



# 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

0746-14

## 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	STOKES STEPHEN J 159 LAKE HART MOORESVILLE, IN 46158 5871 ARTHUR BROWN RD 12-3645-150 BEG AT NW COR OF SEC S 89 DEG 23 MIN 25 SEC E 1754 06/100 FT S 0 DEG 36 MIN 35 SEC W 40 55/100 FT TO (Full legal attached.)	Certificate #	2023 / 6836
		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)
# 2023/6836	06/01/2023	1,315.60	65.78	1,381.38
→Part 2: Total*				1,381.38

## 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)
# 2024/6951	06/01/2024	2,337.22	6.25	171.40	2,514.87
Part 3: Total*					2,514.87

## 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)	3,896.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,184.88
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)	6,456.13

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  
Signature, Tax Collector or Designee Date April 24th, 2025

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>01/07/2026</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 89 DEG 23 MIN 25 SEC E 1754 06/100 FT S 0 DEG 36 MIN 35 SEC W 40 55/100 FT TO PT ON S R/W LI ARTHUR BROWN RD FOR POB S 89 DEG 23 MIN 25 SEC E ALG S R/W LI 172 FT S 0 DEG 36 MIN 35 SEC W 201 FT N 89 DEG 23 MIN 25 SEC W 172 FT N 0 DEG 36 MIN 35 SEC E 201 FT TO POB OR 7734 P 1875

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500185

To: Tax Collector of ESCAMBA 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
12-3645-150	2023/6836	06-01-2023	BEG AT NW COR OF SEC S 89 DEG 23 MIN 25 SEC E 1754 06/100 FT S 0 DEG 36 MIN 35 SEC W 40 55/100 FT TO PT ON S R/W LI ARTHUR BROWN RD FOR POB S 89 DEG 23 MIN 25 SEC E ALG S R/W LI 172 FT S 0 DEG 36 MIN 35 SEC W 201 FT N 89 DEG 23 MIN 25 SEC W 172 FT N 0 DEG 36 MIN 35 SEC E 201 FT TO POB OR 7734 P 1875

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](#)

<b>General Information</b> <b>Parcel ID:</b> 124N332120001001 <b>Account:</b> 123645150 <b>Owners:</b> STOKES STEPHEN J <b>Mail:</b> 159 LAKE HART MOORESVILLE, IN 46158 <b>Situs:</b> 5871 ARTHUR BROWN RD 32568 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <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>\$4,266</td> <td>\$150,054</td> <td>\$154,320</td> <td>\$154,320</td> </tr> <tr> <td>2023</td> <td>\$4,266</td> <td>\$144,466</td> <td>\$148,732</td> <td>\$148,732</td> </tr> <tr> <td>2022</td> <td>\$3,377</td> <td>\$78,401</td> <td>\$81,778</td> <td>\$75,153</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2024	\$4,266	\$150,054	\$154,320	\$154,320	2023	\$4,266	\$144,466	\$148,732	\$148,732	2022	\$3,377	\$78,401	\$81,778	\$75,153																																				
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<b>Sales Data Type List:</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>10/18/2022</td> <td>8892</td> <td>1670</td> <td>\$119,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>10/18/2022</td> <td>8885</td> <td>872</td> <td>\$95,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/22/2017</td> <td>7734</td> <td>1875</td> <td>\$72,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>03/08/2011</td> <td>6698</td> <td>275</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>12/17/2010</td> <td>6669</td> <td>607</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>12/10/2010</td> <td>6667</td> <td>641</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>07/2004</td> <td>5455</td> <td>1123</td> <td>\$25,000</td> <td>WD</td> <td>N</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	10/18/2022	8892	1670	\$119,500	WD	N		10/18/2022	8885	872	\$95,000	WD	N		06/22/2017	7734	1875	\$72,500	WD	N		03/08/2011	6698	275	\$100	QC	N		12/17/2010	6669	607	\$100	QC	N		12/10/2010	6667	641	\$100	QC	N		07/2004	5455	1123	\$25,000	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT NW COR OF SEC 5 89 DEG 23 MIN 25 SEC E 1754 06/100 FT S 0 DEG 36 MIN 35 SEC W 40 55/100 FT TO PT ON S R/W LI...  <b>Extra Features</b> METAL BUILDING				
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																												

Section  
Map Id:  
12-4N-33

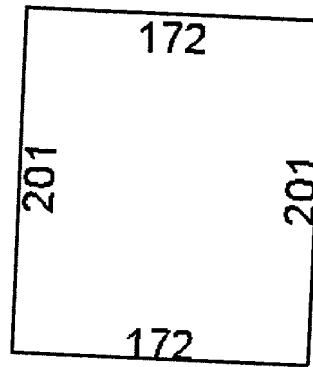
Approx.  
Acreage:  
0.7914

Zoned:   
RR

Evacuation  
& Flood  
Information  
[Open  
Report](#)



113~



208.71



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

#### Buildings

Address: 5871 ARTHUR BROWN RD, Improvement Type: SINGLE FAMILY, Year Built: 1936, Effective Year: 1995, PA Building ID#: 16441

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ALUMINUM SIDING

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-6


NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

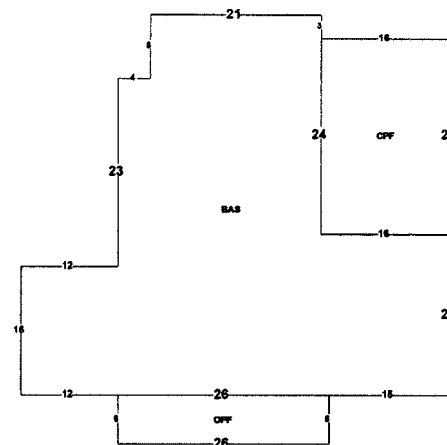
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2195 Total SF

BASE AREA - 1655

CARPORT FIN - 384

OPEN PORCH FIN - 156



#### Images



2/17/2023 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: 05/19/2025 (tc.98843)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06836**, 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:

**BEG AT NW COR OF SEC S 89 DEG 23 MIN 25 SEC E 1754 06/100 FT S 0 DEG 36 MIN 35 SEC W 40 55/100 FT TO PT ON S R/W LI ARTHUR BROWN RD FOR POB S 89 DEG 23 MIN 25 SEC E ALG S R/W LI 172 FT S 0 DEG 36 MIN 35 SEC W 201 FT N 89 DEG 23 MIN 25 SEC W 172 FT N 0 DEG 36 MIN 35 SEC E 201 FT TO POB OR 7734 P 1875**

**SECTION 12, TOWNSHIP 4 N, RANGE 33 W**

**TAX ACCOUNT NUMBER 123645150 (0126-16)**

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

**STEPHEN J STOKES**

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.



**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**

**Tax Deed Sales - Redeemed From Sale**  
**Account: 123645150 Certificate Number: 006836 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$817.20

Postage  Tax Deed Court Registry \$783.20

Payor Name

Notes

Commit Redemption ☒