

# **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

02676

Part 1: Tax Deed	Application Infor	mation		Sept. Sept.	4 1 5 1 1 1 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			Application	n date	Apr 21, 2025	
Property description	WHEATLEY WAYNE TRUSTEE FOR WAW LIVING TRUST DATED 08-12-2022			Certificate #		2023 / 7822	
	812 VIA DELUNA DENSACOLA BEAG 812 VIA DELUNA D 17-0888-500 LT 2 BLK 15 S/D O VILLA SEGUNDA F	CH, FL 3 OR F A PORT	ION OF 1S		Date certif	icate issued	06/01/2023
Part 2: Certificat	es Owned by App	licant an	<b>—</b>	-iiii			<b></b>
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 unt of Certificate	1	lumn 4 iterest	Column 5: Total (Column 3 + Column 4)
# 2023/7822	06/01/2			2,485.71		124.29	2,610.00
			<u></u>		. →	Part 2: Total*	2,610.00
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (0	ther than Co	unty)	Cont.	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Col Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7916	06/01/2024		6,883.81		6.25	504.81	7,394.87
						Part 3: Total*	7,394.87
Part 4: Tax Coll	ector Certified Am	nounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	on and other	certificates red (*	deemed by a	applicant ts 2 + 3 above	10,004.87
2. Delinquent tax	es paid by the applic	ant					0.00
Current taxes paid by the applicant				7,053.68			
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instruction	ns, page 2)	0.00
7.					Total Pa	aid (Lines 1-6)	17,433.55
	nformation is true and that the property in				y informatio	n report fee, a	nd tax collector's fees
	7. N						
					<u>E</u> :	<u>scambia,</u> Florid	la

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

Par	rt 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 I	nere: Date of sale 01/07/2 Signature, Clerk of Court or Designee	026

#### **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: 2500453

10. Tax Collector of ESCA	AMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-15 hold the listed tax certificate an	·	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
17-0888-500	2023/7822	06-01-2023	LT 2 BLK 15 S/D OF A PORTION OF 1ST ADDN VILLA SEGUNDA PB 4 PG 59 OR 6981 P 971 SHEET 10
<ul> <li>pay all delinquent an</li> </ul>	ng tax certificates plus in domitted taxes, plus in sees, property informations.	nterest covering the	
Attached is the tax sale certific which are in my possession.	ate on which this applic	cation is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176			
A	/	<del></del>	<u>04-21-2025</u> Application Date
Applicant	's signature		



# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Baçk</u>

◆ Nav. Mode 

Account ○ Parcel ID

Printer Friendly Version

General Information Parcel ID: 282S262150002015 170888500 Account: WHEATLEY WAYNE TRUSTEE FOR WAW LIVING Owners: TRUST DATED 08-12-2022 812 VIA DELUNA DR Mail: PENSACOLA BEACH, FL 32561 812 VIA DELUNA DR 32561 Situs: Use Code: SINGLE FAMILY RESID Taxing PENSACOLA BEACH **Authority:** Tax **Open Tax Inquiry Window** Inquiry: Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments					
Land	Imprv	Total	<u>Cap Val</u>		
\$250,000	\$299,304	\$549,304	\$509,653		
\$180,000	\$283,321	\$463,321	\$463,321		
\$180,000	\$256,094	\$436,094	\$182,798		
Disclaimer  Tax Estimator					
Change of Address					
File for Exemption(s) Online					
Report Storm Damage					
	Land \$250,000 \$180,000 \$180,000	Land   Imprv	Land   Imprv   Total     \$250,000   \$299,304   \$549,304     \$180,000   \$283,321   \$463,321     \$180,000   \$256,094   \$436,094     Disclaimer     Tax Estimator     Change of Address     File for Exemption(s) Online		

Sales Data <u>I</u>					COMPANS CO.	
Sale Date	Book	Page	Value	Type	Multi Parcel	Record:
09/13/2022	8870	1595	\$100	Ll	N	م
02/22/2013	6981	971	\$117,500	WD	N	C <sub>o</sub>
11/06/2012	6935	808	\$100	QC	N	Cò
09/26/2012	6913	399	\$100	СТ	N	[a
02/2002	4887	660	\$47,800	LI	N	D <sub>o</sub>
12/1986	2323	705	\$52,000	LI	N	D,
12/1982	1716	822	\$100	LI	N	D
01/1978	1240	109	\$48,900	LI	N	چ

01/1978 1240 109 \$48,900 LI N
Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

024 Cerune	U KUII	exemp	นบหอ
lone	e e		

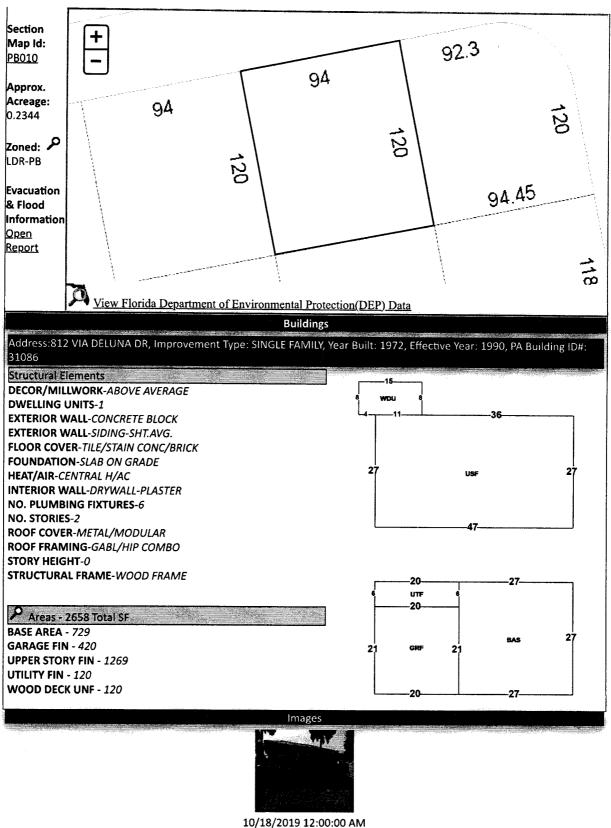
Legal Description LT 2 BLK 15 S/D OF A PORTION OF 1ST ADDN VILLA SEGUNDA PB 4 PG 59 OR 6981 971 OR 8870 P 1595

SHEET 10

Extra Features

None

Parcel Information Launch Interactive Map



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# 2025037287 5/20/2025 4:48 PM
OFF REC BK: 9320 PG: 924 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07822, 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 2 BLK 15 S/D OF A PORTION OF 1ST ADDN VILLA SEGUNDA PB 4 PG 59 OR 6981 971 SHEET 10

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W** 

TAX ACCOUNT NUMBER 170888500 (0126-76)

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

#### WAYNE WHEATLEY TRUSTEE FOR WAW LIVING TRUST

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.

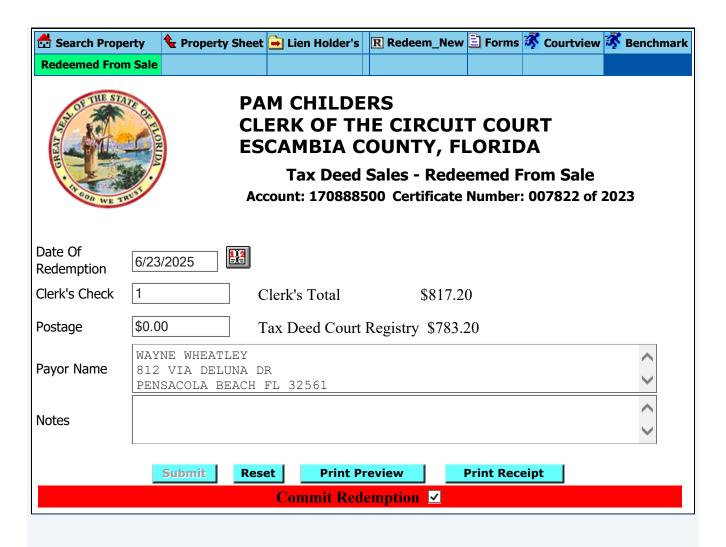
Dated this 20th day of May 2025.

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.

COMP TO

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 RE	THE ATTACHED REPORT IS ISSUED TO:				
SCOTT LUNSFORD,	ESCAMBIA COUNTY TAX	COLLECTOR			
TAX ACCOUNT #:	17-0888-500	CERTIFICATE #:	2023-782	22	
REPORT IS LIMITED	T TITLE INSURANCE. THI TO THE PERSON(S) EXPI ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY	
listing of the owner(s) tax information and a l	epared in accordance with the of record of the land describe isting and copies of all open of the land the Official Record Book age 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinquer tgages, judgments	nt ad valorem and	
and mineral or any sub	t to: Current year taxes; taxes surface rights of any kind or os, boundary line disputes.				
	nsure or guarantee the validity ance policy, an opinion of titl				
Use of the term "Repor	rt" herein refers to the Proper	ty Information Report and	d the documents at	tached hereto.	
Period Searched: Oc	tober 16, 2005 to and includ	ling October 16, 2025	Abstractor:	Andrew Hunt	
BY					
Malphel					

Michael A. Campbell, As President

Dated: October 17, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 17, 2025

Tax Account #: 17-0888-500

- 1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: WAYNE WHEATLEY AS TRUSTEE OF THE WAW LIVING TRUST DATED 8/12/2022
  - By Virtue of Assignment of Lease recorded 10/6/2022 in OR 8870/1595
- 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 #: 17-0888-500 Assessed Value: \$509,653.00

**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): **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

<b>CERTIFICATION:</b>	PROPERTY INFORMATION REP	ORT FOR TDA
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TAX DEED SA	ALE DATE:	JAN 7, 2026
TAX ACCOU	NT #:	17-0888-500
CERTIFICATE #:		2023-7822
those persons,	firms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described ificate is being submitted as proper notification of tax deed
	Notify City of Pensacola, P.O. I Notify Escambia County, 190 ( Homestead for <u>2025</u> tax year	Governmental Center, 32502
WAW LIVINO 812 VIA DEL	EATLEY TRUSTEE G TRUST 8/12/2022 UNA DR BEACH, FL 32561	SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2025 Tax Account #:17-0888-500

# LEGAL DESCRIPTION EXHIBIT "A"

LT 2 BLK 15 S/D OF A PORTION OF 1ST ADDN VILLA SEGUNDA PB 4 PG 59 OR 6981 971 OR 8870 P 1595 SHEET 10

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W** 

TAX ACCOUNT NUMBER 17-0888-500(0126-76)

Recorded in Public Records 10/6/2022 2:45 PM OR Book 8870 Page 1595, Instrument #2022099995, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Prepared by:

Christy M. Penton, Esq. Penton Law Center

Record and Return to:

Christy M. Penton Penton Law Center 5041 Bayou Blvd. Suite 100 Pensacola, Florida 32503 (850) 780-3509

Parcel ID No. 282S262150002015

Property street address: 812 Via Deluna Dr., Pensacola Beach, FL 32561

#### ASSIGNMENT OF LEASE

On this day, September 13, 2022, **Wayne Wheatley**, an unmarried man, whose address is 812 Via Deluna Dr., Pensacola Beach, FL 32561 (herein, "Assignor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, conveys, transfers, and assigns to **Wayne Wheatley**, **Trustee**, **or his successors in interest, of the WAW Living Trust dated August 12, 2022, and any amendments thereto**, whose address is 812 Via Deluna Dr., Pensacola Beach, FL 32561 (herein, "Assignee"), that certain leasehold interest in and to the lease assignment recorded in Official Records Book 6981 at Page 973 of the Public Records of Escambia County, Florida, and more particularly described as follows:

Lot 2, Block 15, FIRST ADDITION TO VILLA SEGUNDA, according to the Plat thereof as recorded in Plat Book 4, Page 59, of the public Records of Escambia County, Florida.

812 Via De Luna Drive, Gulf Breeze, Fl 32561

Pursuant to Florida Statutes §689.073 and the terms of the Trust Agreement noted above, full power and authority is conferred upon Assignee, as trustee, to protect, conserve, sell, convey, lease, transfer, mortgage, encumber, or otherwise convey the property described above, even if homestead property, upon the signature of any one (1) of the aforesaid Trustees. The terms of the Trust Agreement noted above provide that Assignor, Wayne Wheatley, an unmarried man, is life-time beneficiary of the Trust. Assignee is vested with all rights as Assignee of the leasehold as authorized and contemplated by Section 689.071, Florida Statutes.

IN WITNESS WHEREOF, Assignor has hereunto set Assignor's hand and seal this 13th day of September, 2022.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Witness Name Christy M. Penton

Witness Name: Andrew Smitherman

STATE OF FLORIDA ) COUNTY OF ESCAMBIA )

I HEREBY CERTIFY, that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared Wayne Wheatley, an unmarried man, who is personally known to me and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes herein expressed, and whom signed this instrument in the presence of Christy M. Penton, a witness who is personally known to me, and of Andrew Smitherman, a witness who is personally known to me.

WITNESS my hand and official seal this 13th day of September, 2022.

Notary Public

My Commission Expires March 20, 2026