

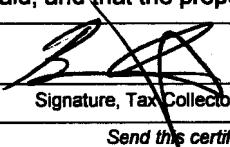


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1225-18

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	KEIGLEY JAY A & CHARLAINE KIM 10502 HEATHERWOOD DR PENSACOLA, FL 32506 10502 HEATHERWOOD DR 09-4562-864 LT 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500			Certificate #	2023 / 4596
				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)	
# 2023/4596	06/01/2023	820.53	41.03	861.56	
→ Part 2: Total*					861.56
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)
# 2024/4698	06/01/2024	844.25	6.25	58.04	908.54
Part 3: Total*					908.54
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)					1,770.10
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					772.36
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)					2,917.46
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:				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.	36,643.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here:	Date of sale <u>12/03/2025</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: 2500220

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
09-4562-864	2023/4596	06-01-2023	LT 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500

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



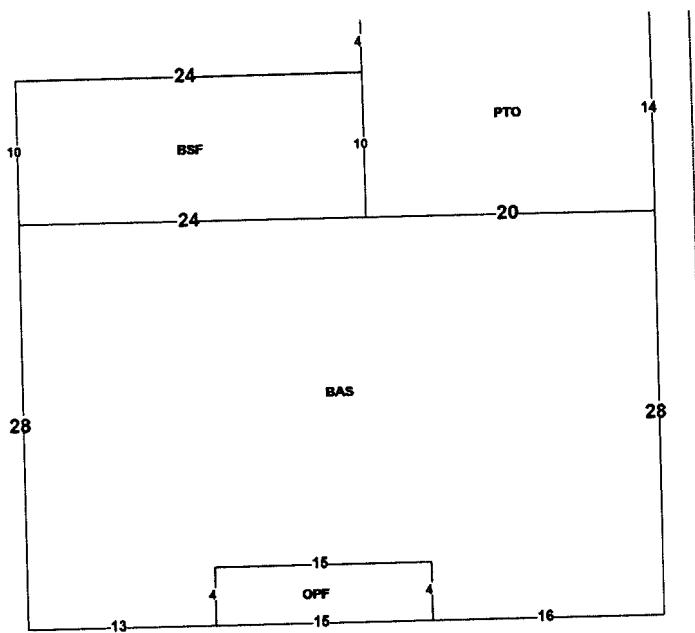
Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode ○ Account ○ Parcel ID →
[Printer Friendly Version](#)

General Information <p>Parcel ID: 242S313000007001 Account: 094562864 Owners: KEIGLEY JAY A & CHARLAINE KIM Mail: 10502 HEATHERWOOD DR PENSACOLA, FL 32506 Situs: 10502 HEATHERWOOD DR 32506 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small></p>		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>\$122,785</td> <td>\$152,785</td> <td>\$73,287</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$117,886</td> <td>\$147,886</td> <td>\$71,153</td> </tr> <tr> <td>2022</td> <td>\$17,000</td> <td>\$105,361</td> <td>\$122,361</td> <td>\$69,081</td> </tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$122,785	\$152,785	\$73,287	2023	\$30,000	\$117,886	\$147,886	\$71,153	2022	\$17,000	\$105,361	\$122,361	\$69,081
Year	Land	Imprv	Total	Cap Val																		
2024	\$30,000	\$122,785	\$152,785	\$73,287																		
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2022	\$17,000	\$105,361	\$122,361	\$69,081																		
		Disclaimer																				
		Tax Estimator																				
		Change of Address																				
		File for Exemption(s) Online																				
		Report Storm Damage																				
Sales Data Type List: Sale Date Book Page Value Type Multi Parcel Records 10/1993 3455 500 \$52,800 WD N 06/1991 3016 505 \$51,500 WD N 10/1983 1828 543 \$40,600 WD N <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		2024 Certified Roll Exemptions HOMESTEAD EXEMPTION																				
		Legal Description LT 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500																				
		Extra Features CARPORT FRAME BUILDING METAL SHED																				
Parcel Information <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> View Florida Department of Environmental Protection(DEP) Data </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Launch Interactive Map </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Buildings </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Address: 10502 HEATHERWOOD DR, Improvement Type: SINGLE FAMILY, Year Built: 1983, Effective Year: 1983, PA Building ID#: 107429 </div>																						

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Images



3/4/2025 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 05/15/20

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038189 5/23/2025 9:20 AM
OFF REC BK: 9322 PG: 353 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04596**, 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 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094562864 (1225-18)

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

JAY A KEIGLEY and CHARLAINE KIM KEIGLEY

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 December, which is the 3rd day of December 2025.**

Dated this 22nd 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 #: 09-4562-864 CERTIFICATE #: 2023-4596

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: September 5, 2005 to and including September 5, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: September 8, 2025

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 8, 2025
Tax Account #: **09-4562-864**

1. The Grantee(s) of the last deed(s) of record is/are: **JAY ARNOLD KEIGLEY AND CHARLAINE KIM KEIGLEY**

By Virtue of Warranty Deed recorded 10/25/1993 in OR 3455/500

ABSTRACTOR'S NOTE: DIVORCE AGREEMENT RECORDED IN OR 5334/781 SAYS THE HUSBAND, JAY ARNOLD KEIGLEY, SHALL SIGN ALL NECESSARY PAPERWORK TO EFFECTUATE TRANSFER OF SAID PROPERTY SOLELY IN WIFE'S NAME, CHARLAINE KIM KEIGLEY, WITHIN 30 DAYS OF THE SIGNING OF THE DIVORCE AGREEMENT. NO QUIT CLAIM DEED OR OTHER TRANSFER OF OWNERSHIP HAS BEEN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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. **Certificate of Delinquency in favor of Charlaine K Kozain recorded 1/17/2008 – OR 6276/356**
 - b. **Judgment in favor of Capital One Bank recorded 4/2/2007 – OR 6117/159**
4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.
Tax Account #: 09-4562-864
Assessed Value: \$73,287.00
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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: DEC 3, 2025

TAX ACCOUNT #: 09-4562-864

CERTIFICATE #: 2023-4596

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

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2024 tax year.

**JAY ARNOLD KEIGLEY AND
CHARLAINE KIM KEIGLEY A/K/A
CHARLAINE KIM KOZAIN A/K/A
CHARLAINE KIM KANE
10502 HEATHERWOOD DR
PENSACOLA, FL 32506**

**JAY A KEIGLEY
9 VILLA DR APT A
PENSACOLA, FL 32506**

**CAPITAL ONE BANK
3656 CORLEY RD
NORCROSS, GA 30071**

**CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA, FL 32505**

**DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH L ST
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 8th day of September 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

September 8, 2025
Tax Account #:09-4562-864

LEGAL DESCRIPTION
EXHIBIT "A"

LT 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4562-864(1225-18)

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

4/150
36960-100-
100-100-100-
This Instrument Prepared by: Deborah A. Timbie
6 of STEWART TITLE OF PENSACOLA, INC.
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):
24-2S-31-3000-007-001

Grantee(s) S.S.#(s):

WARRANTY DEED
(FROM INDIVIDUAL)

34550 500

—SPACE ABOVE THIS LINE FOR PROCESSING DATA—

FILE NO: 93018615

WARRANTY DEED

—SPACE ABOVE THIS LINE FOR RECORDING DATA—

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Warranty Deed Made this 22nd day of October A.D. 19 93, by
Arnold J. Hatfield and Janice L. Hatfield husband and wife

whose marital status is:

hereinafter called the grantor, whose post office address is:

to Jay Arnold Keigley and Charlaine Kim Keigley husband and wife

whose post office address is: 10502 Neatherwood Dr. Pensacola, Fl. 32566
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ESCAMBIA County, Florida, viz:
Lot 7, Block A, Woodridge Manor, according to plat thereof as recorded in Plat Book 11 at Page 81 of the public records of Escambia County, Florida.

Subject to that certain mortgage by Hipolito Justiniano, Jr. and Nancy Justiniano, husband and wife, to Southtrust Mortgage Corp. in the amount of \$48,650.00, dated 5/18/87, recorded 5/22/87 in Official Record Book 2401, Page 981; assigned to National Mortgage Company in Official Record Book 3274, Page 664 of the public records of Escambia County, Florida, which the above named Grantees expressly assume and agree to pay all the obligations of the Veteran under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the Guaranty of insurance of the indebtedness above mentioned, as provided by

This property [is] [is not] the homestead of the Grantor(s). Continued on next page
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 93, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Deborah Timbie

Printed name:

DEBBIE TIMBIE

Printed name:

Janice L. Hatfield

Printed name:

JANICE L. HATFIELD

Printed name:

10-25-93

Printed name:

10

O

3455 501

CONTINUATION OF DEED:

Title 38, Chapter 37, Section 1801, et seq. U.S.C.A. and the regulations promulgated thereto.

The mortgage balance assumed is \$46,168.46. Doc Stamps on mortgage balance is \$161.70.

079691

FILED & RECORDED IN
PUBLIC RECORDS OF
ESCAMBIA COUNTY FLA
ON MAY 25 1993
THREE (3) PAGE(S) MOVED
REG'D & INDEXED
DONALD FLICKERS
NOTARY PUBLIC
ESCAMBIA COUNTY

Recorded in Public Records 04/02/2007 at 02:30 PM OR Book 6117 Page 159,
Instrument #2007030888, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 03/13/2007 at 08:12 AM OR Book 6104 Page 1549,
Instrument #2007023929, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NO.: 2006-SC-006984
DIVISION:

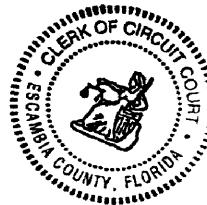
CAPITAL ONE BANK,
a corporation

Plaintiff,

vs.

CHARLAINE K KEIGLEY

Defendant(s),



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA

BY Cyndie Pen DC
DATE 3-29-2007

FINAL JUDGMENT

The Court finding the Defendant CHARLAINE K KEIGLEY is/are indebted to the Plaintiff in
the sum of \$ 822.25, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK, a corporation, recover from the
Defendant(s), CHARLAINE K KEIGLEY, the principal sum of \$ 822.25 and prejudgment interest of
\$ 459.18, with costs of \$ 175.00 and attorney's fees of \$ 223.00 for a total of \$ 1679.43, that shall bear
interest at the rate of 11% per year, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida, this 8 day of
March, 2007.

Court Judge: Randy

Copies to:

BRAY & LUNSFORD, P.A.
Attorney for Plaintiff
P. O. Box 53197
Jacksonville, FL 32201

CHARLAINE K KEIGLEY
Defendant
SS#
10502 HEATHERWOOD DR
PENSACOLA, FL 32506-8289

PLAINTIFF'S ADDRESS:

CAPITAL ONE BANK,
a corporation
6356 CORLEY ROAD
NORCROSS, GA 30071

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
TUE MAR -8 P 3:13
COUNTY CIVIL DIVISION
FILED & RECORDED

Case: 2006 SC 006984

00041906974

Dkt: CC1033 Pg#:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04596 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAY A KEIGLEY 10502 HEATHERWOOD DR PENSACOLA, FL 32506	CHARLAINE KIM KEIGLEY 10502 HEATHERWOOD DR PENSACOLA, FL 32506	JAY A KEIGLEY 9 VILLA DR APT A PENSACOLA, FL 32506	CAPITAL ONE BANK 3656 CORLEY RD NORCROSS, GA 30071
FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504		ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

WITNESS my official seal this 16th day of October 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04596**, 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 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094562864 (1225-18)

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

JAY A KEIGLEY and CHARLAINE KIM KEIGLEY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday** in the month of December, which is the **3rd day of December 2025**.

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04596**, 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 7 BLK A WOODRIDGE MANOR PB 11 P 81 OR 3455 P 500

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094562864 (1225-18)

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

JAY A KEIGLEY and CHARLAINE KIM KEIGLEY

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday in the month of December, which is the 3rd day of December 2025.**

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

10502 HEATHERWOOD DR 32506



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

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Personal Services:

JAY A KEIGLEY
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

CHARLAINE KIM KEIGLEY
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1225.10

Document Number: ECSO25CIV046705NON

Agency Number: 26-000675

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04596 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAY A KEIGLEY AND CHARLAINE KIM KEIGLEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:30 AM and served same at 9:46 AM on 10/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , ,

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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Dated this 17th day of October 2025.

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Post Property:

10502 HEATHERWOOD DR 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 122S.18

Document Number: ECSO25CIV046773NON

Agency Number: 26-000710

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04596 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAY A KEIGLEY AND CHARLAINE KIM KEIGLEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 10/24/2025 at 8:32 AM and served same on CHARLAINE KIM KEIGLEY , at 8:30 PM on 10/28/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 #365
S. CIANO, DS

Service Fee: \$40.00
Receipt No: BILL

WARNING

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Personal Services:

CHARLAINE KIM KEIGLEY
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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BL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE 1225.18

Document Number: ECSO25CIV046770NON

Agency Number: 26-000709

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04596 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAY A KEIGLEY AND CHARLAINE KIM KEIGLEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/24/2025 at 8:32 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAY A KEIGLEY , Writ was returned to court UNEXECUTED on 10/30/2025 for the following reason:

PER RESIDENT AT 10502 HEATHERWOOD DR (EX-WIFE) SUBJECT DOES NOT LIVE THERE AND LIVES IN ALABAMA.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

R JOHNSON - DS

Service Fee: \$40.00
Receipt No: BILL

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Personal Services:

JAY A KEIGLEY
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

JAY A KEIGLEY
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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JAY A KEIGLEY [1225-18]
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

CHARLAINE KIM KEIGLEY [1225-18]
10502 HEATHERWOOD DR
PENSACOLA, FL 32506

9171 9690 0935 0127 2045 79

9171 9690 0935 0127 2045 86

JAY A KEIGLEY [1225-18]
9 VILLA DR APT A
PENSACOLA, FL 32506

CAPITAL ONE BANK [1225-18]
3656 CORLEY RD
NORCROSS, GA 30071

9171 9690 0935 0127 2045 93

9171 9690 0935 0127 2046 09

FLORIDA DEPT OF REVENUE
[1225-18]
2205B LA VISTA AVE
PENSACOLA FL 32504

ESCAMBIA COUNTY / STATE OF
FLORIDA [1225-18]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

9171 9690 0935 0127 2046 16

Contact)

CERTIFIED MAIL™

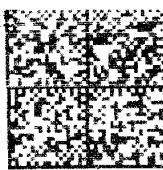
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2015 NOV 10 P
ESCANBIA COUNTY



9171 9690 0935 0127 2046 09

2015 NOV 10 P
PENSACOLA FL 32502
10/27/2015 2:25AM 1



quadrant
FIRST-CLASS MAIL
IMI
\$008.86
10/27/2015 ZIP 32502
043M31219251

US POSTAGE

CAPITAL ONE BANK [1225-18]
3656 CORLEY RD
NORCROSS, GA 30071

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32502>5833
30071-1704

NIXIE 326 DE 1 0011/07/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

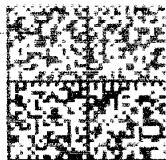
BC: 32502583335 *2638-03407-28-18

CERTIFIED MAIL

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2045 93



quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰⁰
10/27/2025 ZIP 32512
043M31219251

U.S. POSTAGE

JAY A KEIGLEY [1225-18]
9 VILLA DR APT A
PENSACOLA, FL 32506

— 10 —

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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(1225-18)

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KEIGLEY

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Dated this 23rd day of October 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name:	Emily Hogg, Deputy Clerk
Order Number:	8326
Order Date:	10/23/2025
Number Issues:	4
Pub Count:	1
First Issue:	10/29/2025
Last Issue:	11/19/2025
Order Price:	\$200.00
Publications:	The Summation Weekly
Pub Dates:	The Summation Weekly: 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

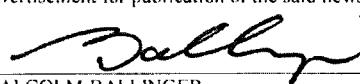
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 04596 KEYS FUNDING LLC Keigley

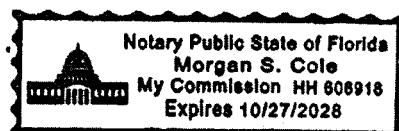
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

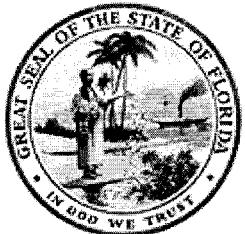
X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBLIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale

Account: 094562864 Certificate Number: 004596 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

