



# 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

0226-77

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	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7922	06/01/2024	7,571.64	6.25	589.96	8,167.85
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

<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.

# 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](#)

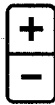
<b>General Information</b> <b>Parcel ID:</b> 282S262150015028 <b>Account:</b> 171063500 <b>Owners:</b> COOLWATERBEACH LLC <b>Mail:</b> 1417 OLD MILL LANE JENKINTOWN, PA 19046 <b>Situs:</b> 906 LARGO DR 32561 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> PENSACOLA BEACH <b>Tax Inquiry:</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>\$250,000</td> <td>\$377,447</td> <td>\$627,447</td> <td>\$542,568</td> </tr> <tr> <td>2023</td> <td>\$180,000</td> <td>\$361,932</td> <td>\$541,932</td> <td>\$493,244</td> </tr> <tr> <td>2022</td> <td>\$180,000</td> <td>\$322,954</td> <td>\$502,954</td> <td>\$448,404</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	\$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																																				
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<b>Sales Data</b> <a href="#">MLS Listing #660540</a> <a href="#">Type List:</a> *							<b>2024 Certified Roll Exemptions</b> None																																																												
<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>05/01/2015</td> <td>7345</td> <td>1363</td> <td>\$100</td> <td>LI</td> <td>N</td> <td></td> </tr> <tr> <td>08/29/2014</td> <td>7220</td> <td>1953</td> <td>\$100</td> <td>LI</td> <td>N</td> <td></td> </tr> <tr> <td>05/22/2014</td> <td>7174</td> <td>1000</td> <td>\$335,000</td> <td>LI</td> <td>N</td> <td></td> </tr> <tr> <td>04/2004</td> <td>5392</td> <td>511</td> <td>\$100</td> <td>LI</td> <td>N</td> <td></td> </tr> <tr> <td>08/2002</td> <td>4964</td> <td>733</td> <td>\$290,000</td> <td>LI</td> <td>N</td> <td></td> </tr> <tr> <td>06/1992</td> <td>3197</td> <td>296</td> <td>\$100,600</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1991</td> <td>3113</td> <td>724</td> <td>\$89,900</td> <td>CT</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	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		<b>Legal Description</b> LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11				
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<b>Extra Features</b> None																																																																			
<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																												

Section  
Map Id:  
PB011

Approx.  
Acreage:  
0.2874

Zoned:   
LDR-PB

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

### Buildings

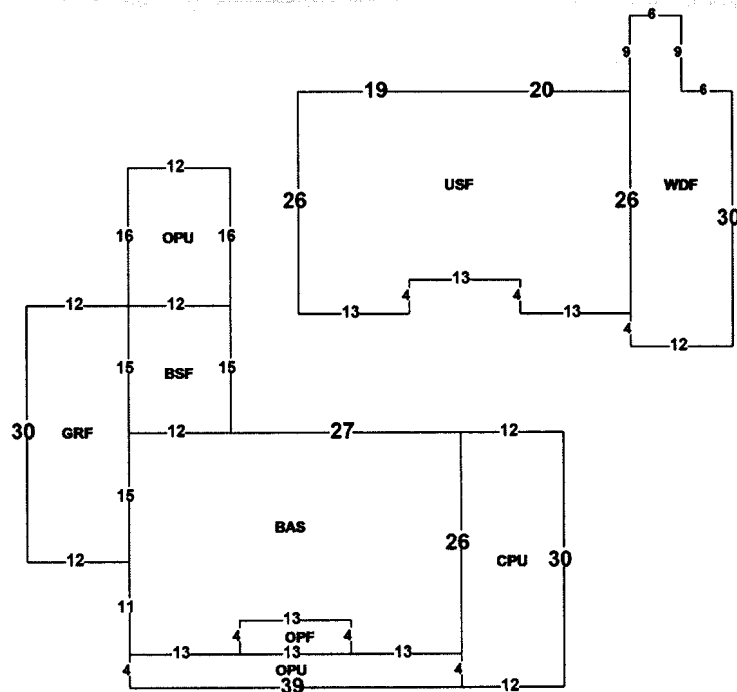
Address: 906 LARGO DR, Improvement Type: SINGLE FAMILY, Year Built: 1965, Effective Year: 1985, PA Building ID#: 31221

#### 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.

## 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**

**ABTRACTOR'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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

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

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> 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

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

THIS ASSIGNMENT made and entered into on this 1 day of May, 2015, 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 constructed 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.

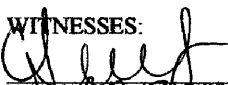
This form completed by:

AS TO SELLER(S)

GUARDNURSE, LLC

BY   
NAME: Talia Owens  
TITLE: Member

WITNESSES:

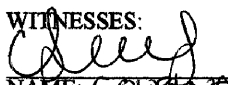
  
NAME: Courtney Selby  
NAME: Courtney Selby

AS TO BUYER(S)

COOLWATERBEACH, LLC

BY   
NAME: Talia Owens  
TITLE: Member

WITNESSES:

  
NAME: Courtney Selby  
NAME: Courtney Selby

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  
NAME:  
TITLE:

WITNESSES:

NAME: COURTNEY SHELBY

NAME: JAMIE HAYDEL MANCUSO

STATE OF LOUISIANA  
COUNTY OF ST. CHARLES

The foregoing instrument was acknowledged before this 1<sup>st</sup> day of MAY, 2015 by Jakia Cantell as Guardnurse, LLC on behalf of the corporation/company. He/she is personally known to me or has produced: Florida Driver's License as identification.

(SEAL)  
Notary Public  
State of LOUISIANA  
My commission expires: 11/1/2015

JAMIE HAYDEL MANCUSO  
7 STOREHOUSE LANE  
DESTERHAN, 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

<b>Document Number</b>	L15000064113
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	04/13/2015
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/22/2023
<b>Event Effective Date</b>	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**

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

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		
	<table><tr><td>SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH FL 32561</td><td>COOLWATERBEACH LLC 906 LARGO DR PENSACOLA BEACH FL 32561</td></tr></table>	SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH FL 32561	COOLWATERBEACH LLC 906 LARGO DR PENSACOLA BEACH FL 32561
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](mailto: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.

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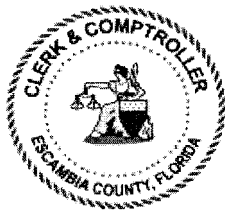
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### Post Property:

**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

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

9171 9690 0935 0128 2929 64

11/28 DELAYED.  
NO AUTH. RECIPIENT

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

9171 9690 0935 0128 2929 71

11/24 DELAYED

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

9171 9690 0935 0128 2929 88

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.

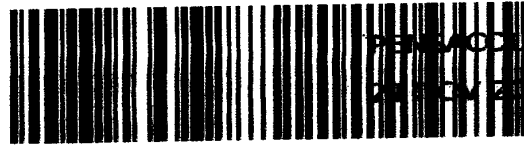
12/5/2025 RECEIVED FOLLOW UP EMAIL FROM TAKIA KEARSE REGARDING TDA. EMAILED BACK AN UPDATED TDA REDEMPTION BILL AND WIRING INFORMATION. VERIFIED WITH HER THAT THE

[Submit](#)

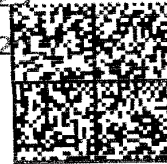
[Reset](#)

[Print Preview](#)

**CERTIFIED MAIL™**



9171 9690 0935 0128 2929 95



quadtent

FIRST-CLASS MAIL  
IMI  
**\$008.86<sup>0</sup>**  
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

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

UP

NIXIE 326 FE 1 0011/29/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-01194-21-18

UTF

3250258333  
32561-223606

**Pam Childers**

Clerk of the Circuit Court & Comptroller

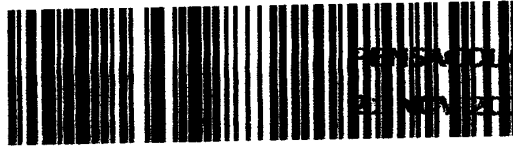
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2025 DEC 33 P 12:11  
ESCAMBIA COUNTY, FL  
TAKIA CHANTELL EVANS AGENT OF  
COOLWATERBEACH LLC [0126-77]  
1417 OLD MILL LN  
JENKINTOWN PA 19046

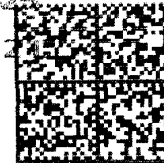
CERTIFIED MAIL™



9171 9690 0935 0128 2929 71

PENSACOLA FL 325

33 NOV 20 SAM 2 11



quadiant

FIRST-CLASS MAIL  
IMI

\$008.86<sup>9</sup>

11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

NO RESPONSE NOTIFIED

ROUTE # 15 INITIALS 11/25/25

1ST NOTICE

2ND NOTICE

15  
NIXIE

171 DE 1

0012/27/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

BC: 32502583335

\*2738-01630-21-18

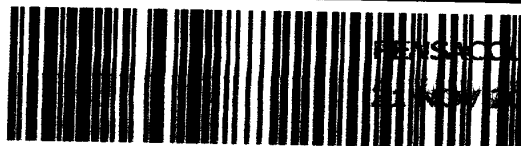
UNC  
19046-101417



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

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

**CERTIFIED MAIL™**



9174 9690 0935 0128 2929 64

PENSACOLA FL 32502

21 NOV 2025 AM 11:24



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.86<sup>0</sup>**

11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

NO RESPONSE-NOTIFIED

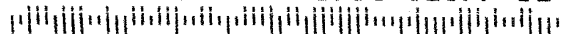
ROUTE # 15 INITIALS

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



UNC

19046-101817

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0746-77

**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: \_\_\_\_\_

 9229  
O. GULSBY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

## WARNING

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## 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

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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.

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**Post Property:**

**906 LARGO DR 32561**



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


*Emily Hogg*

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.

The seal of the State of Florida is a circular emblem. It features a central scene with a palm tree on the left, a person standing in the middle, and a ship on the water to the right. The words "GREAT SEAL OF THE STATE OF FLORIDA" are inscribed around the top inner edge, and "IN GOD WE TRUST" is at the bottom.

**Account: 171063500 Certificate Number: 007824 of 2023**

Date Of Redemption	12/17/2025	
Clerk's Check	1	Clerk's Total \$817.20
Postage	\$0.00	Tax Deed Court Registry \$783.20
Payor Name	JAHRI EVANS 1417 OLD MILL LANE JENKINTOWN PA 19046	
Notes	215-279-2383	

[Submit](#)
[Reset](#)
[Print Preview](#)
[Print Receipt](#)

**Article Received** 



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

Page 1 of 1

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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  
ESCAMBI COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

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