

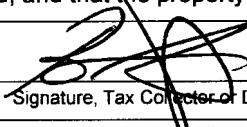


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1025 - 16

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date	Apr 21, 2025
Property description	THE CHARMEN LLC 1738 CREIGHTON RD PENSACOLA, FL 32504 1738 CREIGHTON RD 03-2685-000 E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W		Certificate #	2023 / 1274
			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)
# 2023/1274	06/01/2023	3,253.73	162.69	3,416.42
→ Part 2: Total*				3,416.42
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)
# 2024/1352	06/01/2024	3,329.04	6.25	221.24
Part 3: Total*				3,556.53
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)	6,972.95			
2. Delinquent taxes paid by the applicant	0.00			
3. Current taxes paid by the applicant	0.00			
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)	7,347.95			
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 <u>April 24th, 2025</u>	
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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>10/01/2025</u>	

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: 2500388

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
03-2685-000	2023/1274	06-01-2023	E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W

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 - 2023

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:	311S301901010003	<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>\$113,830</td><td>\$65,787</td><td>\$179,617</td><td>\$179,617</td></tr> <tr> <td>2023</td><td>\$113,830</td><td>\$62,523</td><td>\$176,353</td><td>\$176,353</td></tr> <tr> <td>2022</td><td>\$114,649</td><td>\$56,291</td><td>\$170,940</td><td>\$170,940</td></tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2024	\$113,830	\$65,787	\$179,617	\$179,617	2023	\$113,830	\$62,523	\$176,353	\$176,353	2022	\$114,649	\$56,291	\$170,940	\$170,940																																										
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Mail:	1738 CREIGHTON RD PENSACOLA, FL 32504	Change of Address																																																																		
Situs:	1738 CREIGHTON RD 32504	Report Storm Damage																																																																		
Use Code:	STORE, 1 STORY	Enter Income & Expense Survey Download Income & Expense Survey																																																																		
Taxing Authority:	PENSACOLA CITY LIMITS	2024 Certified Roll Exemptions																																																																		
Tax Inquiry:	Open Tax Inquiry Window	None																																																																		
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector																																																																				
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Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller																																																																				
Parcel Information		Launch Interactive Map																																																																		

Section
Map Id:
31-1S-30-1

Approx.
Acreage:
0.4747

Zoned: 

Evacuation & Flood Information Open Report

CREIGHTON RD

742

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

Buildings

Address:1738 CREIGHTON RD, Improvement Type: RESID/COMM USE, Year Built: 1939, Effective Year: 1950, PA Building ID#: 59061

Structural Elements

**DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 1005 Total SF

BASE AREA - 768

BASE AREA 700
BASE SEMI FIN - 126

OPEN PORCH LINE - 111

A rectangular room with a width of 24 and a height of 32. The central label 'BAS' is positioned within the room.

The diagram shows a rectangular circuit board with several components and connection lines. At the top center, there is a component labeled '11 OPU'. To its left is a large rectangular component labeled '19' with the number '4' to its left. To its right is a component labeled '19' with the number '7' to its right. Above the '11 OPU' component, there is a horizontal line with a gap, containing the numbers '6' and '5'. Below the '11 OPU' component, there is another horizontal line with a gap, containing the numbers '3' and '2'. The board has a complex network of lines connecting these components and other parts of the circuit.

1912 E. G. S.



4/9/2024 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# 2025034466 5/13/2025 12:53 PM
OFF REC BK: 9316 PG: 840 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01274**, 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:

**E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD
R/W**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032685000 (1025-16)

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

THE CHAIRMEN 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 October, which is the **1st day of October 2025**.

Dated this 13th 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 #: 03-2685-000 CERTIFICATE #: 2023-1274

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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,

As President

Dated: July 14, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **03-2685-000**

1. The Grantee(s) of the last deed(s) of record is/are: **THE CHAIRMEN LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded 1/2/2017 in OR 7655/951

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 #: 03-2685-000

Assessed Value: \$179,617.00

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: OCT 1, 2025

TAX ACCOUNT #: 03-2685-000

CERTIFICATE #: 2023-1274

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2024 tax year.

JESSICA UNGER REGISTERED AGENT
THE CHAIRMEN LLC
1738 CREIGHTON RD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 15th day of July 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

July 14, 2025
Tax Account #:03-2685-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD
R/W**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2685-000(1025-16)

Recorded in Public Records 1/20/2017 3:37 PM OR Book 7655 Page 951,
Instrument #2017004587, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,057.70

Prepared by and return to:

Kerry Anne Schultz
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: 14-00456.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of January, 2017 between Rachel Anna Chernekoff as Trustee of the RACHEL ANNA CHERNEKOFF TRUST AGREEMENT dated May 31, 2012 whose post office address is 1849 Azalea Ave., Winter Park, FL 32789, grantor, and The Chairmen LLC, a Florida limited liability company whose post office address is 1738 Creighton Road, Pensacola, FL 32504, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

A PARCEL OF LAND IN GOVERNMENT LOT NUMBER 3, IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3, AT A POINT OF INTERSECTION OF THE CENTER LINES OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER; THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROAD; THENCE WEST, 33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST WITH SAID RIGHT-OF-WAY LINE, 105 FEET; THENCE NORTH AT RIGHT ANGLES, 202 FEET; THENCE EAST AT RIGHT ANGLES, 105 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 66 FOOT WIDE ROAD; THENCE SOUTH WITH SAID ROAD LINE, 202 FEET TO THE POINT OF BEGINNING, BEING THE WEST 105 FEET OF THE EAST 138 FEET OF THE SOUTH 252 FEET OF AFORESAID LOT 3, SAVING AND RESERVING THE SOUTH 50 FEET AND THE EAST 33 FEET THEREOF FOR PUBLIC ROAD RIGHT-OF-WAY ALL IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, BEING A PORTION OF LOT A, BLOCK 3, ABB SUBDIVISION, ACCORDING TO THE PLAT FILED IN PLAT BOOK 1, AT PAGE 82, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS LEGAL DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 3141, AT PAGE 875, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 311S301901010003

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

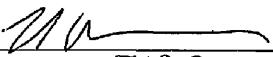
DoubleTime®

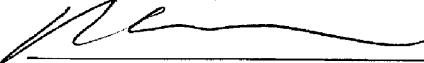
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: TAO MOLLASHALER


Rachel Anna Chernekoff, Trustee


Witness Name: BEVERLY DAVIDSON

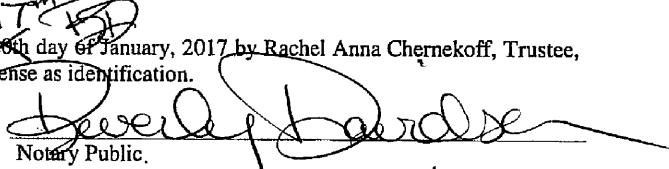
State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17th day of January, 2017 by Rachel Anna Chernekoff, Trustee, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



BEVERLY DAVIDSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG008092
Expires 5/26/2018


Notary Public.

Printed Name: Beverly Davidson

My Commission Expires: 5/26/2018

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01274 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

THE CHARMEN LLC	JESSICA UNGER
1738 CREIGHTON RD	1738 CREIGHTON RD
PENSACOLA, FL 32504	PENSACOLA FL 32504

WITNESS my official seal this 14th day of August 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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. 01274, 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:

E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032685000 (1025-16)

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

THE CHAIRMEN 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 October, which is the **1st day of October 2025**.

Dated this 11th day of August 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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01274**, 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:

E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032685000 (1025-16)

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

THE CHAIRMEN 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 October, which is the **1st day of October 2025**.

Dated this 11th day of August 2025.

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Post Property:

1738 CREIGHTON RD 32504



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ESCAMBIA COUNTY, FLORIDA

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Deputy Clerk

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W A R N I N G

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Personal Services:

THE CHAIRMEN LLC
1738 CREIGHTON RD
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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

Tax Deed Sales - Redeemed From Sale

Account: 032685000 Certificate Number: 001274 of 2023

Date Of
Redemption



Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name



Notes



Submit

Reset

Print Preview

Print Receipt

Commit Redemption

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

R

Document Number: ECSO25CIV033722NON

Agency Number: 25-009006

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01274 2023

1025.16

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: THE CHAIRMEN LLC

Defendant:

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

Received this Writ on 8/22/2025 at 8:57 AM and served same at 12:07 PM on 8/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving THE CHAIRMEN LLC , the within named, to wit: JESSICA UNGER, OWNER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

J.W. 528
J. REID, CPS

Service Fee: \$40.00
Receipt No: BILL

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Personal Services:

THE CHAIRMEN LLC
1738 CREIGHTON RD
PENSACOLA, FL 32504



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

✓

1025.16

Document Number: ECSO25CIV033733NON

Agency Number: 25-008967

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01274 223

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: THE CHAIRMEN LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 12:07 PM on 8/25/2025 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: _____


J. REID, CPS

Service Fee: \$40.00
Receipt No: BILL

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THE CHAIRMEN LLC [1025-16]
1738 CREIGHTON RD
PENSACOLA, FL 32504

JESSICA UNGER [1025-16]
1738 CREIGHTON RD
PENSACOLA FL 32504

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9171 9690 0935 0127 1716 35

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