

# **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

1025-53

Part 1: Tax Deed	App	lication Inform	nation					
Applicant Name Applicant Address	PO E	S FUNDING LL BOX 71540 ADELPHIA, PA		1540		Applic	ation date	Apr 21, 2025
Property description	4007	TKOVJAKS MA ' N 9TH AVE SACOLA, FL	RJANS 32503			Certifi	cate #	2023 / 1957
	4007 05-1 BEG ALG	7 N 9TH AVE 794-000 AT INTER OF 9TH AVE 550 I ARL WITH (Full	T FOR PO	OB CONTII		Date o	ertificate issued	06/01/2023
Part 2: Certificat	es Ov	wned by App	icant and	d Filed wi	th Tax Deed	Applic	ation	
Column 1 Certificate Number	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1957		06/01/20	)23		1,410.65		70.53	1,481.18
							→Part 2: Total	1,481.18
Part 3: Other Ce	rtifica	ites Redeeme	d by App	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	_ C	Column 2 Date of Other ertificate Sale	Face A	imn 3 mount of certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/2123	(	06/01/2024		1,686.37		6.25	123.67	1,816.29
							Part 3: Total	1,816.29
Part 4: Tax Colle	ector	<b>Certified Am</b>	ounts (Li	nes 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above	3,297.47
2. Delinquent tax	es pai	id by the applica	ınt					0.00
3. Current taxes	paid b	y the applicant						0.00
4. Property inforr	nation	report fee				pr-14.		200.00
5. Tax deed appl	icatior	n fee				- military		175.00
6. Interest accrue	ed by t	tax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7.						Tota	al Paid (Lines 1-6)	3,672.47
I certify the above in have been paid, an						y inform	ation report fee, a	and tax collector's fees
	, 大						Escambia, Flori	da
Sign here:	ature,	Collector or Desi	anee .	····		Da	te April 24th,	2025

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
<del></del>	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 10/01/2025 Signature, Clerk of Court or Designee

#### **INSTRUCTIONS**

#### Tax Collector (complete Parts 1-4)

# Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

# Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT INTER OF W LI OF 9TH AVE AND TWP LI S ALG 9TH AVE 550 FT FOR POB CONTINUE S 75 FT W PARL WITH TWP LI 200 FT N PARL WITH 9TH AVE 75 FT E 200 FT TO POB OR S 50 FT OF LT 6 AND N 25 FT OF LT 7 OF AN UNRECORDED PLAT OR 8746 P 1604 LESS DB 434 P 649 RD R/W

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500478

To: Tax Collector of <u>ESCAM</u>	BIA COUNTY, F	lorida	
I, KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540, hold the listed tax certificate and I		ime to the Tax (	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
05-1794-000	2023/1957	06-01-2023	BEG AT INTER OF W LI OF 9TH AVE AND TWP LI S ALG 9TH AVE 550 FT FOR POB CONTINUE S 75 FT W PARL WITH TWP LI 200 FT N PARL WITH 9TH AVE 75 FT E 200 FT TO POB OR S 50 FT OF LT 6 AND N 25 FT OF LT 7 OF AN UNRECORDED PLAT OR 8746 P 1604 LESS DB 434 P 649 RD R/W
I agree to:  • pay any current taxes, i	f due and		
redeem all outstanding	·		
<ul> <li>pay all delinquent and of</li> </ul>	• •	•	• • •
<ul> <li>pay all Tax Collector's fe Sheriff's costs, if application</li> </ul>		n report costs, C	lerk of the Court costs, charges and fees, and
Attached is the tax sale certificate which are in my possession.	e on which this application	on is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1	540		04-21-2025
Applicant's s	signature	_	Application Date



# Gary "Bubba" Peters Escambia County Property Appraiser

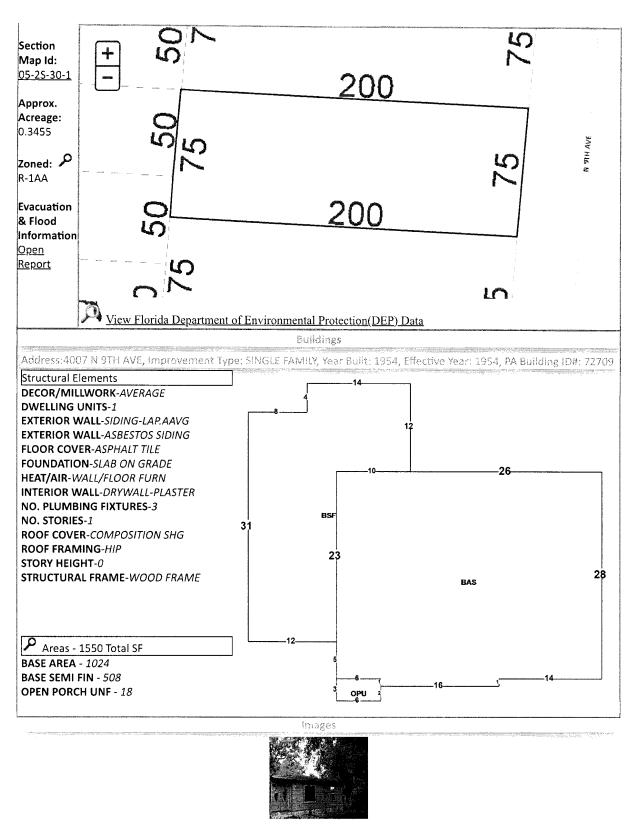
**Real Estate Search** 

**Tangible Property Search** 

Sale List

#### <u>Back</u>

Nav. Mode		unt OParce	ID 👼				Printer Frie	endly Version	
General inform	ation				Assessi	nents			
Parcel ID:	05253	0690000000	7	Was let that Townshearnsheares.	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	05179	4000			2024	\$12,000	\$78,160	\$90,160	\$90,16
Owners:	BARTH	(OVJAKS MAF	RJANS		2023	\$12,000	\$73,992	\$85,992	\$85,99
Mail:		IANE DR ALO GROVE, I	L 60089		2022	\$12,000	\$66,031	\$78,031	\$67,17
Situs: 4007 N 9TH AVE 32503							Disclaime	er	
Use Code: SINGLE FAMILY RESID 🔑						Market Ma			
Taxing Authority: PENSACOLA CITY LIMITS  Tax Inquiry: Open Tax Inquiry Window					·	AND ASSESSED TO THE PARTY OF TH	Tax Estima	W. AND PROPERTY OF A PROPERTY OF THE PROPERTY	
						L	hange of Ad	aress	
Tax Inquiry link courtesy of Scott Lunsford						File fo	r Exemption	(s) Online	
Escambia Coun	ity Tax Col	lector	ensain, michilianni inin						
						<u>Re</u>	oort Storm [	<u>Damage</u>	
Sales Data Ty	pe List: 🗡	>			2024 C	ertified Roll E	xemptions		
Sale Date Bo			Multi Parce	l Records	None		in the state of th	SECULIAR STATE	3.44.1.2000
11/19/2024 92	235 613	\$100 QC	N	C <sub>a</sub>					
10/15/2024 92	220 1873	\$100 QC	N	Ĉ	i ozal S	escription			
03/22/2022 87	46 1602	\$100 OT	N	Ē,	*	2 	LI OF 9TH AVE	AND TWP LI	S ALG 9TH
03/03/2022 87	746 1604	\$85.000 WD	N	Ĉ			CONTINUE S		
01/27/2022 87		\$100 CJ	N		LI 200 I	-T <b>P</b>			
	795 179	\$100 QC	N	Ľò Cò					
		,							
,	202 372	\$100 WD		C <sub>o</sub>	<u> </u>				
,	93 259	\$100 WD		C <sub>o</sub>	Extra F	eatures			
Official Record Escambia Cour Comptroller					METAL	BUILDING			
Parcel Informa	tion				41			Launch Int	eractive Ma



4/15/2025 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# 2025034509 5/13/2025 1:27 PM OFF REC BK: 9316 PG: 911 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01957, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF W LI OF 9TH AVE AND TWP LI S ALG 9TH AVE 550 FT FOR POB CONTINUE S 75 FT W PARL WITH TWP LI 200 FT N PARL WITH 9TH AVE 75 FT E 200 FT TO POB OR S 50 FT OF LT 6 AND N 25 FT OF LT 7 OF AN UNRECORDED PLAT OR 8746 P 1604 LESS DB 434 P 649 RD R/W

**SECTION 05, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 051794000 (1025-53)

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

#### MARJANS BARTKOVJAKS

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.

SAM COUNT TO

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 #	#: <u>05-1794-000</u>	CERTIFICATE #:	2023-1	957		
REPORT IS LIMIT	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPREPORT AS THE RECIPIENT	PRESSLY IDENTIFIED	BY NAME IN TH	IE PROPERTY		
listing of the owner tax information and	rt prepared in accordance with the (s) of record of the land described a listing and copies of all open reded in the Official Record Boom page 2 herein.	ped herein together with on or unsatisfied leases, mo	current and delinquertgages, judgment	ent ad valorem s and		
and mineral or any	<b>oject to:</b> Current year taxes; taxe subsurface rights of any kind or erlaps, boundary line disputes.					
	ot insure or guarantee the validi asurance policy, an opinion of ti					
Use of the term "Re	eport" herein refers to the Prope	erty Information Report a	and the documents	attached hereto.		
Period Searched:	July 15, 2005 to and inclu	ıding July 15, 2025	Abstractor:	Andrew Hunt		
ВҮ						
Malf	chell					

Michael A. Campbell, As President

Dated: July 16, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

July 16, 2025

Tax Account #: 05-1794-000

1. The Grantee(s) of the last deed(s) of record is/are: MARJANS BARTKOVJAKS

By Virtue of Quit Claim Deed recorded 11/20/2024 in OR 9235/613

ABSTRACTOR'S NOTE: WE HAVE NO EVIDENCE THAT LISA GLASS MUELLER FROM WARRANTY DEED IN OR 8746/1604 AND ELIZABETH GLASS MUELLER FROM ORDER DETERMINING HOMESTEAD IN OR 8712/1459 ARE ONE AND THE SAME, SO WE HAVE INCLUDED ELIZABETH GLASS MUELLER FOR NOTICE.

- 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. Notice of Commencement in favor of Marjans Bartkovjaks recorded 11/18/2024 OR 9233/1057
  - b. Notice of Commencement in favor of Marjans Bartkovjaks recorded 12/12/2024 OR 9244/1055
  - c. Tax Lien in favor of Internal Revenue Service recorded 5/19/2025 OR 9319/1902
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 05-1794-000 Assessed Value: \$90,160.00

**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

	CERTIFICA	ATION:	PROPERTY	INFORMATION REPORT FOR	TDA
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TAX DEED SALE DATE:	OCT 1, 2025
TAX ACCOUNT #:	05-1794-000
CERTIFICATE #:	2023-1957
those persons, firms, and/or agencies havi	da Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed
YES NO  ☐ ☐ Notify City of Pensacola, P.0 ☐ ☐ Notify Escambia County, 19 ☐ Homestead for 2024 tax y	0 Governmental Center, 32502
MARJANS BARTKOVJAKS	MARJANS BARTKOVJAKS
460 DIANE DR	4007 N 9TH AVE
BUFFALO GROVE, IL 60089	PENSACOLA, FL 32503
ELIZABETH GLASS MUELLER 520 HIDDEN MESA DR LEANDER, TX 78641	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 400 W BAY ST STE 35045
	IACKSONVILLE EL 32202-4437

Certified and delivered to Escambia County Tax Collector, this 16th day of July 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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 16, 2025 Tax Account #:05-1794-000

# LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF W LI OF 9TH AVE AND TWP LI S ALG 9TH AVE 550 FT FOR POB CONTINUE S 75 FT W PARL WITH TWP LI 200 FT N PARL WITH 9TH AVE 75 FT E 200 FT TO POB OR S 50 FT OF LT 6 AND N 25 FT OF LT 7 OF AN UNRECORDED PLAT OR 8746 P 1604 LESS DB 434 P 649 RD R/W

**SECTION 05, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 05-1794-000(1025-53)

Recorded in Public Records 3/22/2022 2:28 PM OR Book 8746 Page 1604, Instrument #2022029133, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$595.00

#### THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number: 052s306900000007

### WARRANTY DEED

THIS WARRANTY DEED, made the Line for Recording Data.

THIS WARRANTY DEED, made the Line day of MWM, 2022 by Lisa Glass Mueller and Alice Glass, whose post office address is herein called the granters, to Marjans Bartkovjaks, a single person whose post office address is, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

See attached Exhibit "A" for Legal Description

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

Grantors hereby state the above parcel of land is not their constitutional homestead.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #APrinted Name

Witness #2 Signature

GREGORY M ESTE

Witness #2 Printed Name

STATE OF TEXAS
COUNTY OF Williamson

The foregoing instrument was acknowledged before me by means of (L) physical presence or (\_) online notarization this 3rd day of March \_\_\_\_\_\_, 2022 by Lisa Glass Mueller who are personally known to me or have produced Driver \_\_\_\_\_ licen 5e \_\_\_\_\_ as identification.

MAY HEW BROWN
Notary Public, State of Texas
Comm. Expires 12-14-2024
Notary ID 132823131

My Commission Expires: 12/14/2014

File No.: 2205138P

Notary Public

Moffhaw Brown

isa Alas Muller

Printed Notary Nam

BK: 8746 PG: 1605

Signed, sealed and delivered in the presence of:  About Tinke  Witness #1 Signature  Donna Finke	Alice Glass
Witness #1 Printed Name  Witness #2 Signature  Dorden Benn  Witness #2 Printed Name	
STATE OF JEXOS COUNTY OF LIBSHIP TOTAL  The foregoing instrument was acknowledged be notarization this D3 day of March produced PAG Driver in the produced as identification.	fore me by means of () physical presence or () online, 2022 by Alice Glass who are personally known to me or have lentification.
Notary Public, State of Texas Comm. Expires 12-27-2023 Notary ID 132294603	Notary Public A Steak Per Printed Notary Name
My Commission Expires: 12/27/2023	

BK: 8746 PG: 1606 Last Page

Exhibit "A"

**Legal Description** 

Commencing at the intersection of the West right of way line of 9th Avenue and Township Line 1 & Damp; 2, Range 30 West, thence run South along the right of way line a distance of 550 feet for the Point of Beginning, thence continue South a distance of 75 feet, thence Westerly parallel with the Township line a distance of 200 feet, thence North parallel with 9th Avenue a distance of 75 feet, thence Easterly parallel to the Township line a distance of 200 feet to the Point of Beginning. This described Parcel is in Section 5, Township 2 South, Range 30 West, Escambia County, Florida.

Recorded in Public Records 10/22/2024 8:21 AM OR Book 9220 Page 1873, Instrument #2024080379, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to: C.W. Blake Gaither, Esq. Goodwin Law Group, P.A. 5 Clifford Dr. Shalimar, FL 32579 Tel: (850) 710-1980 www.mygoodwinlaw.com

Parcel ID No.: 052S306900000007

#### **QUIT CLAIM DEED**

This property is not the homestead of the Grantor. This Deed was prepared without the benefit of a title search. The preparer and Grantor makes no representations or warranties as to title, legal description, insurability, or marketability of title.

This Quit Claim Deed made this \_\_\_\_\_ day of \_\_\_\_\_ 2024, between Marjans Bartkovjaks, whose address is 460 Diane Drive Buffalo Grove, Illinois 60089 (hereinafter "Grantor"), and Liya Sagitova, whose address is 460 Diane Drive Buffalo Grove, Illinois 60089 (hereinafter "Grantee").

Grantor, for good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims, grants, bargains, conveys, and releases to Grantee all of Grantor's rights, titles, and interests in and to the real property located in Escambia County, Florida, and described in more details as follows:

ADDRESS: 4007 N 9th Avenue, Pensacola, Florida 32503

**PARCEL ID NO.:** 052S306900000007

#### **LEGAL DESCRIPTION:**

Commencing at the intersection of the West right of way line of 9th Avenue and Township Line 1 & amp; 2, Range 30 West, thence run South along the right of way line a distance of 550 feet for the Point of Beginning, thence continue South a distance of 75 feet, thence Westerly parallel with the Township line a distance of 200 feet, thence North parallel with 9th Avenue a distance of 75 feet, thence Easterly parallel to the Township line a distance of 200 feet to the Point of Beginning. This described Parcel is in Section 5, Township 2 South, Range 30 West, Escambia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, for the use, benefit, and profit, of the said Grantee forever.

Grantor makes no representations or warranties concerning Grantor's rights, titles, or interests in the Property. Grantee accepts the Property "as is," with all faults and defects and without any representation or warranty, express or implied, of any kind whatsoever.

\*SIGNATURES ON NEXT PAGE\*

Page 1 of 2

BK: 9220 PG: 1874 Last Page

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES	GRANTOR
Witness 1 Signature	Marjans Bartkovjaks
witness I Signature	wai Jans wai thorjans
Sose Melogoza Witness 1 Print Name	
Cake Villa 16 Witness 1 Address	
Witness 2 Signature	
Witness 2 Print Name	
Wheeling 12 Witness 2 Address	
STATE OF <u> LL/NO/S</u> COUNTY OF <u>COOK</u>	
dow of exercise 2024 by N	d before me by means of physical presence, this _/5  MARJANS BARTKOVJAKS, the Grantor, and who huced ONWERS LICENSE as identification.
	Conf Blo
(SEAL)	Notary Public
	Exp. Date: <u>07/05/2026</u>

Page 2 of 2

ORJAND DILO Official Seal Notary Public - State of Illinois My Commission Expires Jul 5, 2026 Recorded in Public Records 11/20/2024 10:43 AM OR Book 9235 Page 613, Instrument #2024088425, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to: C.W. Blake Gaither, Esq. Goodwin Law Group, P.A. 5 Clifford Dr. Shalimar, FL 32579 Tel: (850) 710-1980 www.mygoodwinlaw.com

Parcel ID No.: 052S306900000007

#### **QUIT CLAIM DEED**

This property is not the homestead of the Grantor. This Deed was prepared without the benefit of a title search. The preparer and Grantor makes no representations or warranties as to title, legal description, insurability, or marketability of title.

This Quit Claim Deed made this 19 day of November 2024, between Liya Sagitova, whose address is 460 Diane Drive Buffalo Grove, Illinois 60089 (hereinafter "Grantor"), and Marjans Bartkovjaks, whose address is 460 Diane Drive Buffalo Grove, Illinois 60089 (hereinafter "Grantee").

Grantor, for good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims, grants, bargains, conveys, and releases to Grantee all of Grantor's rights, titles, and interests in and to the real property located in Escambia County, Florida, and described in more details as follows:

ADDRESS: 4007 N 9th Avenue, Pensacola, Florida 32503

PARCEL ID NO.: 052S306900000007

#### **LEGAL DESCRIPTION:**

Commencing at the intersection of the West right of way line of 9th Avenue and Township Line 1 & amp; 2, Range 30 West, thence run South along the right of way line a distance of 550 feet for the Point of Beginning, thence continue South a distance of 75 feet, thence Westerly parallel with the Township line a distance of 200 feet, thence North parallel with 9th Avenue a distance of 75 feet, thence Easterly parallel to the Township line a distance of 200 feet to the Point of Beginning. This described Parcel is in Section 5, Township 2 South, Range 30 West, Escambia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, for the use, benefit, and profit, of the said Grantee forever.

Grantor makes no representations or warranties concerning Grantor's rights, titles, or interests in the Property. Grantee accepts the Property "as is," with all faults and defects and without any representation or warranty, express or implied, of any kind whatsoever.

\*SIGNATURES ON NEXT PAGE\*

Page 1 of 2

BK: 9235 PG: 614 Last Page

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES	GRANTOR
My	del
Witness Signature	Liya Sagitova
KAREN SARDARYAN Witness 1 Print Name	
631 Indian Spring Ln Ruffolo Grove D 60089 Witness 1 Address	
Witness ZSignature	
Hybord Mky kazo Witness 2 Print Name	
PALATING, 14 60079 Witness 2 Address	T. 107
,, strange at 1 and 1 and 1	

STATE OF |LC| POIS
COUNTY OF COC

The foregoing instrument was acknowledged before me by means of physical presence, this /9
day of VOVENGEN 2024, by Liya Sagitova, the Grantor, and who is [] personally known to me or [A] has produced DUVENGE as identification.

Notary Public Exp. Date: 07/05/26

Official Seal Notary Public - State of Illinois My Commission Expires Jul 5, 2026

ORJAND DILO

Page 2 of 2

Recorded in Public Records 11/18/2024 10:33 AM OR Book 9233 Page 1057, Instrument #2024087437, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Naı	IS INSTRUMENT PREPARED BY: ne: fress:			
	ATE OF FLORIDA			
	UNTY OF ESCAMBIA			
Per	mit Number <u>24-02-655</u>		DMMENCEMENT cel ID Number (PID)	
	E UNDERSIGNED hereby gives noticutes, the following information is provi		de to certain real property, and in accordance with Chap erment.	oter 713, Florida
1.			roperty, and street address if available. Attach a separate RPOB CONTINUE S 75 FT WPARL WITH TWP LI 200 FT	
2.	GENERAL DESCRIPTION O	F IMPROVEMENT: BAC	K PATIO & ADDITION W/ REMODEL	
3.	OWNER INFORMATION: Name and address: BARTKOVJAKS Interest in property: 100%	AARJANS, 4007 N 9TH AVE, PENSA	COLA, FL 32503	
		itleholder (if other than Owne	rr):	
4.	CONTRACTOR: (name, address 630-440-2199	and phone number): BARTK	OVJAKS MARJANS, 4007 N 9TH AVE, PENSACO	DLA, FL 32503
5.	SURETY: Name, address and phone numbe Amount of bond \$			
6.	LENDER: (name, address and phor	ne number) N/A		
7.	Persons within the State of Florid § 713.13(1)(a)7, Florida Statutes:		n whom notices or other documents may be servenber) N/A	
8.	In addition to him/herself, Owner receive a copy of the Lienor's No	designates N/A	(1)(h) Florida Statutes	
9,	Expiration date of notice of comm	mencement (the expiration d	late is 1 year from the date of recording unless a d	lifferent date is
CO FLAN INS BE	MMENCEMENT ARE CONSII ORIDA STATUTES, AND CAN NOTICE OF COMMENCEMEN SPECTION. IF YOU INTEND T	DERED IMPROPER PAY RESULT IN YOUR PAY T MUST BE RECORDED TO OBTAIN FINANCING		ECTION 713.13 DUR PROPERTY. E THE FIRST
The	foregoing instrument was acknowled	Who is personally know	day of	
	DER PENALTIES OF PERJURY, I E TRUE TO THE BEST OF MY KN	DECLARE THAT I HAVE R	ON PURSUANT TO § 92.525 FLORIDA STATUTES.  READ THE FOREGOING AND THAT THE FACTS	S STATED IN IF IT
	NATURE OF OWNER OR OWNER'S THORIZED OFFICER/DIRECTOR/PA		NOTARY PUBLIC - STATE OF FLORIDA	OTENUEN MAIN
SIG	NATORY'S TITLE/OFFICE		PRINT OR STAMP COMMISSIONED AFE	STEPHEN HALL FNOPTAR Public, State of Florida Commission# HH 450302 My comm. expires October 3, 2027
		ESCAMBIA COUNTY E	BUILDING INSPECTIONS DIVISION	my comm. expires october 6, 2027

https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=9235&p....

Form 100.15

Revised 10/8/09

Recorded in Public Records 12/13/2024 3:04 PM OR Book 9244 Page 1055, Instrument #2024093766, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Na	IIS INSTRUMENT PREPARED BY: , ime: <u>Marjan S. BARTKO</u> VJAK S'
Ad	ldress: 4009 n 9th ave Densalola FL 32503
	ATE OF FLORIDA DUNTY OF ESCAMBIA
	NOTICE OF COMMENCEMENT
Per	rmit Number 24-12-7716 Parcel ID Number (PID)
TH Sta	IE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida tuttes, the following information is provided in this Notice of Commencement.
1.	DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
2.	GENERAL DESCRIPTION OF IMPROVEMENT: New concrete foundation, new frame walls, new siding, roof, gutters, soffit, fascia, plumbing & electrical work.
3.	OWNER INFORMATION: Name and address: BARTKOVJAKS MARJANS, 4007 N 9TH AVE, PENSACOLA, FL 32503 Interest in property: 100% Name and address of fee simple titleholder (if other than Owner):
4.	CONTRACTOR: (name, address and phone number): BARTKOVJAKS MARJANS, 4007 N 9TH AVE, PENSACOLA, FL 32503 630-440-2199
5.	SURETY: Name, address and phone number: N/A Amount of bond \$
6.	LENDER: (name, address and phone number) N/A
7.	Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number)
8.	In addition to him/herself, Owner designates N/A of receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9.	Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)
CO FL A N INS BE ST	ARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF DIMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 ORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST SPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY FORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.  ATE OF FLORIDA  COUNTY OF ESCAMBIA  WHEN SIGNATURE  TO OWNER'S PRINTED NAME  TO OWNER'S PRINTED NAME  TO OWNER'S PRINTED NAME  TO OWNER SHOWLED TO THE NOTICE OF COMMENCEMENT OF THE NOTICE OF
The	e foregoing instrument was acknowledged before me this 13th day of December , 20 24 by Marians Bart Kovjack's  . Who is personally known to me OR who has produced identification
UNI ARI	DER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT E TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
	E TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  COTING COTONS  INATURE OF OWNER OR OWNER'S  THORIZED OFFICER/DIRECTOR/PARTNER/MANAGER  OFFICE COFFICE  NOTARY PUBLIC - STATE OF FLORIDA  NOTARY PUBLIC - STATE OF
SIG	
	ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION
	Form 100.15 Revised 10/8/09

Recorded in Public Records 5/19/2025 4:19 PM OR Book 9319 Page 1902, Instrument #2025036858, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	4188		e Treasury - Inter	nal Revenue S	ervice		
orm 668 (Y)( Rev. February 2004	· ·	Notice of Federal Tax Lien					
Area:	<u> </u>	Ser	ial Number	For	Optional Use b	y Recording Office	
	ESS/SELF EMPL ne:(800) 913-6		5159	75925			
Code, we are have been as a demand fo there is a lie property bel	e giving a notice ssessed against the payment of the in favor of the longing to this t	1, 6322, and 6323 of that taxes (including the following-named to is liability, but it reme to United States on all axpayer for the amou , and costs that may	interest and per expayer. We have ains unpaid. The property and rig int of these taxe	nalties) e made refore, ghts to			
Name of Taxp	ayer MARJANS	BARTKOVJAKS					
Residence	4007 N 9 PENSACOI	TH AVE A, FL 32503					
unless notice	e of the lien is refile following such dat	<b>FORMATION:</b> For each do by the date given in code, operate as a certific	olumn (e), this notic	e shall,			
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)		npaid Balance f Assessment (f)	
1040 1040 1040 1040 1040 1040 1040	12/31/2014 12/31/2015 12/31/2017 12/31/2018 12/31/2020 12/31/2021 12/31/2022 12/31/2023	XXX-XX-7640	07/10/2017 07/10/2017 09/24/2018 06/03/2019 07/05/2021 03/11/2024 12/04/2023 10/14/2024	08/09/20 08/09/20 10/24/20 07/03/20 08/04/20 04/10/20 01/03/20 11/13/20	27 28 29 31 34 34	3475.46 8444.45 8910.16 2876.46 2510.02 22573.35 951.66 1870.50	
Place of Filing	CLERK ESCAM	OF CIRCUIT COUBIA COUNTY	JRT	Т	otal \$	51612.06	
This notice w	as prepared and s	signed atBA	ALTIMORE, MD	1		, on this	
the	th day of May	, 2025					
	Elwin Dear	Curred	Title ACS SBS	E.		23-00-0008	

#### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

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

#### **CERTIFICATE # 01957 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:

IRS COLLECTION ADVISORY GROUP

MARJANS BARTKOVJAKS ELIZABETH GLASS MUELLER 460 DIANE DR 520 HIDDEN MESA DR BUFFALO GROVE, IL 60089 LEANDER, TX 78641

> MARJANS BARTKOVJAKS 4007 N 9TH AVE

400 W BAY STREET STOP 5710 PENSACOLA FL 32503 JACKSONVILLE FL 32202

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. 01957, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF W LI OF 9TH AVE AND TWP LI S ALG 9TH AVE 550 FT FOR POB CONTINUE S 75 FT W PARL WITH TWP LI 200 FT N PARL WITH 9TH AVE 75 FT E 200 FT TO POB OR S 50 FT OF LT 6 AND N 25 FT OF LT 7 OF AN UNRECORDED PLAT OR 8746 P 1604 LESS DB 434 P 649 RD R/W

#### **SECTION 05, TOWNSHIP 2 S, RANGE 30 W**

TAX ACCOUNT NUMBER 051794000 (1025-53)

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

#### MARJANS BARTKOVJAKS

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.

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**Post Property:** 

4007 N 9TH AVE 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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

Tax Deed Sales - Redeemed From Sale
Account: 051794000 Certificate Number: 001957 of 2023

Date Of Redemption	8/29/2025				
Clerk's Check	1	Clerk's Total	\$784.80		
Postage	\$0.00	Tax Deed Court Reg	gistry \$750.80		
Payor Name	MARJANS BARTKOVJAKS 221 W. University Drive Arlington Heights IL 60004				
Notes	Blacksquareroofing@gmail.com 6304402199				
	Submit	Reset Print Previ			

Commit Redemption

## **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

# NON-ENFORCEABLE RETURN OF SERVICE

**Agency Number: 25-008983** 

**Document Number:** ECSO25CIV033732NON Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01957 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE MARJANS BARTKOVJAKS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:57 AM and served same at 4:11 PM on 8/26/2026 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:

M. LAWLER, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: CNMORTON

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**Post Property:** 

4007 N 9TH AVE 32503

COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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MARJANS BARTKOVJAKS [1025-53] 460 DIANE DR BUFFALO GROVE, IL 60089

9171 9690 0935 0127 1896 16

ELIZABETH GLASS MUELLER [1025-53] 520 HIDDEN MESA DR LEANDER, TX 78641

9171 9690 0935 0127 1896 09

MARJANS BARTKOVJAKS [1025-53] 4007 N 9TH AVE PENSACOLA FL 32503

9171 9690 0935 0127 1895 93

IRS COLLECTION ADVISORY GROUP

[1025-53]

400 W BAY STREET

STOP 5710

JACKSONVILLE FL 32202

9171 9690 0935 0127 1896 54



9171 9690 0935 0127 1895 93

NIXIE 326 DE 1 0008/27/25

RETURN TO SENDER
UNABLE TO FORWARD

BC: 32502583335

\*2638-00456-23-21

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**UEKIIFIED WAIL** 

Pam Childers
Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

4007 N 9TH AVE

PENSACOLA FL 32503

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