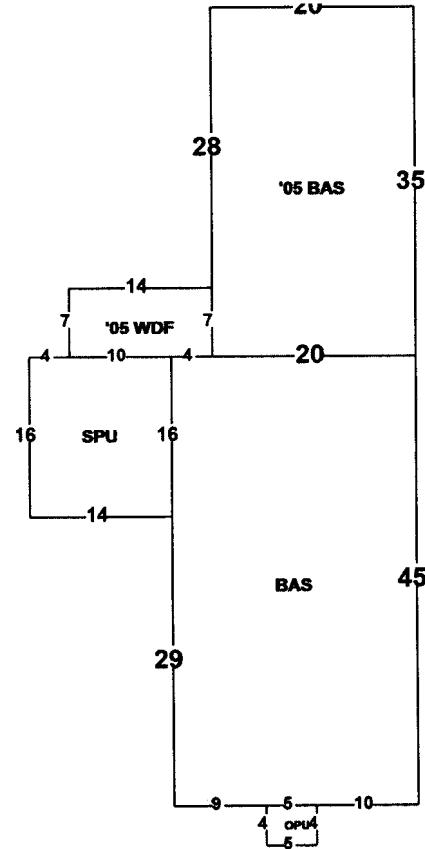
View Florida Department of Environmental Protection(DEP) Data

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

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 #: 10-1374-000 CERTIFICATE #: 2023-4955

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 11, 2005 to and including September 11, 2025 Abstractor: Pam Alvarez

BY



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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: DEC 3, 2025

TAX ACCOUNT #: 10-1374-000

CERTIFICATE #: 2023-4955

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.

**ROSALITA DARLENE WARD
3570 MULDOON RD
PENSACOLA, FL 32526**

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

CASE NO: 2021 CF 002938 B

ROSALITA DARLENE WARD
 3570 MULDOON ROAD
 PENSACOLA, FL 32526

DIVISION: A
 DATE OF BIRTH: 08/03/1966

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

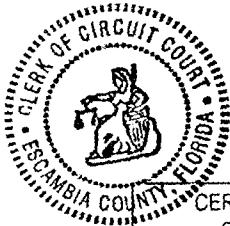
On FEBRUARY 15, 2022, an order assessing fines, costs, and additional charges was entered against the Defendant, ROSALITA DARLENE WARD. Defendant has failed to make payment in full in accordance with this order. Therefore,

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.



Coleman L. Robinson

eSigned by CIRCUIT COURT JUDGE COLEMAN L. ROBINSON
 on 02/17/2022 16:06:44 +50AsW9

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	
ESCAMBIA COUNTY, FLORIDA	
BY: <i>Pam Childers</i>	D.C.
DATE: 2/22/2022	

(CFCTMMFNLCHRGS2 #24984)

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 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.

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

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

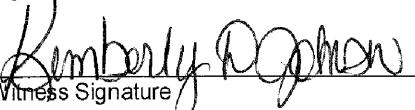
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

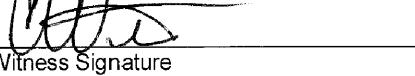
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

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

Signed, sealed and delivered in presence of:


Witness Signature

Kimberly D. Johnson
Printed Name of First Witness


Witness Signature

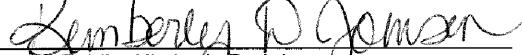
Colleen M. Vert
Printed Name of Second Witness


Rosalita Darlene Ward

Grantor Address:
3570 Muldoon Rd
Pensacola, FL 32526

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of
 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
My Comm. Expires March 10, 2025

Produced identification:
 driver's license / state identification card
other: _____

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 3570 MULDOON RD PENSACOLA, FL 32526	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER 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 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. **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

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.

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. 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

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 REQUIRED.

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Personal Services:

ROSALITA DARLENE WARD
3570 MULDOON RD
PENSACOLA, FL 32526

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

1225.31

Document Number: ECSO25CIV046725NON

Agency Number: 26-000680

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

By:

A. Duda 926

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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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 9216
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

WARNING

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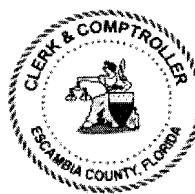
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Personal Services:

ROSALITA DARLENE WARD
3570 MULDOON RD
PENSACOLA, FL 32526

PAM CHILDRERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ROSALITA DARLENE WARD [1225-31]
3570 MULDOON RD
PENSACOLA, FL 32526

9171 9690 0935 0127 2044 18

ESCAMBIA COUNTY / STATE OF
FLORIDA [1225-31]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

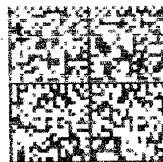
Contact

CERTIFIED MAIL

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



9171 9690 0935 0127 2044 18



quadient
FIRST-CLASS MAIL
IMI
\$008.86
10/27/2025 ZIP 32501
044M31219251

U.S. POSTAGE

ROSALITA DARLENE WARD [1225-31]
3570 MULDOON RD
PENSACOLA, FL 32526

NT XTE 326 DE 1 6611/38/25

RETURN TO SENDER
CIRCULATION
UNABLE TO DELIVER

THE SUMMATION WEEKLY

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

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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: 8331
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 04955 KEYS FUNDING LLC Ward

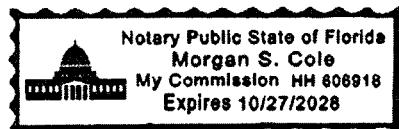
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

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





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

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	2,894.34	277.37	3,171.71
→ Part 2: Total*				3,171.71

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	3,115.00	6.25	228.43	3,349.68
Part 3: Total*					3,349.68

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)	6,521.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	847.12
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
Total Paid (Lines 1-6)	7,743.51

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 November 13th, 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.	49,459.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Date of sale 12/03/2025

Sign here:

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.

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TO POB LESS OR 4361 P 1194 RD RAW OR 8259 P 34 LESS OR 8700 P 1170 ECKERT



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiac



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
10-1374-000	06		372S311105002001

WARD ROSALITA DARLENE
3570 MULDOON RD
PENSACOLA, FL 32526

PROPERTY ADDRESS:

3570 MULDOON RD

EXEMPTIONS:

HOMESTEAD EXEMPTION, WIDOW

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 4955

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	98,918	55,722	43,196	285.09
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	98,918	30,000	68,918	154.93
BY STATE LAW	3.1110	98,918	30,000	68,918	214.40
WATER MANAGEMENT	0.0207	98,918	55,722	43,196	0.89
SHERIFF	0.6850	98,918	55,722	43,196	29.59
M.S.T.U. LIBRARY	0.3590	98,918	55,722	43,196	15.51
ESCAMBIA CHILDRENS TRUST	0.3798	98,918	55,722	43,196	16.41
TOTAL MILLAGE	13.4035			AD VALOREM TAXES	\$716.82

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 8/1
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

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

\$943.60

If Paid By Please Pay	Dec 31, 2025 \$915.29	Jan 31, 2026 \$924.73	Feb 28, 2026 \$934.16	Mar 31, 2026 \$943.60	
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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

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

PAY ONLY ONE AMOUNT

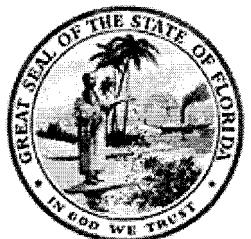
AMOUNT IF PAID BY Dec 31, 2025	915.29
AMOUNT IF PAID BY Jan 31, 2026	924.73
AMOUNT IF PAID BY Feb 28, 2026	934.16
AMOUNT IF PAID BY Mar 31, 2026	943.60
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

WARD ROSALITA DARLENE
3570 MULDOON RD
PENSACOLA, FL 32526

PRIOR YEAR(S) TAXES OUTSTANDING

 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale

Account: 101374000 Certificate Number: 004955 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

