

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- 61

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540				Application date			Apr 21, 2025	
Property description	PHILADELPHIA, PA 19176-1540 CSS LLC 22 E JOHNSON ST PENSACOLA, FL 32534				Certificate #			2023 / 2174	
	707 ROANNE LN 05-3749-000 LT 3 BLK 5 EASTN P 1076 SEC 46/10	IONT UNIT		5 P 3 OR 8030	Date o	ertificate is:	sued	06/01/2023	
Part 2: Certificat	es Owned by App				Applic		· · · · · · · · · · · · · · · · · · ·		
Column 1 Certificate Numbe	Colum er Date of Certi			olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2023/2174	06/01/2			1,347.59			67.38	1,414.97	
						→Part 2:	Total*	1,414.97	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)			w.	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fo		Fee	Column 5 fee Interest		Total (Column 3 + Column 4 + Column 5)	
# 2024/2363	06/01/2024				6.25	25 95.36		1,587.7	
			· · · · · · · · · · · · · · · · · · ·			Part 3:	Total*	1,587.7	
Part 4: Tax Colle	ector Certified Ar	nounts (L	ines 1-7)			ti sis			
Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates red (*	deemed Total of	by applicar Parts 2 + 3	nt above)	3,002.72	
2. Delinquent tax	es paid by the applic	ant						0.00	
3. Current taxes	paid by the applican	:						0.00	
4. Property inform	nation report fee							200.00	
5. Tax deed appl	ication fee							175.00	
6. Interest accrue	ed by tax collector ur	der s.197.5	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page	e 2)	0.00	
7.					Tota	al Paid (Lin	es 1-6)	3,377.72	
	nformation is true and				y inform	ation repor	t fee, ar	nd tax collector's fees	
(4	2					Escambia	, Floric	la	
Sign here:	60				Da	ate April	24th. 2	2025	

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

Par	art 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	B. 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.	2. 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.	5. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	n here: Date of sale 10/01/ Signature, Clerk of Court or Designee	2025

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

Application Number: 2500182

To: Tax Collector of_	ESCAMBIA COUNTY ,	Florida	
I, KEYS FUNDING LLC - PO BOX 71540			
PHILADELPHIA, PA hold the listed tax cer	•	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
05-3749-000	2023/2174	06-01-2023	LT 3 BLK 5 EASTMONT UNIT NO 1 PB 5 P 3 OR 8030 P 1076 SEC 46/10 T 1/2S R 30
redeem allpay all delirpay all TaxSheriff's cos	sts, if applicable.	erest covering the	e property. Clerk of the Court costs, charges and fees, and
which are in my poss	• • • • • • • • • • • • • • • • • • • •	lion is based and	d all other certificates of the same legal description
Electronic signature KEYS FUNDING LI PO BOX 71540 PHILADELPHIA, PA	_C - 6023		
	Applicant's signature		04-21-2025 Application Date
	Applicant a signature		



Gary "Bubba" Peters Escambia County Property Appraiser

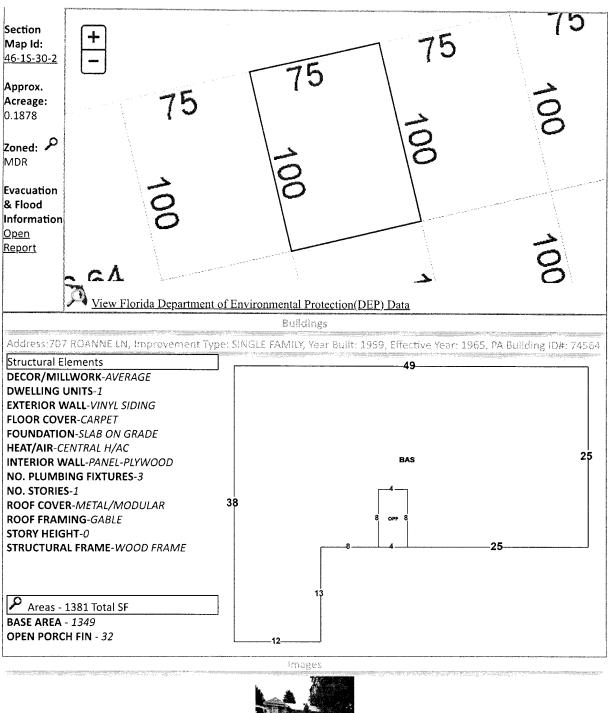
Real Estate Search

Tangible Property Search

Sale List

Back

Nav. Mode) *					Printer Frie	endly Version
General inform	ation			Assessi	nents	*** *** *** *** ***		
Parcel ID:	102S301001003005	waker median ware sweet of	Pilot Spiriting	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	053749000			2024	\$15,000	\$101,555	\$116,555	\$92,07
Owners:	CSS LLC			2023	\$10,000	\$90,595	\$100,595	\$83,70
Mail:	22 E JOHNSON ST PENSACOLA, FL 3253	4		2022	\$5,000	\$80,847	\$85,847	\$76,09
Situs:	707 ROANNE LN 325	05				Disclaime	er	
Use Code:	SINGLE FAMILY RESID	م ر		APRILIPAGE AND				
Taxing Authority:	COUNTY MSTU			30000000000000000000000000000000000000		Tax Estima	***************************************	The second se
Tax Inquiry:	Open Tax Inquiry Wir	<u>ndow</u>			С	hange of Ad	dress	
Tax Inquiry link Escambia Count	courtesy of Scott Lunsfor ty Tax Collector	rd		No. of the control of	File fo	r Exemption	ı(s) Online	
		n. vi ii "Infl. 25 inter vince etmississis	n-mexecutivites.		<u>Re</u> j	oort Storm [<u>Damage</u>	
Sales Data Typ	ne List: P			2024 Ce	ertified Roll E	xemptions		
	ok Page Value Type M	Iulti Parcel R	ecords	None	han XXXIII			
01/14/2019 80	30 1076 \$28,000 WD	N	C _o	ļ				
06/30/2016 75	50 1431 \$100 QC	N	Ĉ	depaid	escription			
12/1995 42	20 575 \$26,700 WD	N		- 40 X HANDERS DE RESE	CTS. JOSEPH PRODUCTO SURGEO CONTRACTORIO	T UNIT NO 1 F	B 5 P 3 OR 80	30 P 1076
•	90 970 \$13,500 QC	N			10 T 1/2S R 3			
•	• •							
•	49 975 \$25,200 WD	N						
10/1988 26	11 315 \$36,600 WD	N	C _o	Extra F	eatures			
	Inquiry courtesy of Pam ty Clerk of the Circuit Coi			METAL	SHED		and and an analysis of the second of the sec	ia Tananana and Amary (1997)
Parcel Informat	ion						Launch Inte	eractive Ma





5/21/2024 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# 2025034527 5/13/2025 2:12 PM OFF REC BK: 9316 PG: 950 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02174**, 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 3 BLK 5 EASTMONT UNIT NO 1 PB 5 P 3 OR 8030 P 1076 SEC 46/10 T 1/2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053749000 (1025-61)

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

CSS 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.

GAL COUNTY RUSS

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 REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	05-3749-000	_ CERTIFICATE #: _	2023-21	74
REPORT IS LIMITED T	TITLE INSURANCE. TH TO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED E	BY NAME IN TH	E PROPERTY
listing of the owner(s) of tax information and a list	pared in accordance with the record of the land described ting and copies of all open in the Official Record Bool ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem and
	o: Current year taxes; taxe or any kind or boundary line disputes.			
	ure or guarantee the validit ace policy, an opinion of tit			
Use of the term "Report"	herein refers to the Proper	ty Information Report an	d the documents a	ttached hereto.
Period Searched:J	July 15, 2005 to and inclu	ding July 15, 2025	_ Abstractor:	Pam Alvarez
BY				
Malphel				

Michael A. Campbell, As President

Dated: July 16, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 16, 2025

Tax Account #: 05-3749-000

1. The Grantee(s) of the last deed(s) of record is/are: C.S.S., LLC

By Virtue of General Warranty Deed recorded 1/15/2019 in OR 8030/1076

- 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. Code Enforcement Order in favor of Escambia County recorded 6/9/2025 OR 9327/1230
- 4. Taxes:

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

Tax Account #: 05-3749-000 Assessed Value: \$92,078.00

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

CEDTIEIC		DDODEDTV	TATEODATAT	TON DEDODE FOR	
CHRITHICA	7 1 1 () / .	PROPERTY	INHURWAI	TON REPORT FOR	Δ

TAX DEED SALE DATE:	OCT 1, 2025			
TAX ACCOUNT #:	05-3749-000			
CERTIFICATE #:	2023-2174			
those persons, firms, and/or agencies havir	la 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.C ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax yo	0 Governmental Center, 32502			
C.S.S., LLC 707 ROANNE LN PENSACOLA, FL 32505	C.S.S., LLC JAY A SHEPPARD REGISTERED AGENT 22 E JOHNSON ST PENSACOLA, FL 32534			

ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505

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

Milalphel

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 #:05-3749-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 3 BLK 5 EASTMONT UNIT NO 1 PB 5 P 3 OR 8030 P 1076 SEC 46/10 T 1/2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 05-3749-000(1025-61)

Recorded in Public Records 1/15/2019 1:00 PM OR Book 8030 Page 1076, Instrument #2019003884, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$196.00

Prepared by: William E. Farrington II Wilson, Harrell, Farrington, Ford, et.al., P.A. 307 South Palafox Street Pensacola, Florida 32502

File Number: 1-53488

General Warranty Deed

Made this January 14, 2019 A.D. By Julio Rodriguez, whose post office address is: 1329 Tobias Road, Cantonment, Florida 32533, hereinafter called the grantor, to C.S.S., LLC, a Florida Limited Liability Company, whose post office address is: 22 East Johnson Street, Pensacola, Florida 32534, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 3, Block 5, Eastmont Subdivision, Unit No. 1, being a portion of Section 10, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 5 at Page 3 of the Public Records of said county.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 102S30-1001-003-005

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 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, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

wlio Rodriguez

Signed, sealed and delivered in our presence:

Paul MAFTURAY

Witness Printed Name Paul MITTUTAT

Wilness Printer Name Tonjia Brown

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 14th day of January, 2019, by Julio Rodriguez, who is/are personally known to me or who has produced ALLLL as identification.

TONJIA BROWN
MY COMMISSION # FF 203888
EXPIRES: April 13, 2019
Bonded Thru Budget Notary Services

ary Public Tonjia Brown

Address: 1329 Tobias Road, Cantonment, Florida 32533

My Commission Expires:

BK: 8030 PG: 1077 Last Page

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 that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 707 Roanne Drive

LEGAL ADDRESS OF PROPERTY: 707 Roanne Drive, Pensacola, Florida 32505

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.

307 South Palafox Street Pensacola, Florida 32502

AS TO SELLER(S):	WITNESSES TO SELLER(S):
Julio Rodriguez	Printed Name: PAUL MATTURE
	Reinted Name:
AS TO BUYER(S):	WITNESSES TO BUYER(S):
C.S.S., LLC, a Florida Limited Liability Compan Jan A. Sheppard, Manager	Printed Name: PAUI MATTOTAT
	Printed Name: Tonjia Brown

This form approved by the Escambia County Board of County Commissioners

Effective: 4/15/95

Recorded in Public Records 6/9/2025 8:53 AM OR Book 9327 Page 1230, Instrument #2025041520, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 6/9/2025 8:02 AM OR Book 9327 Page 1044, Instrument #2025041471, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER ESCAMBIA COUNTY FLORIDA.

PR#:

CASE NO: CE24105488N **LOCATION: 2 ARCHER AVE** 162S304000140001 MITNESS MY HAND AND OFFICIAL SEAL

VS.

CSS LLC, 22 E JOHNSON AVE PENSACOLA, FL 32514

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, HNTHONY, Redd as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until 6/24/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

6/26/25, 12:25 PM

BK: 9327 PG: 1231

BK: 9327 PG: 1045

Corrective action shall include:

Complete removal of all contributing nulsance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 6/25/2025. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the

Page 2 Of 3

6/26/25, 12:25 PM

BK: 9327 PG: 1232 Last Page

BK: 9327 PG: 1046 Last Page

prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 3rd day of

June, 2025.

√Gregory Farrar

Special Magistrate

Office of Environmental Enforcement

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02174 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:

CSS LLC	C.S.S., LLC
22 E JOHNSON ST	707 ROANNE LN
PENSACOLA, FL 32534	PENSACOLA, FL 32505

JAY A SHEPPARD ESCAMBIA COUNTY / COUNTY ATTORNEY
22 E JOHNSON ST 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32534 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 14th day of August 2025.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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. 02174**, 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 3 BLK 5 EASTMONT UNIT NO 1 PB 5 P 3 OR 8030 P 1076 SEC 46/10 T 1/2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053749000 (1025-61)

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

CSS 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

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.

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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

Post Property:

707 ROANNE LN 32505

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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.

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LT 3 BLK 5 EASTMONT UNIT NO 1 PB 5 P 3 OR 8030 P 1076 SEC 46/10 T 1/2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053749000 (1025-61)

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

CSS LLC

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Personal Services:

CSS LLC 22 E JOHNSON ST PENSACOLA, FL 32534



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

1005.61

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-008987

Document Number: ECSO25CIV033603NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02174 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CSS 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 10:15 AM 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:

R. REIN, CPS

Service Fee: Receipt No: \$40.00 BILL

Allq17

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Post Property:

707 ROANNE LN 32505



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.

2025 AUG 22 AM 8: 57

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1025-61

Document Number: ECSO25CIV033713NON

Agency Number: 25-009033

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02174 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CSS LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/22/2025 at 8:59 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CSS LLC , Writ was returned to court UNEXECUTED on 9/9/2025 for the following reason:

AGENT OF 22 EAST JOHNSON AVENUE CALLED AND ADVISED HE COMES IN TOWN TWICE A YEAR AND IS NOT IN TOWN NOW. HE ADVISED HE KNOWS ABOUT THE TAXES. UNABLE TO SERVE PRIOR TO SERVE BY DATE.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Rν

C. CEPHAS, CPS

Service Fee: Receipt No: \$40.00 BILL

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Personal Services:

CSS LLC 22 E JOHNSON ST PENSACOLA, FL 32534



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

CSS LLC [1025-61] 22 E JOHNSON ST PENSACOLA, FL 32534 C.S.S., LLC [1025-61] 707 ROANNE LN PENSACOLA, FL 32505

9171 9690 0935 0127 1893 88

9/25

DELIVERED

9171 9690 0935 0127 1893 95 9.9.25 RETURNED UTF

JAY A SHEPPARD [1025-61] 22 E JOHNSON ST PENSACOLA, FL 32534 ESCAMBIA COUNTY / COUNTY ATTORNEY [1025-61] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

9171 9690 0935 0127 1894 01

925 DELIVERES

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [1025-61] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1892 96

My Services Meters in 140649 Profile Print I Guide →Export Equipment Reports Tracking Supplies 31219251 Home > Tracking > Status History Status History ? **Tracking Number Information** Meter: 31219251 Mailing Date: 08/22/25 01:02 PM Tracking Number: 9171969009350127189388 Sender: OR **Current Status:** Delivered to agent left with Recipient: individual Class of Mail FC Zip Code: 32534 Service: ERR City: PENSACOLA Value \$0.740 State: FL **Proof of Delivery**

PENSACOLA, FL 32534

Status Details ▼ Status Date Status Mon, 08/25/25, 10:37:00 AM Delivered to agent left with individual Sun, 08/24/25, 09:01:00 PM Sat 08/23/25, 11:12:00 PM Processed (processing scan) Prorecead (nroneccion cran)

Meters in 140649

31219251

My Services

Reports

Tracking

Profile Print B Guide →Export

Supplies

Home > Tracking > Status History

Equipment

Status History ?

Tracking Number:

Current Status:

Tracking Number Information

Meter:

Value

31219251

9171969009350127189401 Delivered to agent left with

Mailing Date: Sender:

Recipient:

Zip Code:

32534

OR

08/22/25 01:02 PM

Class of Mail Service:

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PENSACOLA

FL

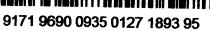
Proof of Delivery

Status Details

▼ Status Date Mon, 08/25/25, 10:37:00 AM

Sun, 08/24/25, 09:01:00 PM Sat 08/23/25 11-12-00 PM Status

Delivered to agent left with individual Processed (processing scan) Processed (noncessing scan)





quadient 043M31219251

FIRST-CLASS MAIL \$008.86° 08/22/2025 ZIP 32502

Pam Childers Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

S.S. LLC [025-61] 707 DAMNE LN

PENSACOLA, FL 32505 32502>5833

FWD 3.25.05 > 300位 NIXIE

0009/06/25 RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 8C: 32502583335 *2091-02268-31-42

