



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

1125-66

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	COVAN EMERY L JR 3945 AIKEN RD PENSACOLA, FL 32503 5114 STEVENDALE RD 09-1802-683 LT 48 S/D OF BLK B AMENDED PLAT OF SAUFLEY PK PB 7 P 1 OR 6959 P 317	Certificate #	2023 / 4111
		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)
# 2023/4111	06/01/2023	2,557.34	127.87	2,685.21
→ Part 2: Total*				2,685.21

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)
# 2024/4275	06/01/2024	2,843.78	6.25	175.96	3,025.99
Part 3: Total*					3,025.99

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)	5,711.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,758.64
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)	8,844.84

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, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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>11/05/2025</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500283

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
09-1802-683	2023/4111	06-01-2023	LT 48 S/D OF BLK B AMENDED PLAT OF SAUFLEY PK PB 7 P 1 OR 6959 P 317

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 3815314400000048 Account: 091802683 Owners: COVAN EMERY L JR Mail: 3945 AIKEN RD PENSACOLA, FL 32503 Situs: 5114 STEVENDALE RD 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$30,000</td> <td>\$185,239</td> <td>\$215,239</td> <td>\$186,693</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$175,348</td> <td>\$205,348</td> <td>\$169,721</td> </tr> <tr> <td>2022</td> <td>\$18,000</td> <td>\$156,464</td> <td>\$174,464</td> <td>\$154,292</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>Change of Address</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>		Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$185,239	\$215,239	\$186,693	2023	\$30,000	\$175,348	\$205,348	\$169,721	2022	\$18,000	\$156,464	\$174,464	\$154,292												
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>01/07/2013</td> <td>6959</td> <td>317</td> <td>\$100</td> <td>CJ</td> <td>Y</td> <td></td> <td></td> </tr> <tr> <td>01/1968</td> <td>409</td> <td>444</td> <td>\$24,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>01/1966</td> <td>308</td> <td>73</td> <td>\$45,500</td> <td>WD</td> <td>Y</td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	01/07/2013	6959	317	\$100	CJ	Y			01/1968	409	444	\$24,000	WD	N			01/1966	308	73	\$45,500	WD	Y			2024 Certified Roll Exemptions None Legal Description LT 48 S/D OF BLK B AMENDED PLAT OF SAUFLEY PK PB 7 P 1 OR 6959 P 317 Extra Features None	
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01/1966	308	73	\$45,500	WD	Y																														
Parcel Information Section Map Id: 38-1S-31-2 Approx. Acreage: 0.2987 Zoned: MDR Evacuation & Flood Information Open Report		<div> </div> <div> View Florida Department of Environmental Protection(DEP) Data </div>																																	
Buildings																																			

Address: 5114 STEVENDALE RD, Improvement Type: SINGLE FAMILY, Year Built: 1968, Effective Year: 1968, PA Building ID#: 99105

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-9


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

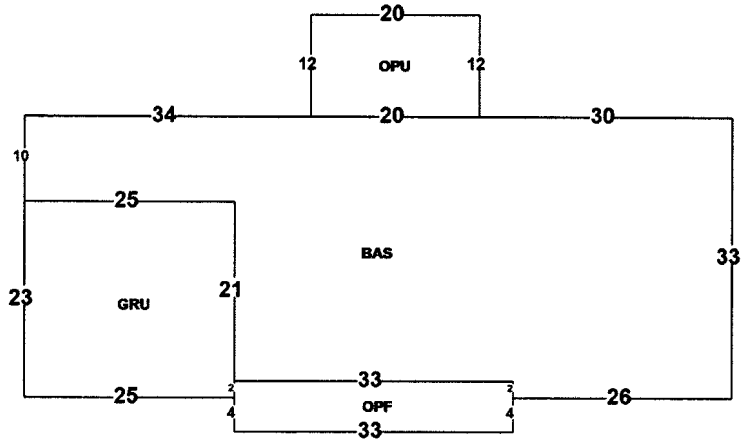
 **Areas - 3144 Total SF**

BASE AREA - 2131

GARAGE UNFIN - 575

OPEN PORCH FIN - 198

OPEN PORCH UNF - 240



Images



8/23/2022 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: 05/15/2025 (tc.4705)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036083 5/16/2025 10:39 AM
OFF REC BK: 9318 PG: 1524 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04111**, 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 48 S/D OF BLK B AMENDED PLAT OF SAUFLEY PK PB 7 P 1 OR 6959 P 317

SECTION 38, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091802683 (1125-66)

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

EMERY L COVAN JR

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 November, which is the **5th day of November 2025**.

Dated this 16th 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

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 COLLECTOR

TAX ACCOUNT #: 09-1802-683 CERTIFICATE #: 2023-4111

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: August 11, 2005 to and including August 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 12, 2025

Tax Account #: **09-1802-683**

1. The Grantee(s) of the last deed(s) of record is/are: **EMERY LESTER COVAN JR**

**By Virtue of Order Determining Homestead recorded 1/9/2013 in OR 6959/317 ABTRACTOR'S
NOTE: WE FOUND NO DEATH CERTIFICATE RECORDED FOR SILVERIN M. COVAN
GRANTEE IN OR 409/444 SO WE HAVE INCLUDED HER FOR NOTICE.**

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) 2022-2024 are delinquent.

Tax Account #: 09-1802-683

Assessed Value: \$186,693.00

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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: NOV 5, 2025

TAX ACCOUNT #: 09-1802-683

CERTIFICATE #: 2023-4111

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

EMERY L COVAN JR
3945 AIKEN RD
PENSACOLA, FL 32503

SILVERIN M COVAN AND
EMERY L COVAN JR
5114 STEVENDALE RD
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 12th day of August 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

August 12, 2025

Tax Account #:09-1802-683

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 48 S/D OF BLK B AMENDED PLAT OF SAUFLEY PK PB 7 P 1 OR 6959 P 317

SECTION 38, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1802-683(1125-66)

State of Florida

ESCAMBIA COUNTY.

409 PAGE 444

H. E. & S. File No. A-6622

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That I/We, FLOYD H. LANGFORD and JEWEL L. LANGFORD, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is acknowledged, do bargain, sell, convey and grant unto EMERY L. COVAN & SILVERIN M. COVAN, h/w (whose address is Corner of Steven-Dale and Midas Road, Pensacola, Fla.), their heirs, executors, administrators, successors and assigns, forever, the following real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Subdivision of Block "B"
Lot 48, Amended Plat of Saufley Park, in accordance with plat recorded in Plat Book 7, Page 1, Public Records of said County.

Subject to mortgage from Floyd H. Langford and Jewel L. Langford, husband and wife, to Mutual Federal Savings & Loan Association dated August 19, 1968, in the original amount of \$21,000.00 and recorded on August 20, 1968, in Official Records Book 403 at Page 197, Public Records of Escambia County, Florida, the balance of which mortgage grantees, by the acceptance hereof, assume and agree to pay.

THIS INSTRUMENT WAS FORWARDED BY
ALAN C. SHEPPARD OF
HOLSBERY, EMMANUEL, SHEPPARD & ANTICHELL
ATTORNEYS AT LAW
34 WEST GOVERNMENT STREET
PENSACOLA, FLORIDA 32502



Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any. To have and to hold, unto the said grantee, s., their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And we do covenant that we are well seized of an indefeasible estate in fee simple in said property and in M.D. a good right to convey the same; that it is free of lien or encumbrances, and that we, our heirs, executors and administrators, the said grantee s., their heirs, executors, administrators, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, we have hereunto set our hand s. and seal s. this 1 day of October, A.D. 1968.

Signed, sealed and delivered in the presence of:

Alan C. Shepard
Emmanuel Shepard
Anticella

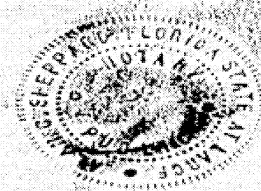
Floyd H. Langford (SEAL)
Jewel L. Langford (SEAL)
(SEAL)
(SEAL)

State of Florida

ESCAMBIA COUNTY.

Before the subscriber personally appeared FLOYD H. LANGFORD and JEWEL L. LANGFORD, his wife 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.

Given under my hand and official seal this 1 day of October, A.D. 1968.



My Commission expires



FILED & RECORDED
OCT 4 12 16 PM '68
TERRILL RECORDS
ESCambia COUNTY
IN BOOK 403 PAGE 197
JULIA FLORES CLERK
CIRCUIT COURT

364566