

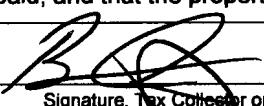


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0426-77

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date	Apr 21, 2025
Property description	COOLWATERBEACH LLC 1417 OLD MILL LANE JENKINTOWN, PA 19046 906 LARGO DR 17-1063-500 LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11		Certificate #	2023 / 7824
			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)
# 2023/7824	06/01/2023	7,058.89	608.83	7,667.72
→ Part 2: Total*				7,667.72
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	Total (Column 3 + Column 4 + Column 5)
# 2024/7922	06/01/2024	7,571.64	6.25	589.96
Part 3: Total*				8,167.85
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)				15,835.57
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				7,694.73
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)				23,905.30
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	
	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

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>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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500387

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

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
17-1063-500	2023/7824	06-01-2023	LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

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 - 8023

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:	2825262150015028
Account:	171063500
Owners:	COOLWATERBEACH LLC
Mail:	1417 OLD MILL LANE JENKINTOWN, PA 19046
Situs:	906 LARGO DR 32561
Use Code:	SINGLE FAMILY RESID 
Taxing Authority:	PENSACOLA BEACH
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$250,000	\$377,447	\$627,447	\$542,568
2023	\$180,000	\$361,932	\$541,932	\$493,244
2022	\$180,000	\$322,954	\$502,954	\$448,404

[Disclaimer](#)
[Tax Estimator](#)
[Change of Address](#)
[File for Exemption\(s\) Online](#)
[Report Storm Damage](#)

Sales Data MLS Listing #660540 Type List:						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
05/01/2015	7345	1363	\$100	LI	N	
08/29/2014	7220	1953	\$100	LI	N	
05/22/2014	7174	1000	\$335,000	LI	N	
04/2004	5392	511	\$100	LI	N	
08/2002	4964	733	\$290,000	LI	N	
06/1992	3197	296	\$100,600	WD	N	
01/1991	3113	724	\$89,900	CT	N	

2024 Certified Roll Exemptions	
None	
Legal Description	
LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11	
Extra Features	
None	

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

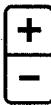
[Parcel Information](#)
[Launch Interactive Map](#)

Section
Map Id:
PB011

Approx.
Acreage:
0.2874

Zoned:
LDR-PB

Evacuation
& Flood
Information
[Open](#)
[Report](#)



100

100

100

125.2

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

Buildings

Address: 906 LARGO DR, Improvement Type: SINGLE FAMILY, Year Built: 1965, Effective Year: 1985, PA Building ID#: 31221

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-TILE/STAIN CONC/BRICK

FOUNDATION-PILINGS

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 3638 Total SF

BASE AREA - 962

BASE SEMI FIN - 180

CARPORT UNF - 360

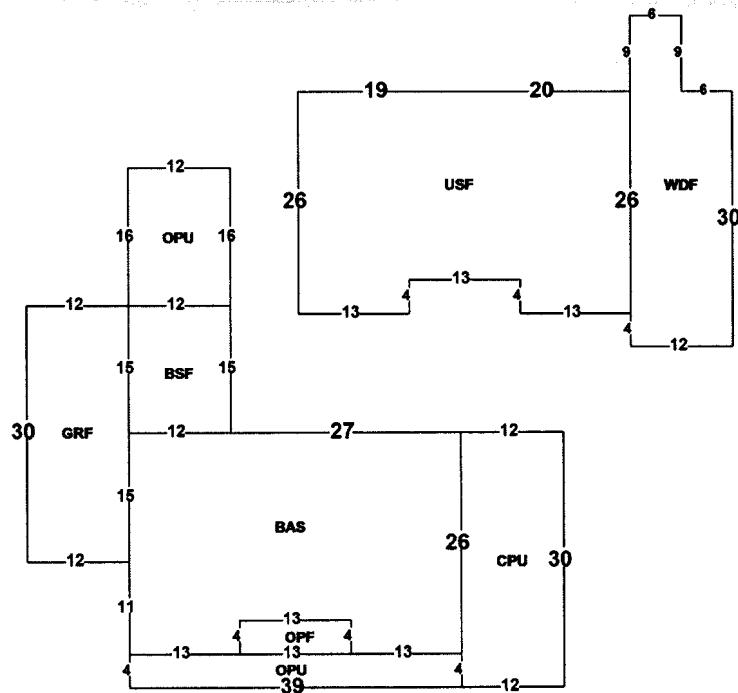
GARAGE FIN - 360

OPEN PORCH FIN - 52

OPEN PORCH UNF - 348

UPPER STORY FIN - 962

WOOD DECK FIN - 414



Images



10/15/2019 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037288 5/20/2025 4:48 PM
OFF REC BK: 9320 PG: 925 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. **07824**, 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0126-77)

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

COOLWATERBEACH LLC

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

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 #: 17-1063-500 CERTIFICATE #: 2023-7824

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: October 16, 2005 to and including October 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: October 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 17, 2025
Tax Account #: **17-1063-500**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD: COOLWATERBEACH, LLC**

By Virtue of Assignment of Leashold recorded 5/18/2015 in OR 7345/1363

ABSTRACTOR'S NOTE: SUNBIZ HAS THE ADDRESS OF LLC REGISTERED AGENT AS FLORIDA BUT WE BELIEVE IT IS PA SO WE NOTICED BOTH ADDRESSES.

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 #: 17-1063-500

Assessed Value: \$542,568.00

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: JAN 7, 2026

TAX ACCOUNT #: 17-1063-500

CERTIFICATE #: 2023-7824

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 2025 tax year.

**TAKIA CHANELL EVANS AGENT OF
COOLWATERBEACH LLC
1417 OLD MILL LN
JENKINTOWN, PA 19046**

**COOLWATERBEACH LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561**

**SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561**

**TAKIA CHANELL EVANS AGENT OF
COOLWATERBEACH LLC
1417 OLD MILL LN
JENDINTOWN, PA 19046**

Certified and delivered to Escambia County Tax Collector, this 17th day of October 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

October 17, 2025
Tax Account #:17-1063-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-1063-500(0126-77)

Recorded in Public Records 05/18/2015 at 02:43 PM OR Book 7345 Page 1363,
Instrument #2015037125, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 513235560-38759550 *r*

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Tax ID No.: 282S26-2150-015-028

ASSIGNMENT OF LEASEHOLD INTEREST
SANTA ROSA ISLAND IN ESCAMBIA COUNTY, FLORIDA

THIS ASSIGNMENT made and entered into on this 1 day of May, 20 15, by and between GUARDNURSE, LLC, a mailing address of 103 CHURCH STREET UNIT 10, PHILADELPHIA, PA 19106, hereinafter referred to as Assignor(s) and COOLWATERBEACH, LLC, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Assignee(s).

WITNESSETH: That the said Assignor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day grant, convey, sell, assign, and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest which may be hereafter acquired by Assignor in said leasehold estates to the said Assignee(s) the following described real estate located in ESCAMBIA County, FLORIDA:

LOT 15, BLOCK 28, IN FIRST ADDITION TO RESIDENTIAL SUBDIVISION "VILLA SEGUNDA"
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF ESCAMBIA COUNTY,
STATE OF FLORIDA.

APN: 282S26-2150-015-028

PROPERTY COMMONLY KNOWN AS: 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561

Prior instrument reference: BOOK: 7174 PAGE: 10000, Recorded: 05/28/2014

SUBJECT TO TAXES FOR THE CURRENT YEAR AND LATER YEARS, AND ALL VALID EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, WHICH ARE HEREBY REIMPOSED; AND ALSO SUBJECT TO ANY CLAIM, RIGHT, TITLE OR INTEREST ARISING FROM ANY RECORDED INSTRUMENT RESERVING, CONVEYING, LEASING, OR OTHERWISE ALIENATING ANY INTEREST IN THE OIL, GAS AND OTHER MINERALS.

BY ACCEPTANCE OF THIS ASSIGNMENT, ASSIGNEE HEREBY ASSUMES AND AGREES TO COMPLY WITH THE PROVISIONS OF THE AFORESAID LEASE AND HOLD ASSIGNOR HARMLESS FROM ANY LIABILITY THEREUNDER FROM THIS DATE FORWARD. ASSIGNOR COVENANTS THAT ASSIGNOR IS THE OWNER OF THE ABOVE LEASEHOLD ESTATE; THAT ASSIGNOR HAS A GOOD RIGHT TO TRANSFER THE SAME; THAT THE PROPERTY IS FREE OF ANY LIEN OR ENCUMBRANCE NOT SHOWN ABOVE; THAT THE ASSIGNEE MAY AT ALL

BK: 7345 PG: 1364

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Largo Drive

PROPERTY COMMONLY KNOWN AS: 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561

The County has not accepted the abutting roadway for maintenance.

Maintained by SRIA.

This form completed by:

AS TO SELLER(S)

GUARDNURSE, LLC

BY _____
NAME: _____
TITLE: _____

WITNESSES:


NAME: Courtney Selby
Courtney Selby
NAME: _____

AS TO BUYER(S)

COOLWATERBEACH, LLC

BY _____
NAME: _____
TITLE: _____

WITNESSES:


NAME: Courtney Selby
Courtney Selby
NAME: _____

BK: 7345 PG: 1365 Last Page

TIMES PEACEABLE AND QUIETLY ENTER UPON, HOLD, OCCUPY, AND ENJOY SAID LEASEHOLD ESTATE; THAT THE ASSIGNOR SHALL MAKE SUCH FURTHER ASSURANCES TO PERFECT THE LEASEHOLD ESTATE IN SAID PROPERTY AND EVERY PART THEREOF; AND THAT ASSIGNOR WARRANTS THE LEASEHOLD TITLE AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

Tax ID No.: 282S26-2150-015-028

IN WITNESS WHEREOF, the said Assignor(s) has/have signed and sealed this deed, the day and year above written.

GUARDNURSE, LLC

BY Takia Chantell
 NAME: Takia Chantell
 TITLE: Member

WITNESSES:

Allee
 NAME: Courtney Setay
Allee
 NAME: Amber N. Wedge
Louisiana
 STATE OF St. Charles
 COUNTY OF St. Charles

The foregoing instrument was acknowledged before this 1st day of May, 2015 by Takia Chantell as Guardnurse, LLC on behalf of the corporation/company. He/she is personally known to me or has produced: Florida Drivers as identification.

Notary Public

State of LouisianaMy commission expires: At Death

(SEAL)

JAMIE HAYDEL MANCUSO
 7 STOREHOUSE LANE
 DESTREHAN, LA 70047
 NOTARY # 65692
 COMMISSIONED FOR LIFE
 ST. CHARLES PARISH

The facts stated in this document have been sworn to by the parties described herein. This document has not been prepared by said Notary, and the parties hereto do waive and release said Notary from any liability and responsibility incurred from defect and/or compliance with Louisiana Law.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

COOLWATERBEACH, LLC

Filing Information

Document Number L15000064113
FEI/EIN Number N/A
Date Filed 04/13/2015
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/22/2023
Event Effective Date NONE

Principal Address

906 Largo Drive
PENSACOLA BEACH, FL 32561

Changed: 10/05/2018

Mailing Address

1417 Old Mill Lane
JENKINTOWN, PA 19046

Changed: 07/13/2022

Registered Agent Name & Address

Evans , Takia Chantell
1417 Old Mill Lane
JENKINTOWN, FL 19046

Name Changed: 10/05/2018

Address Changed: 07/13/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

EVANS, TAKIA C
906 LARGO DRIVE
PENSACOLA BEACH, FL 32561

Title AMBR

EVANS, JAHRI D
906 LARGO DRIVE
PENSACOLA BEACH, FL 32561

Annual Reports

Report Year	Filed Date
2020	08/12/2020
2021	07/13/2022
2022	07/13/2022

Document Images

07/13/2022 -- REINSTATEMENT	View image in PDF format
08/12/2020 -- REINSTATEMENT	View image in PDF format
10/05/2018 -- REINSTATEMENT	View image in PDF format
07/03/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- Florida Limited Liability	View image in PDF format

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 07824 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COOLWATERBEACH LLC 1417 OLD MILL LANE JENKINTOWN, PA 19046	TAKIA CHANTELL EVANS AGENT OF COOLWATERBEACH LLC 1417 OLD MILL LN JENKINTOWN PA 19046
	SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH FL 32561

	COOLWATERBEACH LLC 906 LARGO DR PENSACOLA BEACH FL 32561
--	--

WITNESS my official seal this 20th day of November 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 January 7, 2026, 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. 07824**, 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0126-77)

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

COOLWATERBEACH LLC

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 January, which is the 7th day of January 2026.**

Dated this 18th day of November 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 January 7, 2026, 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. 07824, 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0126-77)

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

COOLWATERBEACH LLC

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 January, which is the **7th day of January 2026**.

Dated this 18th day of November 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:

906 LARGO DR 32561



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.

COOLWATERBEACH LLC [0126-77]
1417 OLD MILL LANE
JENKINTOWN, PA 19046

9171 9690 0935 0128 2929 64

1/28 DELAYED.
NO FWD. RECIPIENT

SANTA ROSA ISLAND AUTHORITY
[0126-77]
25 VIA DE LUNA DR
PENSACOLA BEACH FL 32561

9171 9690 0935 0128 2929 88

TAKIA CHANTELL EVANS AGENT OF
COOLWATERBEACH LLC [0126-77]
1417 OLD MILL LN
JENKINTOWN PA 19046

9171 9690 0935 0128 2929 71

1/24 DELAYED

COOLWATERBEACH LLC [0126-77]
906 LARGO DR
PENSACOLA BEACH FL 32561

9171 9690 0935 0128 2929 95

12/3 UTF

Contact

ACTUAL SHERIFF \$40 ACTUAL POSTAGE \$35.60 MKJ

9/25/2025 NOTE FROM 07/23/2025 (PLACED ON THE 2024 YEAR IN ERROR): SPOKE TO TAKIA EVANS REGARDING TDA. PROVIDED SALE DATE, JULY AND AUGUST AMOUNTS, AND PAYMENT METHODS. TAKIA LIVES IN PHILADELPHIA AND WILL MOST LIKELY WIRE FUNDS TO OUR OFFICE. PHONE NUMBER IS 215-279-2383 AND EMAIL IS TAKIA21@GMAIL.COM. EMAILED WIRE INSTRUCTIONS AND TDA REDEMPTION BILL.

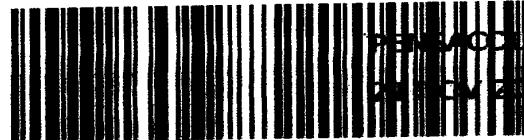
9/25/2025 RECEIVED A FOLLOW UP EMAIL FROM TAKIA EVANS REQUESTING AN UPDATED BILL AND WIRING INFORMATION. EMAILED TDA REDEMPTION BILL AND WIRING INFORMATION BACK TO TAKIA21@GMAIL.COM. MIM11/28/2025 CERTIFIED MAIL DELAYED, NOT AUTH. RECIPIENT. MKJ

11/14/2025 Received email from Megan Thames (thames@carverdarden.com) Real Estate Closer regarding closing of property. Provided TDA payoff amount and current 2025 tax amount for November and December.

12/5/2025 RECEIVED FOLLOW UP EMAIL FROM TAKIA KEARSE REGARDING TDA. EMAILED BACK AN UPDATED TDA REDEMPTION BILL AND WIRING INFORMATION. VERIFIED WITH HER THAT THE

CERTIFIED MAIL™

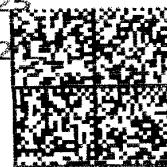
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

11/20/2025 2:25AM 2

9171 9690 0935 0128 2929 95



quadrant
FIRST-CLASS MAIL
IMI
\$008.86
11/20/2025 ZIP 32502
043M31219251

US POSTAGE

COOLWATERBEACH LLC [0126-77]
906 LARGO DR
PENSACOLA BEACH FL 32561

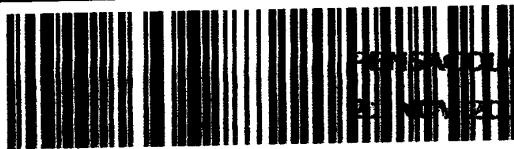
3250258333
32561-223606

NIXIE 326 FE 1 0011/29/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

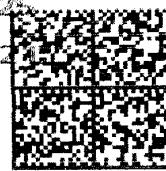
BC: 3250258333 *2738-01194-21-18

CERTIFIED MAIL™



9171 9690 0935 0128 2929 71

FL 325
11/20 5AM 2025



quadient

FIRST-CLASS MAIL

IMI

\$008.86⁰⁰

11/20/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

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

11/25 DEC 33 P 12: 1
ESSEX COUNTY, FL

TAKIA CHANTELL EVANS AGENT OF
COOLWATERBEACH LLC [0126-77]
1417 OLD MILL LN
JENKINTOWN PA 19046

15
NIXIE

NO RESPONSE NOTIFIED
ROUTE # 15 INITIALS 11/25/25
1ST NOTICE 11/25/25
2ND NOTICE 11/25/25

171 DE 1 0012/27/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
19046-101437

BC: 32502583335 *2738-01630-21-18

CERTIFIED MAIL™

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

2025 DEC 33 P 12:14
ESCAMBIA COUNTY, FL

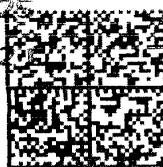
COOLWATERBEACH LLC [0126-77]
1417 OLD MILL LANE
JENKINTOWN, PA 19046



9171 9690 0935 0128 2929 64

PENSACOLA FL 325

11 NOV 2025 AM 2025



quadient

FIRST-CLASS MAIL

IMI

\$008.86

11/20/2025 ZIP 32502
043M31219251

US POSTAGE

NO RESPONSE-NOTIFIED
ROUTE # 15 INITIALS
1ST NOTICE 11/28/25

NIXIE 171 DE 1 0012/27/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2738-01677-21-18

190469701433

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE DRW-T

Document Number: ECSO25CIV052363NON

Agency Number: 26-001496

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07824 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: COOLWATERBEACH LLC

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2025 at 8:16 AM and served same at 11:20 AM on 12/1/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 734-929

~~O. GULSBY, CPS~~

Service Fee: \$40.00

Receipt No: BILL

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 January 7, 2026, 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. 07824**, 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0126-77)

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

COOLWATERBEACH LLC

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 January, which is the **7th** day of **January 2026**.

Dated this 18th day of November 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:

906 LARGO DR 32561



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.

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



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

Tax Deed Sales - Redeemed From Sale

Account: 171063500 Certificate Number: 007824 of 2023

Date Of
Redemption 

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name  

Notes  





Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-07-2026 - TAX CERTIFICATE #'S 07824

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 4, 11, 18, 25, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.12.29 11:01:10 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.12.29 11:03:46 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07824, 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11 SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0126-77)

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

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 January, which is the 7th day of January 2026.

Dated this 20th day of November 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-12-04-11-18-25-2025