



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

1025-71

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	MACOS ROSENKJER LLC 382 NE 191ST ST PMB 55957 MIAMI, FL 33179 1003 E MADISON DR 05-5433-000 LT 4 BLK 25 1ST ADDN TO MAYFAIR PB 4 P 12 OR 8790 P 1664	Certificate #	2023 / 2387
		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)
# 2023/2387	06/01/2023	445.67	22.28	467.95
→ Part 2: Total*				467.95

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)
# /					
Part 3: Total*					0.00

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)	467.95
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)	842.95

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.

Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500362

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

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
05-5433-000	2023/2387	06-01-2023	LT 4 BLK 25 1ST ADDN TO MAYFAIR PB 4 P 12 OR 8790 P 1664

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 - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



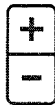
Gary "Bubba" Peters

Escambia County Property Appraiser


[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
[← Nav. Mode](#) ☒ Account ☐ Parcel ID [➔](#)
[Printer Friendly Version](#)

General Information Parcel ID: 152S301000004026 Account: 055433000 Owners: MACOS ROSENKJER LLC Mail: 382 NE 191ST ST PMB 55957 MIAMI, FL 33179 Situs: 1003 E MADISON DR 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <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>\$20,000</td> <td>\$129,908</td> <td>\$149,908</td> <td>\$149,908</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$123,382</td> <td>\$143,382</td> <td>\$143,382</td> </tr> <tr> <td>2022</td> <td>\$8,000</td> <td>\$96,586</td> <td>\$104,586</td> <td>\$41,190</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$129,908	\$149,908	\$149,908	2023	\$20,000	\$123,382	\$143,382	\$143,382	2022	\$8,000	\$96,586	\$104,586	\$41,190																																												
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>05/16/2022</td> <td>8790</td> <td>1664</td> <td>\$76,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/30/2016</td> <td>7601</td> <td>930</td> <td>\$30,500</td> <td>TR</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/12/2016</td> <td>7589</td> <td>61</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/09/2016</td> <td>7588</td> <td>1207</td> <td>\$100</td> <td>CJ</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>07/14/2016</td> <td>7558</td> <td>1834</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>01/1967</td> <td>323</td> <td>902</td> <td>\$14,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>01/1966</td> <td>320</td> <td>397</td> <td>\$14,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	05/16/2022	8790	1664	\$76,000	WD	N			09/30/2016	7601	930	\$30,500	TR	N			09/12/2016	7589	61	\$100	CJ	N			09/09/2016	7588	1207	\$100	CJ	N			07/14/2016	7558	1834	\$100	WD	N			01/1967	323	902	\$14,000	WD	N			01/1966	320	397	\$14,000	WD	N			2024 Certified Roll Exemptions None Legal Description LT 4 BLK 25 1ST ADDN TO MAYFAIR PB 4 P 12 OR 8790 P 1664 Extra Features POOL	
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Parcel Information		Launch Interactive Map																																																																	

Section
Map Id:
15-2S-30-1



Approx.
Acreage:
0.3567

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)



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

Buildings

Address:1003 E MADISON DR, Improvement Type: SINGLE FAMILY, Year Built: 1957, Effective Year: 1960, PA Building ID#: 77534

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-HARDWOOD

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6


NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 2493 Total SF

BASE AREA - 1269

CARPORT UNF - 252

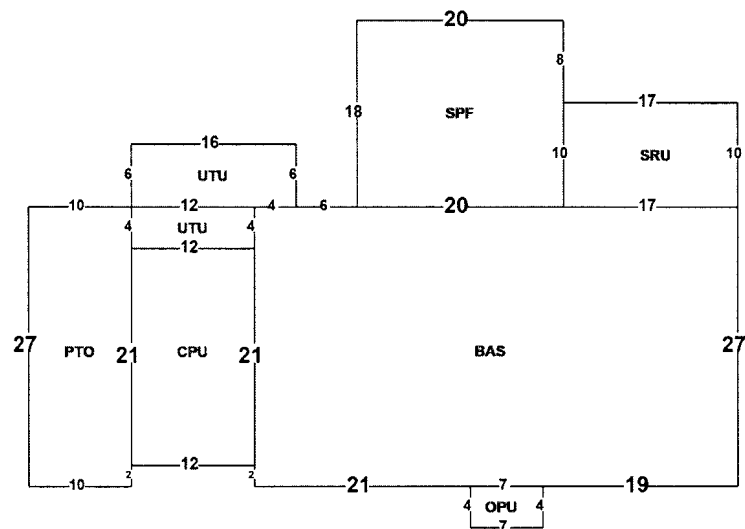
OPEN PORCH UNF - 28

PATIO - 270

SCRN PORCH FIN - 360

SUN ROOM UNF - 170

UTILITY UNF - 144



Images



5/2/2023 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.

Last Updated:05/12/2025 (tc.5050)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02387**, 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 4 BLK 25 1ST ADDN TO MAYFAIR PB 4 P 12 OR 8790 P 1664

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055433000 (1025-71)

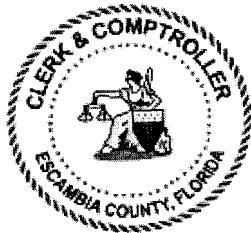
The assessment of the said property under the said certificate issued was in the name of

MACOS ROSENKJER 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 #: 05-5433-000 CERTIFICATE #: 2023-2387

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 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **05-5433-000**

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

By Virtue of Warranty Deed recorded 5/24/2022 in OR 8790/1664 ABTRACTOR'S NOTE: TAX NOTICE HAS A DIFFERENT SPELLING FOR MARCOS ROSENKJER LLC.

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 #: 05-5433-000

Assessed Value: \$149,908.00

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 #: 05-5433-000

CERTIFICATE #: 2023-2387

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

MARCOS ROSENKJER LLC
382 NE 191ST ST PMB 55957
MIAMI, FL 33179

MARCOS ROSENKJER LLC
1003 E MADISON DR
PENSACOLA, FL 32505

MARCOS ROSENKJER AS REGISTERED AGENT
MARCOS ROSENKJER LLC
17453 SW 19 TH ST
MIRAMAR, FL 33029

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

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 #:05-5433-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 25 1ST ADDN TO MAYFAIR PB 4 P 12 OR 8790 P 1664

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-5433-000(1025-71)

Recorded in Public Records 5/24/2022 11:02 AM OR Book 8790 Page 1664,
Instrument #2022053480, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$532.00

Recording requested by:
Zendegui Law Group P.A.

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: BG1003.N
Parcel ID: 152S301000004026

Warranty Deed

This Warranty Deed made this 16th day of May, 2022 between William H. Mitchell, Jr. and Lisa A. Mitchell, husband and wife whose post office address is 2721 Eureka Lane, Pensacola, FL 32526, grantor, and Marcos Rosenkjer, LLC, a Florida Limited Liability Company, whose post office address is: 382 Northeast 191st Street, PMB 55957, Miami, FL 33179, 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:

Lot 4, Block 25, FIRST ADDITION TO MAYFAIR, according to the Plat thereof, recorded in Plat Book 4, Page(s) 12 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 152S301000004026

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 31st, 2021**.

WARRANTY DEED

File No.: BG1003.N

Page 1 of 4

BK: 8790 PG: 1665

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

Andrew Gardner
WITNESS No. 1 Signature

Printed Name: Andrew Gardner

HELEN SILVA
WITNESS No. 2 Signature

Printed Name: HELEN SILVA

William H. Mitchell, Jr.
William H. Mitchell, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

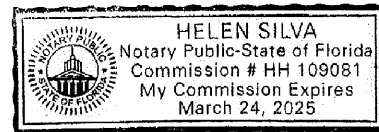
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of May, 2022, by William H. Mitchell, Jr..

HELEN SILVA
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL DL



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

WARRANTY DEED

File No.: BG1003.N

Page 2 of 3

BK: 8790 PG: 1666 Last Page

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

Sherry Lee Herdman

WITNESS No. 1 Signature

Printed Name:

Sherry Lee Herdman

Brooke E. Estes

WITNESS No. 2 Signature

Printed Name:

Brooke Estes

Lisa A. Mitchell
Lisa A. Mitchell

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of May, 2022, by Lisa A. Mitchell.

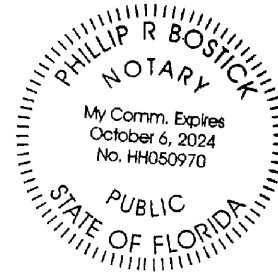
Phillip R Bostick

Signature of Notary Public

Print, Type/Stamp Name of Notary

Phillip R BostickPersonally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Florida & Kansas Driver Licenses

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

WARRANTY DEED

File No.: BG1003.N

Page 3 of 3