



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

1025-33

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	SHOAR DARLENE 1/5 INT HAYES NICOLE SAVAGE 1/5 INT C/O NICOLE SAVAGE HAYES 6920 CORNELIUS LN PENSACOLA, FL 32505 6915 CORNELIUS LN 04-0984-570 BEG AT NW COR OF SEC S 1 DEG 27 MIN 31 SEC E ALG W LI OF SEC 395 88/100 FT TO N R/W LI FOUNTAIN PLAC (Full legal attached.)	Certificate #	2023 / 1514
		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)
# 2023/1514	06/01/2023	2,078.79	103.94	2,182.73
→Part 2: Total*				2,182.73

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)
# 2024/1616	06/01/2024	2,532.72	6.25	168.32	2,707.29
Part 3: Total*					2,707.29

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)	4,890.02
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,725.22
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)	7,990.24

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] Escambia, Florida
Date April 24th, 2025
Signature, Tax Collector or Designee

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</u> 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.

BEG AT NW COR OF SEC S 1 DEG 27 MIN 31 SEC E ALG W LI OF SEC 395 88/100 FT TO N R/W LI FOUNTAIN PLACE (30 FT R/W) S 5 DEG 36 MIN 33 SEC E ALG W LI OF SEC 30 40/100 FT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 996 54/100 FT AND POB CONT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 367 FT N 88 DEG 19 MIN 50 SEC E 435 43/100 FT N 0 DEG 35 MIN 4 SEC W 345 18/100 FT N 89 DEG 20 MIN 58 SEC E 103 56/100 FT N 0 DEG 45 MIN 5 SEC E 84 15/100 FT N 88 DEG 11 MIN 39 SEC E 96 24/100 FT TO R/W CORNELIUS LN N 0 DEG 59 MIN 3 SEC W 310 FT ALG R/W S 88 DEG 44 MIN 22 SEC W 372 56/100 FT S 34 DEG 52 MIN 5 SEC W 464 51/100 FT TO POB OR 4045 P 593 OR 8768 P 374 OR 8769 P 1852 OR 8864 P 524

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500429

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023
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
04-0984-570	2023/1514	06-01-2023	BEG AT NW COR OF SEC S 1 DEG 27 MIN 31 SEC E ALG W LI OF SEC 395 88/100 FT TO N R/W LI FOUNTAIN PLACE (30 FT R/W) S 5 DEG 36 MIN 33 SEC E ALG W LI OF SEC 30 40/100 FT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 996 54/100 FT AND POB CONT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 367 FT N 88 DEG 19 MIN 50 SEC E 435 43/100 FT N 0 DEG 35 MIN 4 SEC W 345 18/100 FT N 89 DEG 20 MIN 58 SEC E 103 56/100 FT N 0 DEG 45 MIN 5 SEC E 84 15/100 FT N 88 DEG 11 MIN 39 SEC E 96 24/100 FT TO R/W CORNELIUS LN N 0 DEG 59 MIN 3 SEC W 310 FT ALG R/W S 88 DEG 44 MIN 22 SEC W 372 56/100 FT S 34 DEG 52 MIN 5 SEC W 464 51/100 FT TO POB OR 4045 P 593 OR 8768 P 374 OR 8769 P 1852 OR 8864 P 524

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 - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

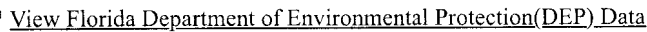
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☒ Account
 ☐ Parcel ID

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General Information								Assessments				
Parcel ID:	4015302000009070							Year	Land	Imprv	Total	Cap Val
Account:	040984570							2024	\$135,150	\$30,660	\$165,810	\$165,810
Owners:	SHOAR DARLENE 1/5 INT HAYES NICOLE SAVAGE 1/5 INT SAVAGE SABRINA 1/5 INT SCOTT DOANTAE T 1/5 INT...							2023	\$101,363	\$32,456	\$133,819	\$133,819
Mail:	C/O NICOLE SAVAGE HAYES 6920 CORNELIUS LN PENSACOLA, FL 32505							2022	\$101,363	\$28,626	\$129,989	\$83,191
Situs:	6915 CORNELIUS LN 32505							Disclaimer				
Use Code:	MULTI-FAMILY <=9							Tax Estimator				
Units:	4							Change of Address				
Taxing Authority:	COUNTY MSTU							File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window							Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector								2024 Certified Roll Exemptions				
Sales Data Type List:								None				
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	Legal Description				
01/12/2023	8919	223	\$100	CJ	Y			BEG AT NW COR OF SEC S 1 DEG 27 MIN 31 SEC E ALG W LI				
09/26/2022	8864	524	\$100	OT	Y			OF SEC 395 88/100 FT TO N R/W LI FOUNTAIN PLACE (30 FT				
04/21/2022	8769	1852	\$100	CJ	Y			R/W) S...				
04/20/2022	8768	374	\$100	CJ	Y			Extra Features				
06/1999	4432	1778	\$100	QC	Y			None				
06/1999	4432	1775	\$100	QC	Y							
10/1997	4180	924	\$100	QC	Y							
09/1996	4045	593	\$2,000	WD	N							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller												

[Parcel Information](#)
[Launch Interactive Map](#)



Improvement Type: MOBILE HOME, Year Built: 1989, Effective Year: 1989, PA Building ID#: 127003

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

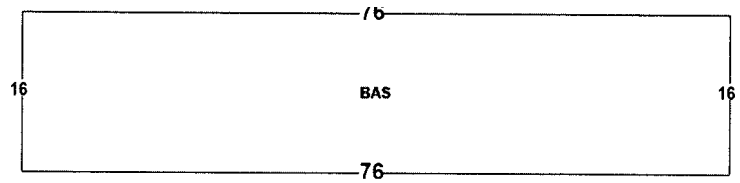
NO. STORIES-1

STORY HEIGHT-0



Areas - 1216 Total SF

BASE AREA - 1216



Improvement Type: MOBILE HOME, Year Built: 1978, Effective Year: 1978, PA Building ID#: 127004

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

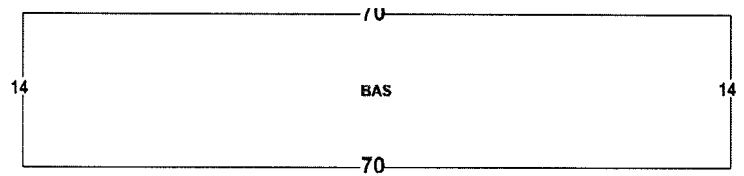
NO. STORIES-1

STORY HEIGHT-0



Areas - 980 Total SF

BASE AREA - 980



Images



1/11/2022 12:00:00 AM



1/11/2022 12:00:00 AM



1/11/2022 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:05/12/2025 (tc_1390)

Escambia County Property Appraiser - Owner Listing
Parcel ID: 401S302000009070/ Account: 040984570

SHOAR DARLENE 1/5 INT
HAYES NICOLE SAVAGE 1/5 INT
SAVAGE SABRINA 1/5 INT
SCOTT DOANTAE T 1/5 INT
SAVAGE ANGEL 1/5 INT

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01514**, 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:

(see attached)

SECTION 40, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040984570 (1025-33)

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

**DARLENE SHOAR 1/5 INT and NICOLE SAVAGE HAYES 1/5 INT and SABRINA SAVAGE 1/5 INT
and DOANTAE T SCOTT 1/5 INT and ANGEL SAVAGE 1/5 INT**

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 October, which is the **1st day of October 2025**.

Dated this 13th 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

LEGAL DESCRIPTION

BEG AT NW COR OF SEC S 1 DEG 27 MIN 31 SEC E ALG W LI OF SEC 395 88/100 FT TO N R/W LI FOUNTAIN PLACE (30 FT R/W) S 5 DEG 36 MIN 33 SEC E ALG W LI OF SEC 30 40/100 FT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 996 54/100 FT AND POB CONT S 1 DEG 41 MIN 0 SEC E ALG W LI OF SEC 367 FT N 88 DEG 19 MIN 50 SEC E 435 43/100 FT N 0 DEG 35 MIN 4 SEC W 345 18/100 FT N 89 DEG 20 MIN 58 SEC E 103 56/100 FT N 0 DEG 45 MIN 5 SEC E 84 15/100 FT N 88 DEG 11 MIN 39 SEC E 96 24/100 FT TO R/W CORNELIUS LN N 0 DEG 59 MIN 3 SEC W 310 FT ALG R/W S 88 DEG 44 MIN 22 SEC W 372 56/100 FT S 34 DEG 52 MIN 5 SEC W 464 51/100 FT TO POB OR 4045 P 593 OR 8768 P 374 OR 8769 P 1852 OR 8864 P 524

23/01514

1025.33

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Monday, May 12, 2025 3:55 PM
To: 'florida2010@tcmfund.com'
Cc: Emily Hogg (COC)
Subject: Tax Certificate 2023 TD 01514 (04-0984-570)

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed to process your application. If you have any questions, please feel free to contact me at (850) 595-4813.

You can mail a check payable to Escambia Clerk of Court, Attn: Tax Deeds, 221 Palafox Place, Ste 110, Pensacola, FL 32502, or you can *Wire: Account holder: Escambia County Clerk of the Circuit Court, 190 Governmental Center, Pensacola FL 32502

Banking Institution: Bank of America, 400 W Garden St., Pensacola FL 32502, Acct # 898033991356 Routing # 026009593

TAX CERT

ADDITIONAL FEES

2023 TD 01514

\$40.00 - Sheriff Fee (October 1, 2025 sale date)



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.