

CERTIFICATION OF TAX DEED APPLICATION Sections 197.502 and 197.542, Florida Statutes

			45 to 80 mg - 15 mg				
art 1: Tax Deed	Application Inform	ation		 T			
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Applica	tion date	Apr 21, 2025
Property description	CURD ROBERT A 803 LARGO DR Certificate					ate#	2023 / 7826
PENSACOLA BEACH, FL 32561 803 LARGO DR					06/01/2023		
Dart 2: Cartificat	es Owned by Appl	icant an	d Filed wi	th Tax Deed.	Applica	ntion	
Column 1	Column	2	1 Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
Certificate Number # 2023/7826	06/01/20		2,721.24			273.82	2,995.06
# 2023/1020			<u> </u>		.L.,	→Part 2: Total*	2,995.06
			-licent (A	ther than Co	untvi		
Column 1	Column 2 Date of Other	Col Face /	umn 3 Amount of	Column 4 Tax Collector's	.	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
Certificate Number	Certificate Sale			ficate 778.53		216.49	3,001.27
# 2024/7923	06/01/2024		2,170.00			Part 3: Total*	3,001.27
			Inco 4.7)	- 10 mg	E = 1		
Part 4: Tax Col 1. Cost of all cel	lector Certified Am	possessi	on and othe	r certificates re	edeemed	by applicant Parts 2 + 3 above	5,996.33
					101410.		0.00
	xes paid by the applic						2,592.53
3. Current taxes paid by the applicant						200.00	
4. Property information report fee						175.00	
5. Tax deed application fee						0.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)						8,963.86	
7.						al Paid (Lines 1-6	,
L certify the above	information is true an	d the tax	certificates,	interest, prope is attached.	rty infor	nation report fee,	and tax collector's fees
nave been paid, a) lite the property "					Escambia, Flor	ida
Sign here:	X			_	D	ate <u>April 24th</u>	2025
	gnature, px Collector or De	signee				See Instructions on F	Page 2

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	<u> </u>
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.	105,921.50
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	here: Date of sale01/07/2	2026
	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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500307

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 8 PO BOX 71540 PHILADELPHIA, PA 1 hold the listed tax certif	9176-1540,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
17-1111-500	2023/7826	06-01-2023	LT 10 BLK 33 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 1564 P 686 OR 1846 P 596 SHEET 11
redeem all opay all delinepay all Tax C	ent taxes, if due and utstanding tax certificates plus quent and omitted taxes, plus collector's fees, property informs, if applicable.	interest covering th	
Attached is the tax sa which are in my posse		ication is based and	d all other certificates of the same legal description
Electronic signature KEYS FUNDING LLO PO BOX 71540 PHILADELPHIA, PA	C - 8023		<u>04-21-2025</u> Application Date

Applicant's signature



Comptroller

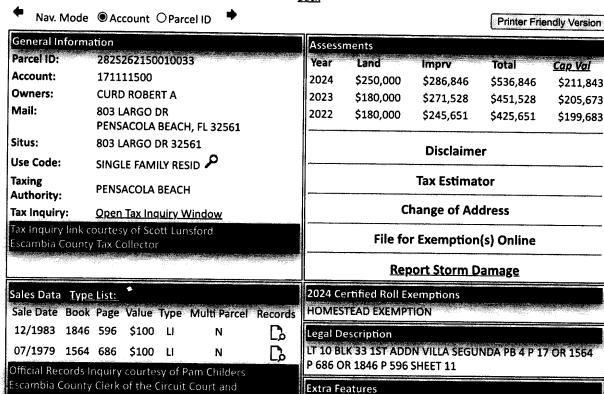
Gary "Bubba" Peters Escambia County Property Appraiser

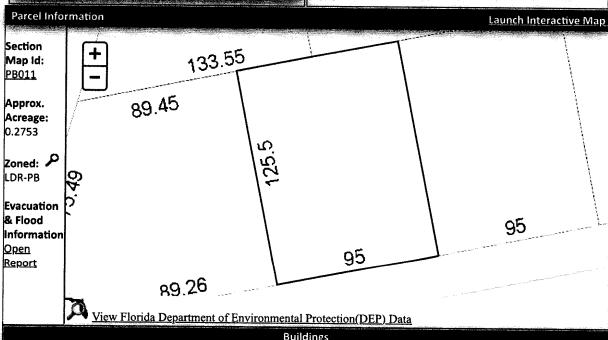
Real Estate Search

Tangible Property Search

Sale List



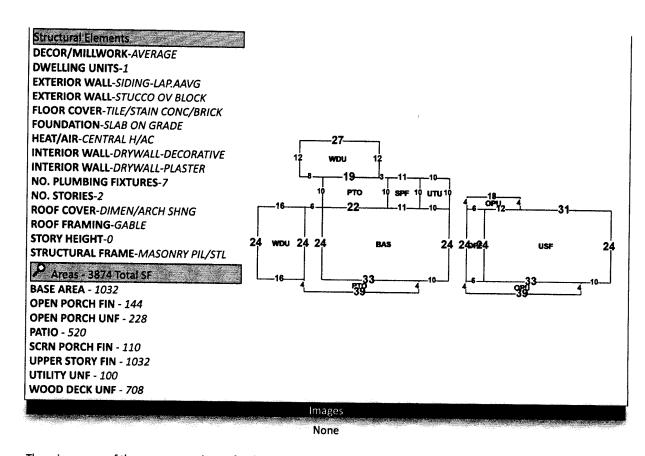




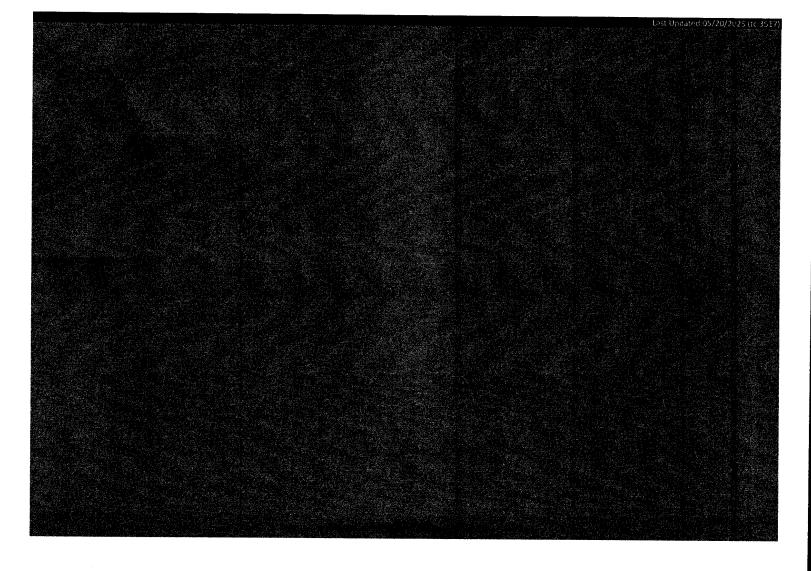
None

Buildings

Address:803 LARGO DR, Improvement Type: SINGLE FAMILY, Year Built: 1971, Effective Year: 1980, PA Building ID#: 31260



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

Tax Deed Sales - Redeemed From Sale
Account: 171111500 Certificate Number: 007826 of 2023

Date Of Redemption	5/8/2025	<u>)</u> [
Clerk's Check	1	Clerk's To	otal	\$817.20	
Postage	\$0.00	Tax Deed	Court Registry	\$783.20	
Payor Name	ASHLEY CURD 806 CORTO DR GULF BREEZE	FL 32561			
Notes		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			S
	Submit		Print Preview it Redemption	Print Receipt	

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025037122 5/20/2025 12:31 PM OFF REC BK: 9320 PG: 613 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07826, 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 10 BLK 33 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 1564 P 686 OR 1846 P 596 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171111500 (0126-78)

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

ROBERT A CURD

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
INST# 2025037127 5/20/2025 12:36 PM
OFF REC BK: 9320 PG: 621 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9320, Page 613, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07826, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 171111500 (0126-78)

DESCRIPTION OF PROPERTY:

LT 10 BLK 33 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 1564 P 686 OR 1846 P 596 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: ROBERT A CURD

Dated this 20th day of May 2025.

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	X COLLECTOR				
TAX ACCOUNT #:	17-1111-500	CERTIFICATE #:	2023-782	26		
REPORT IS LIMITED	T TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(RESSLY IDENTIFIED E	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 I in the Official Record Booluge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinquent tgages, judgments	nt ad valorem and		
and mineral or any sub	t to: Current year taxes; taxe surface rights of any kind or os, boundary line disputes.					
	asure or guarantee the validit ance policy, an opinion of tit					
Use of the term "Repor	t" herein refers to the Proper	ty Information Report and	d the documents at	tached hereto.		
Period Searched: Oc	tober 16, 2005 to and inclu	ding 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 #: 17-1111-500

1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: ROBERT A CURD

By Virtue of Warranty Deed recorded 8/9/1981 in OR 1564/686 together with Assignment of Lease recorded 12/9/1983 in OR 1846/596

- 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 #: 17-1111-500 Assessed Value: \$211,843.00

Exemptions: HOMESTEAD EXEMPTION

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

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

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

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

TAX DEED SALE D	ATE: JAN 7, 2026
TAX ACCOUNT #:	17-1111-500
CERTIFICATE #:	2023-7826
those persons, firms,	ection 197.522, Florida Statutes, the following is a list of names and addresses of and/or agencies having legal interest in or claim against the above-described referenced tax sale certificate is being submitted as proper notification of tax deed
Notify 1	City of Pensacola, P.O. Box 12910, 32521 Escambia County, 190 Governmental Center, 32502 tead for <u>2025</u> tax year.
ROBERT A CURD 803 LARGO DR PENSACOLA BEAC	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 #:17-1111-500

LEGAL DESCRIPTION EXHIBIT "A"

LT 10 BLK 33 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 1564 P 686 OR 1846 P 596 SHEET 11 SECTION 28, TOWNSHIP 2 S, RANGE 26 W TAX ACCOUNT NUMBER 17-1111-500(0126-78)

State of Florida

1564 PAGE 686
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Escambia County	WARRANTY		严禁和条件实存上点。 新头 基。
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nce, and that heirs, excutors, administrators and assigns, in the fully claiming the same, shall and will in WITNESS WHEREOF.	he quiet and peac able possession and forever warrant and defend.	antee	of, against all persons
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ned, sealed and delivered in the presence	e of	15 Lynd	(SEAL)
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Escambia Coundy			
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wife, known to me, and known to me t going instrument and acknowledged tha	to be the individual 3 described by:	wid name⊃ in a Myes and purpose	nd who executed the
Given under my hand and official sea		المائلات	1980
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	your	119 74	Notary Pyblic
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	RONDED THRU TIDEL	(Weestale of Tionion Den Exports Statistics IV And Elivery Colors	AT 14902 9 26 1733
		nau coing	SY OF LEADYLAND

Order: 2026-JAN-7 Doc: FLESCA:1564-00686

Requested By: AndrewHunt, Printed: 10/2/2025 3:19 PM

ASSIGNMENT OF LEASE FROM SANTA ROSA ISLAND AUTHORITY

STATE OF FLORIDA COUNTY OF ESCAMBIA

The undersigned, as lessee(\) (or subsitute lessee(s) by assignment, under that certain lease between Santa Rosa Island Authority and Rebect Rusband & R. Curd and or Nina I. Curd, Rufe date 16th day of April 1970 . Covering the following described property on Santa Rosa Island in Escambia County, Florida to-wit

Lot 10, Block 31 in First Addition to Residential Subdivision "Villa Segunda" on Santa Rosa Island

In Escambia County, according to Plat recorded in Plat Book 4 at Page 17 of Said County, State of Florida. for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, assign, and transfer all of our family right(s), title and interest in said lease and demised property and all of the improvements thereon to Robert A. Card

ADDRESS 803 Largo Drive, Pensacola Beach, Florada 32561

IN VITNESS WHEREOF, we (12) have hereunto set our imply hand(s) and seal(s) this 8th day of December, 1983

ROBERT R. GRO (SEAL)
NINA I. CARD (SEAL)

Executed in the presence of

Martin & disport

STATE OF FLORIDA COUNTY OF ESCAMBIA DOCUMENTARY STAMP TAX

Before we, the undersigned Notary Public, personally appeared Robert

R. Curd and Nina I. Curd
, well known to me and known to
me to be the individual(s) described by said name(s) in and who executed
the foregoing instrument, and acknowledged that they executed the same for
the uses and purposes therein set forth

WITNESS my hand and official seal this 8th, day of 30.1973

2 5 5 8 4 -

NOTARY PUBLIC 1/20%

My commission expires

Order: 2026-JAN-7 Doc: FLESCA:1846-00596 Requested By: AndrewHunt, Printed: 10/2/2025 3:16 PM