

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

026:31

Part 1: Tax Deed	Application Infor	mation					<i>ALW:</i> 51
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	MAST RICHARD A 1505 E BRAINARD ST PENSACOLA, FL 32503 1505 E BRAINERD ST 14-1178-000			Certificate # Date certificate issued		2023 / 7222	
						06/01/2023	
Part 2: Certificate	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Column r Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/7222	06/01/2	023		316.57	<u> </u>		351.46
	1		-		<u> </u>	→Part 2: Total*	351.46
Part 3: Other Cel	tificates Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7324	06/01/2024		334.69		6.25	26.84	367.78
	<u> </u>				·	Part 3: Total*	367.78
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
Cost of all certi	ificates in applicant's	possessio	n and other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above)	719.24
2. Delinquent tax	es paid by the applica	ant	•				0.00
3. Current taxes p	paid by the applicant						337.74
Property information report fee					200.00		
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	l Paid (Lines 1-6)	1,431.98
-	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees
1						Escambia, Florid	a
Sign here:	ature Tix Collector or Desi	nnee .			Da	te April 24th, 2	2025
	ature, Use Collector of Des	Auce					

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

		and the state of t	Administration of the paper of the
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	3)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.		18,771.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)		
<u> </u>			
Sign I	here: Date of sale Date of sale01/07/	//2026	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2500314

10: Tax Collector	of ESCAI	MBIA COUNTY	_, Florida	
I, KEYS FUNDING L PO BOX 71540 PHILADELPHIA, P hold the listed tax	PA 19176-154	•	e same to the Tax	Collector and make tax deed application thereon:
Account Numb	Der	Certificate No.	Date	Legal Description
14-1178-000		2023/7222	06-01-2023	LT 3 & E 10 FT OF LT 2 BLK 146 NEW CITY TRACT OR 1963 P 448 CA 40
redeempay all 0pay all 1Sheriffs	delinquent and Fax Collector's costs, if applicax sale certifica	g tax certificates plus in omitted taxes, plus in fees, property informates cable.	nterest covering that	
Electronic signa KEYS FUNDING PO BOX 71540 PHILADELPHIA	G LLC - 8023			04-21-2025 Application Date

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

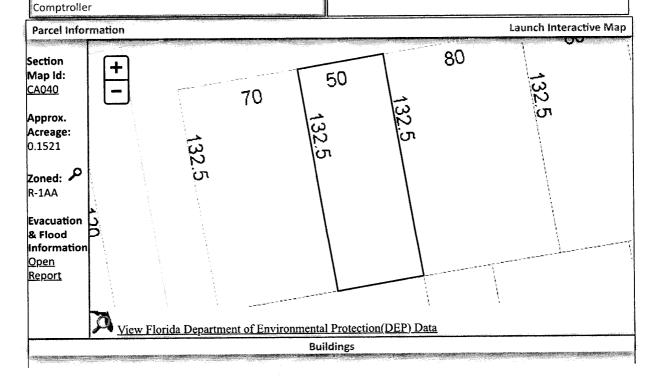
Sale List

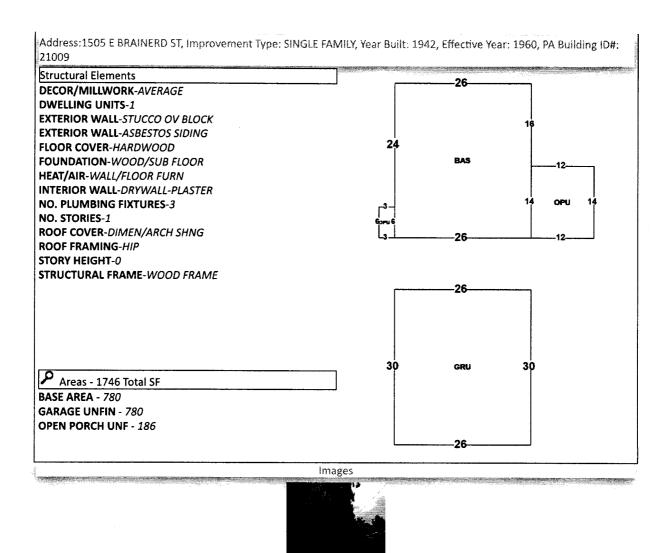
Back

Printer Friendly Version Nav. Mode

Account

Parcel ID **General Information** Assessments Imprv Total Cap Val 0005009025003146 Year Parcel ID: \$37,542 Account: 141178000 2024 \$131,175 \$88,419 \$219,594 \$36,449 2023 \$131,175 \$82,058 \$213,233 MAST RICHARD A **Owners:** \$171,404 \$35,388 2022 \$98,183 \$73,221 Mail: 1505 E BRAINARD ST PENSACOLA, FL 32503 1505 E BRAINERD ST 32501 Situs: Disclaimer SINGLE FAMILY RESID Use Code: **Tax Estimator** Taxing PENSACOLA CITY LIMITS **Authority: Change of Address Open Tax Inquiry Window** Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** 2024 Certified Roll Exemptions Sales Data Type List: 🔑 HOMESTEAD EXEMPTION Sale Date Book Page Value Type Multi Parcel Records 09/1984 1963 448 \$19,300 WD Legal Description 08/1984 1956 376 \$100 CT LT 3 & E 10 FT OF LT 2 BLK 146 NEW CITY TRACT OR 1963 P 07/1981 1564 913 \$27,400 WD 448 CA 40 07/1980 1452 76 \$25,900 WD Official Records Inquiry courtesy of Pam Childers **Extra Features** Escambia County Clerk of the Circuit Court and None





7/9/2024 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:05/19/2025 (tc.130678)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037228 5/20/2025 3:47 PM
OFF REC BK: 9320 PG: 846 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07222, 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 3 & E 10 FT OF LT 2 BLK 146 NEW CITY TRACT OR 1963 P 448 CA 40

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 141178000 (0126-31)

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

RICHARD A MAST

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 January, which is the 7th day of January 2026.

Dated this 20th 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.

COMPTO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 141178000 Certificate Number: 007222 of 2023

Date Of Redemption	6/10/2025	
Clerk's Check	1 Clerk's Total \$817.20	
Postage	\$0.00 Tax Deed Court Registry \$783.20	
Payor Name	RICHARD A MAST 1505 E BRAINARD ST PENSACOLA, FL 32503	Ĉ
Notes		^
	Submit Reset Print Preview Print Receipt Commit Redemption	

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

SCOTT LUNSI	FORD, ESCA	MBIA COUNTY TA	AX COLLECTOR		
TAX ACCOUN	JT #:	14-1178-000	CERTIFICATE #:	2023-72	222
REPORT IS LI	MITED TO T	HE PERSON(S) EX	HE LIABILITY FOR ERRO PRESSLY IDENTIFIED B (S) OF THE PROPERTY I	Y NAME IN TH	E PROPERTY
listing of the ow tax information	wner(s) of reco and a listing a recorded in the	ord of the land describ and copies of all oper Official Record Boo	the instructions given by the bed herein together with cur n or unsatisfied leases, mort oks of Escambia County, Fl	rrent and delinque tgages, judgments	ent ad valorem s and
and mineral or a	any subsurface		es and assessments due nov r nature; easements, restric		
	le insurance po		ity or sufficiency of any do itle, a guarantee of title, or		
Use of the term	"Report" here	ein refers to the Propo	erty Information Report and	d the documents a	nttached hereto.
Period Searched:	October	16, 2025 to and incl	uding October 16, 2025	_ Abstractor:	Ben Murzin
BY					
Mal	ph!				

Michael A. Campbell, As President

Dated: October 19, 2025

THE ATTACHED REPORT IS ISSUED TO:

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2025

Tax Account #: 14-1178-000

1. The Grantee(s) of the last deed(s) of record is/are: RICHARD A MAST

By Virtue of Warranty Deed recorded 9/14/1984 in OR 1963/448

- 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 #: 14-1178-000 Assessed Value: \$37,542.00

Exemptions: HOMESTEAD EXEMPTION, SENIOR EXEMPTION 25 YRS & OVER

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 INFORM	JATION REPORT	' FOR TDA
CERTIFICATION IS	I II DI DILLI I II II OILI	HILL OIL INDI OIL	I OIL IDIA

TAX l	DEED SAL	E DATE: JAN 7, 2026					
TAX A	ACCOUNT	#:14-1178-000					
CERT	ΓΙΓΙCATE	# : 2023-7222	2023-7222				
those	persons, fir	th Section 197.522, Florida Statutes, the following is a list of names and addresses of ms, and/or agencies having legal interest in or claim against the above-described ove-referenced tax sale certificate is being submitted as proper notification of tax dee					
YES	No	cify City of Pensacola, P.O. Box 12910, 32521 cify Escambia County, 190 Governmental Center, 32502 mestead for <u>2025</u> tax year.					
RICH	IARD A MA	ST					

RICHARD A MAST 1505 E BRAINARD ST PENSACOLA FL 32503

Certified and delivered to Escambia County Tax Collector, this 20th day of October 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

October 19, 2025 Tax Account #:14-1178-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 3 & E 10 FT OF LT 2 BLK 146 NEW CITY TRACT OR 1963 P 448 CA 40 SECTION 00, TOWNSHIP 0 S, RANGE 00 W TAX ACCOUNT NUMBER 14-1178-000(0126-31)

..... \$\frac{1}{2} 1963 \text{ rec 448}

SFD&M File No. H143-4185

Charles I. Hoffman. Jr. or Shell Flewing Cavis a Menge Seventh Flood Sevele Tomes Pensicola Floods

WARRANTY DEED

5.00 Rec FEE 91.80 ST STAMPE 96.80 TOTAL

C		77.78	***	
State	m	401	nmnz	Ś
The state and	404	***	Marie Company	٠

County of ESCAMBIA

461 Family and Cont Property 26 32 50 4

Know All Men by These Presents that JAMES A. DRISKELL, JR., a single man bereafter called Grantor for and in consideration of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to RICHARD A. MAST, a single man

hereafter called Grantee (but which words Granter and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires, and the beirs, executors, admini-

Lot 3 and the East 10 feet of Lot 2, Block 146, NEW CITY TRACT, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

This conveyance is subject to that certain mortgage executed by Robert G, Crawford, a divorced and unremarried man, to Southern American Mortgage Company, dated October 28, 1977, recorded in O. R. Book 1156 at page 322, and subsequently assigned to New York Bank for Savings in O. R. Book 1192 at page 936, both recorded in the public records of Escambia County, Florida, which mortgage the Grantee herein expressly agrees to assume and to pay.

STATE OF FLORIDA

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed, and also subject to any claim, right, title, or laterest assing from any recorded instrument reserving, conveying, leasing, or otherwise allenating any interest in the oil gas, or other immersis

To have and to hold unto the said Grantee and the heirs, successors, and assigns of Grantee, forever, together with all and singular the tenements, hereditements, and appurtenances thereto belonging or in anywise appertaining.

And Grantor convenants that Grantor is well scued of an indefeable estate in fee simple in the said property, and have good right to convey the same; that it is free of any len or encumbrance not mentioned above, and that Grantor, and the heirs, executors, and administrators of Grantor, to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 14th day of

__19.84___.

September

Signed, sepred and delivered in the presence of

Hall County of ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of September 19 & James A. Driskell, Jr.

a single man.

Order: 2025-DEC-3 Doc: FLESCA:1963-00448 Page 1 of 1

Requested By: AndrewHunt, Printed: 9/5/2025 2:53 PM