



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

1225-28

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	LABERGE CHER DENMON 706 CALHOUN AVE PENSACOLA, FL 32507 706 CALHOUN AVE 10-0584-975 S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT DB 46 P 51 OR 6283 P 1981 OR 7051 P 378 SEC (Full legal attached.)	Certificate #	2023 / 4834
		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)
# 2023/4834	06/01/2023	324.26	16.21	340.47
→Part 2: Total*				340.47


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)
# /					
Part 3: Total*					0.00

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)	340.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	97.97
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)	813.44

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.	17,125.00
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.

S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT DB 46 P 51 OR 6283 P 1981 OR 7051 P 378 SEC 54/35 T 2S R 30/31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500163

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
10-0584-975	2023/4834	06-01-2023	S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT DB 46 P 51 OR 6283 P 1981 OR 7051 P 378 SEC 54/35 T 2S R 30/31

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		Assessments				
Parcel ID:	3525311000011072	Year	Land	Imprv	Total	Cap Val
Account:	100584975	2024	\$24,000	\$51,657	\$75,657	\$34,250
Owners:	LABERGE CHER DENMON	2023	\$24,000	\$49,018	\$73,018	\$33,253
Mail:	706 CALHOUN AVE PENSACOLA, FL 32507	2022	\$12,000	\$43,828	\$55,828	\$32,285
Situs:	706 CALHOUN AVE 32507	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Tax Estimator				
Units:	2	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						

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
07/23/2013	7051	378	\$100	WD	N	
02/04/2008	6283	1981	\$39,900	WD	N	
04/2007	6135	1546	\$18,500	QC	N	
12/2001	4818	1532	\$27,750	SC	N	
12/2001	4818	1531	\$10,000	QC	N	
03/1990	2835	465	\$24,000	SC	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT
DB 46 P 51 OR 6283 P 1981 OR 7051 P 378 SEC 54/35 T 2S
R...

Extra Features

FRAME SHED
OPEN PORCH

Parcel Information

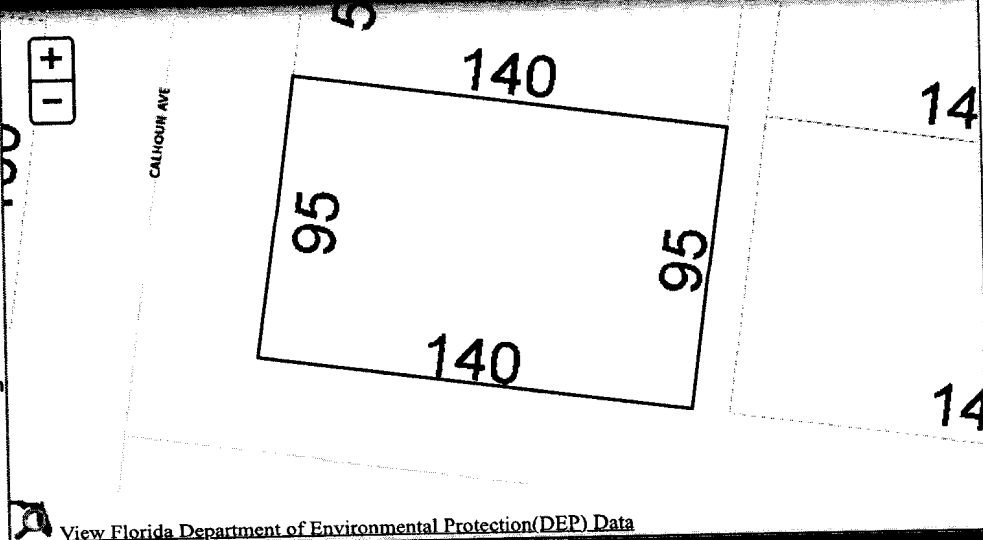
[Launch Interactive Map](#)

Section
Map Id:
35-25-31-4

Approx.
Acreage:
0.2953

Zoned:
HDMU

Evacuation
& Flood
Information
[Open
Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 706 CALHOUN AVE, Improvement Type: SINGLE FAMILY, Year Built: 1949, Effective Year: 1949, PA Building ID#: 110737

DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-BLW.AVG.
 FLOOR COVER-PINE/SOFTWOOD
 FOUNDATION-WOOD/NO SUB FLR
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE-HI PITCH
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1111 Total SF

BASE AREA - 720

BASE SEMI UNF - 220

OPEN PORCH UNF - 123

UTILITY UNF - 48

24

BAS

15

BSU

20

21

OPU

21

11

Address: 700 CALHOUN AVE, Improvement Type: MOBILE HOME, Year Built: 1964, Effective Year: 1964, PA Building ID#: 129292

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-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 - 672 Total SF

BASE AREA - 672

12

56

BAS

56

12

Images



4/13/2023 12:00:00 AM



4/13/2023 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

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 100584975 Certificate Number: 004834 of 2023

Date Of
Redemption

5/19/2025



Clerk's Check

1

Clerk's Total

\$806.40

Postage

\$0.00

Tax Deed Court Registry \$772.40

Payor Name

CHER LABERGE
706 CALHOUN AVE
PENSACOLA, FL 32507

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04834**, 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:

S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT DB 46 P 51 OR 6283 P 1981 OR 7051 P 378 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100584975 (1225-28)

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

CHER DENMON LABERGE

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 19th 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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036716 5/19/2025 12:52 PM
OFF REC BK: 9319 PG: 1438 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 9319, Page 1437, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04834, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 100584975 (1225-28)

DESCRIPTION OF PROPERTY:

S 45 FT LT 11 & ALL OF LT 12 BLK 72 BEACH HAVEN S/D PLAT DB 46 P 51 OR 6283 P 1981 OR
7051 P 378 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: CHER DENMON LABERGE

Dated this 19th day of May 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk