

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

1225.53

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Part 1: Tax Deed	Application Infor	mation						
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540				Application date		Apr 21, 2025	
Property description	AMINGER MARIA J 9766 VIA NOLA BURBANK, CA 91504 218 COHASSET CT 11-0583-378 LT 80 BLK D MAPLE OAKS WEST PHASE TWO PB 18 P 63/63A/B/C OR 6240 P 1443 OR 7534 P 1499 SEC 21/22 T1N (Full legal attached.)				Certificate # Date certificate issued		2023 / 5559	
							06/01/2023	
Part 2: Certificate	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Columi r Date of Certifi		,	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/5559	06/01/2023			2,952.46		147.62	3,100.08	
						→Part 2: Total*	3,100.08	
Part 3: Other Cei	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)	All of the		
Column 1 Certificate Number	Column 2 Column 2 Date of Other Face A		umn 3 mount of Certificate	ount of Tay Collector's I		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/5658	06/01/2024		3,247.81	1 6.2		238.17	3,492.23	
· · · · · · · · · · · · · · · · · · ·						Part 3: Total*	3,492.23	
Part 4: Tax Colle	ctor Certified Am	ounts (L	ines 1-7)					
Cost of all certi	ficates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above)	6,592.31	
2. Delinquent taxe	es paid by the applica	ant					0.00	
3. Current taxes paid by the applicant					3,157.24			
4. Property inform	nation report fee						200.00	
5. Tax deed appli	cation fee						175.00	
6. Interest accrue	d by tax collector un	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.					Tota	al Paid (Lines 1-6)	10,124.55	
	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees	
1) ex	, <u></u>				Escambia, Florid	a	
Sign here: Signs	ature, Tax Collector or Des	ignee			Da	ite <u>April 24th, 2</u>	2025_	
<u> </u>						- Instructions on Day		

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	here: Date of sale 12/03/2025 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.

LT 80 BLK D MAPLE OAKS WEST PHASE TWO PB 18 P 63/63A/B/C OR 6240 P 1443 OR 7534 P 1499 SEC 21/22 T1N R 30W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500293

To: Tax Collector of <u>ESCAI</u>	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and	•	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
11-0583-378	2023/5559	06-01-2023	LT 80 BLK D MAPLE OAKS WEST PHASE TWO PB 18 P 63/63A/B/C OR 6240 P 1443 OR 7534 P 1499 SEC 21/22 T1N R 30W
Sheriff's costs, if applie	g tax certificates plus I omitted taxes, plus in fees, property informateable.	nterest covering that	
which are in my possession.			
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-	-1540		04-21-2025
			Application Date
Applicant's	s signature		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

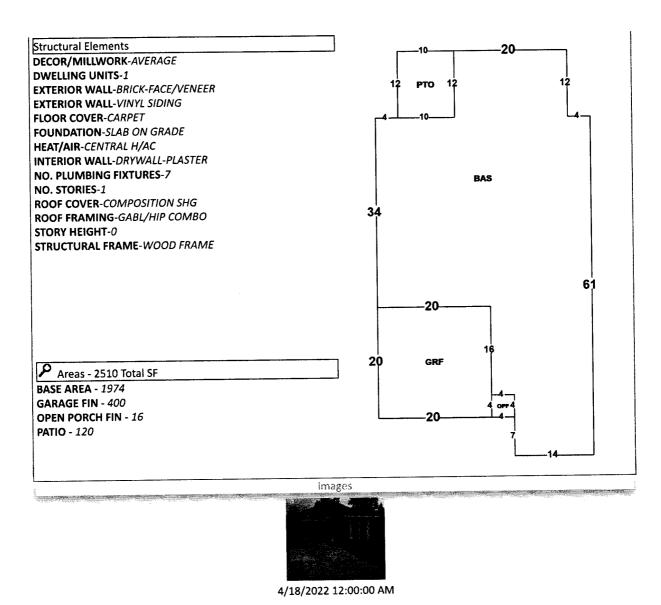
Sale List

<u>Back</u>

		:	Assessr	nante			
Seneral Inform		and the same of		Land	lmprv	Total	Cap Val
Parcel ID:	211N304500080004		Year 2024	\$30,000	\$215,416	\$245,416	\$213,002
Account:	110583378		2024	\$30,000	\$203,912	\$233,912	\$193,639
Owners:	AMINGER MARIA J		2023	\$20,000	\$184,044	\$204,044	\$176,036
Mail:	9766 VIA NOLA BURBANK, CA 91504		2022	320,000	J10-1/0	+ · / · ·	
Situs:	218 COHASSET CT 325	34			Disclaim	er	
Use Code:	SINGLE FAMILY RESID	p			Tax Estima	etor	
Taxing Authority:	COUNTY MSTU Open Tax Inquiry Window				hange of A		
Tax Inquiry:							
Tax Inquiry link	courtesy of Scott Lunsford aty Tax Collector			File fo	or Exemptio	n(s) Online	
Escambia Cour	EV 19X CONCCO			<u>Re</u>	port Storm	<u>Damage</u>	
	م		2024 (Certified Roll	Exemptions		
Sales Data Ty	pe usi:	Multi Dagarda	None				
Sale Date Bo	ook Page Value Type	Multi Records	Legal	Description			
06/06/2016 75	534 1499 \$100 OT	γ [ြံ	IT 80	RIK D MAPLE	OAKS WEST P	HASE TWO PE	18 P
		_	63/63	A/B/C OR 624	10 P 1443 OR	7534 P 1499 S	EC 21/22
	240 1443 \$170,900 WD	, T	T1N R				
Official Record	is Inquiry courtesy of Pame nty Clerk of the Circuit Cou	Childers	EVER	Features			
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Escambia Cou	ney clerk of the one		Mone				
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Parcel Information Section Map Id: 21-1N-30-1 Approx. Acreage:		29.13 2	2.1 9.8	35 85	32	44.8 20 70 72	95.
Parcel Information Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85	32	44.8 8.45 70 72 72	95.
Parcel Information Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: PMDR	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35	32	44.8 20 70 72	44.8 95.
Parcel Informs Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: MDR	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85	32	44.8 8.45 70 72 72	95.
Parcel Information Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: MDR Evacuation & Flood	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85	32	70 74.8	44.8 95.
Parcel Informs Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: MDR	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85	32	44.8 8.45 70 72 72	44.8 95.
Parcel Informs Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: MDR Evacuation & Flood Information	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85 6.89	32	70 74.8	44.8 95.
Parcel Informs Section Map Id: 21-1N-30-1 Approx. Acreage: 0.2116 Zoned: MDR Evacuation & Flood Information Open	ation +1.168.32 +1.131.22	29.13.23	2.1 9.8	35 85	32	70 74.8	44.8 95.

Buildings

Address: 218 COHASSET CT, Improvement Type: SINGLE FAMILY, Year Built: 2007, Effective Year: 2007, PA Building ID#: 3569



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:05/21/2025 (tc.6068)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038284 5/23/2025 10:49 AM
OFF REC BK: 9322 PG: 621 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05559**, 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 80 BLK D MAPLE OAKS WEST PHASE TWO PB 18 P 63/63A/B/C OR 6240 P 1443 OR 7534 P 1499 SEC 21/22 T1N R 30W

SECTION 21, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110583378 (1225-53)

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

MARIA J AMINGER

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.

COUNTY LOW

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:

Michael A. Campbell,

Dated: September 12, 2025

As President

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #:	11-0583-378	CERTIFICATE #:	2023-5559
REPORT IS LIMITED 7		RESSLY IDENTIFIED BY	ORS OR OMISSIONS IN THIS Y NAME IN THE PROPERTY NFORMATION REPORT.
listing of the owner(s) of tax information and a list	record of the land describe ting and copies of all open on the Official Record Book	ed herein together with curr or unsatisfied leases, mortg	user named above includes a rent and delinquent ad valorem gages, judgments and orida that encumber the title to
	rface rights of any kind or		or in subsequent years; oil, gas, ons, and covenants of record;
			ument attached, nor is it to be ny other form of guarantee or
Use of the term "Report'	herein refers to the Proper	ty Information Report and	the documents attached hereto.
Period Searched: Septem	ber 11, 2005 to and include	ding September 11, 2025	Abstractor: Andrew Hunt
BY			
Malphy	•		

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 11-0583-378

1. The Grantee(s) of the last deed(s) of record is/are: MARIA J AMINGER

By Virtue of Warranty Deed recorded 10/31/2007 in OR 6240/1443 together with Death Certificate recorded 6/6/2016 in OR 7534/1499

- 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 #: 11-0583-378 Assessed Value: \$234,302.00

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): MAPLE OAKS WEST HOME OWNERS ASSOCIATION INC

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.	PROPE	RTV IN	FORMATIO	N REPORT	' FOR TDA
CENTITICA	IIVI1.	INVIE		TUNMATIU	I INDI VINI	TUN IDA

TAX DEED SALE DATE:	DEC 3, 2025				
TAX ACCOUNT #:	11-0583-378				
CERTIFICATE #:	2023-5559				
those persons, firms, and/or agencies havi	da Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed				
YES NO ☐ ☐ Notify City of Pensacola, P. ☐ ☐ Notify Escambia County, 19 ☐ Homestead for 2024 tax y	90 Governmental Center, 32502				
MARIA J AMINGER 9766 VIA NOLA BURBANK, CA 91504	MARIA J AMINGER 218 COHASSET CT PENSACOLA, FL 32534				
PATSY S EDWARDS REGISTERED AC	GENT OF				

PATSY S EDWARDS REGISTERED AGENT OF MAPLE OAKS WEST OWNERS' ASSOCIATION INC 7139 N 9TH AVE PENSACOLA, FL 32504

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

Malphel

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 #:11-0583-378

LEGAL DESCRIPTION EXHIBIT "A"

LT 80 BLK D MAPLE OAKS WEST PHASE TWO PB 18 P 63/63A/B/C OR 6240 P 1443 OR 7534 P 1499 SEC 21/22 T1N R 30W

SECTION 21, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0583-378(1225-53)

Recorded in Public Records 10/31/2007 at 09:05 AM OR Book 6240 Page 1443, Instrument #2007103251, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1196.30

Prepared by: Linda D. Trommelen The Guarantee Title & Trust Company 4887 West Spencerfield Road Pace, Florida 32571

File Number: 11153

General Warranty Deed

Made this October 25, 2007 A.D. By THE U.I.L. FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership, HENRY COMPANY HOMES, INC., a Florida Corporation, and THE H.L.O.T. FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership, whose address is: 4229 Highway 90, Pace, FL 32571; hereinafter called the grantor, to WALTER AMINGER and MARIA J. AMINGER, husband and wife, whose post office address is: 218 Cohasset Court, Pensacola, Florida 32534, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 80, Block D, MAPLE OAKS WEST PHASE TWO, a subdivision of a portion of Section 21, Township 1 North, Range 30 West, Escambia County, Florida according to a plat recorded in Plat Book 18 page 63 A-C of the public records of said County.

Parcel ID Number: 21-1N-30-4500-080-004

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 December 31, 2008; oil, gas and mineral rights of record, if any; and conditions, easements, restrictions, reservations and limitations of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

THE U.I.L. FAMILY LIMITED PARTNERSHIP, a Florida Limited Partner Partnership, By Henry Business Group, Inc., General Partner

Witness Printed Name

Shown Florida

Witness Printed Name

Witness

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 25th day of October, 2007, by KIMBERLY WALKER, AUTHORIZED SIGNATORY FOR HENRY COMPANY HOMES, INC., a Florida Corporation, and for HENRY BUSINESS GROUP, INC., General Partner of THE H.L.O.T. FAMILY LIMITED PARTNERSHIP, Florida Limited Partnership and of THE U.I.L. FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership who is personally known to me.

Notary Public
Print Name:

My Commission Expires:

PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH



DEED Individual Warranty Deed - Legal on Face Closers' Choice

BK: 6240 PG: 1444 Last Page

FROM : ESCAMBIA COUNTY ROAD DEPT FAX FAX NO. :8509372126

Name Street: Cohasset Court

May. 10 2007 07:15AM P2

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

The County has accepted has at the above address,	not accepted the above abutting roadway for maintenance
This form completed by:	Public Works, Roads & Bridges Division 601 Hwy 297A Cantonment, Florida 32533
AS TO SELLER (S)	
Limbertyle block	- Shant la
Seller's Name Company Home	Linda Danie
Seller's Name	
AS TO BUYER (S)	پ س ر
Malla assing	Six Land
Buyer's Name Walter Aminger	Witness' Namo ERICA KNA?P
·	Less nextering
Buyer's Name	Witness' Name Gena Mc Henry